

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- November 7, 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.  
Bob Bobbitt  
Royce Faulkner  
C. W. Hetherly  
Jean Mather  
Buford Stewart

Absent

Charles Betts

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Joe Ternus, Director Traffic & Transportation  
John German, Associate Director Traffic & Transportation  
Gerardette McFadden, Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of October 30 and 31, 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  
\*H. L. Peterson, Asst. Distribution Supt. of Electric Distribution & Transmission  
\*\*Gerardette McFadden, Secretary  
\*Caroline Schreffler, Administrative Secretary

\*Present only on October 30, 1972.

\*\*Present only on October 31, 1972.

C14-71-310      The Salvation Army, Major Chambless: A to B (as amended)  
2700-2712 South Fifth Street

STAFF REPORT: This property consisting of 10.02 acres of land is located between South First Street and South Lamar Boulevard in an "A" Residence area. A duplex housing project is under construction to the west of the property and the City of Austin plans a recreation complex with a gymnasium across Cumberland Road. Subject tract was recommended for use only as a community center with rollback provision to "A" Residence in 1972. The staff recommends that the requested zoning change be denied as an intrusion into a residential neighborhood with inadequate streets. The houses across from subject property front on South Fifth Street. A neighborhood center north of Cumberland Drive would best serve families with children.

## TESTIMONY

## WRITTEN COMMENT

Robert D. Jones: Capital Natl. Bank Bldg.  
Nelson Puett: P. O. Box 9038

FOR  
NO OPINION

## PERSONS APPEARING

Lloyd Lockridge (representing applicant)  
Major Chambless (representing applicant)  
Harold Legge (representing applicant)  
R. G. Mueller

AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be denied as an intrusion into a residential neighborhood with inadequate streets.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of The Salvation Army for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area (as amended) for property located at 2700-2712 South Fifth Street be DENIED.

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

C14-72-227      Ricker, Brown & Hassell: A to GR  
919-923 St. Johns Avenue  
7106-7108 Bennett Street

STAFF REPORT: This property consisting of 20,500 square feet of land is located in north Austin in the St. John's area. The area is predominately developed with single-family homes. Commercial-industrial zoning exists to the west and limited, nonresidential zoning exists within the interior

C14-72-227 Ricker, Brown & Hassell - Contd.

of the neighborhood. The staff recommends that the requested zoning change be denied. "GR" General Retail zoning was denied for this tract in 1971 as an intrusion into a residential neighborhood. It is still inconsistent with the neighborhood plan for the St. John's area.

#### TESTIMONY

##### WRITTEN COMMENT

Leon Hayden: 1745 Lane Street	AGAINST
Mr. & Mrs. Ambrose Cyphers: 7011 Bennett Avenue	AGAINST
Mrs. Lena F. Sauls: 1008 East 13th Street	AGAINST
Petition bearing 54 signatures	FOR

##### PERSONS APPEARING

Nat Ricker (applicant)	
Travis Brown (applicant)	
Mr. & Mrs. Leory Hendricks: 7519 Bennett Avenue	AGAINST

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. Mrs. Ashworth stated that this request represents a strong deviation from the St. John's Neighborhood Development Plan, as approved by the Planning Commission. The members concluded that this request should be denied, as inconsistent with the neighborhood plan for the St. John's area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Ricker, Brown & Hassell for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 919-923 St. Johns Avenue and 7106-7108 Bennett Street be DENIED.

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

ABSENT: Mr. Betts

C14-72-239 T. C. Steiner: Int. A, Int. 1st to C, 1st (Trs. 1,2,4,5,8&9) and Pleasant Valley Road & Riverside Drive B, 2nd (Trs. 3,6,7,&10)

STAFF REPORT: This property consisting of 90.5 acres of land is located in southeast Austin. It is an area which already has an unusually large amount of apartment and retail-commercial zoning. The area south of the property in question consists of a single-family development. The staff recommends that the requested zoning be denied, but recommends granting "GR" General Retail, First Height and Area, on Tract 1; "GR" General Retail, First Height and Area, on Tract 2 to form alignment with zoning to the east; "BB" Residence, First Height and Area on the remainder of Tract 2 and on Tracts 3, 5, 7, 8, and 10; "BB" Residence, First Height and Area on the north 340 feet of

C14-72-239      T. C. Steiner - Contd.

Tract 6 to form an alignment with single-family development to the west; and "LR" Local Retail, First Height and Area on Tracts 4 and 9. Although the requested zoning is not totally inconsistent with the Master Plan for this area, the existing and forecasted apartment/retail development is close to exceeding the City's capability to provide services. The density should be more closely controlled in the remaining tracts to the south and west. The large 483-acre tract north of Riverside Drive represents less than nine units per acre.

## TESTIMONY

## WRITTEN COMMENT

Hoyt Byers Alford, Jr.: 2705 Ware Road

AGAINST

## PERSONS APPEARING

Richard Baker (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members discussed the area and the surrounding uses. Mr. Barrow felt it would not be desirable to zone Tract 6 "BB" Residence as it would back up to single-family development to the west. It was generally agreed that it would be best to leave Tract 6 as "A" Residence zoning, except for the north 340 feet which could be zoned "BB" Residence to line up with the zoning of land to the west. Mr. Betts stated that the tracts fronting on Oltorf Street could be zoned "LR" Local Retail and the surrounding "BB" Residence zoning would provide proper buffering. The members concluded that the requested zoning changes should be denied, but recommended granting "GR" General Retail on Tract 1 and on Tract 2 to form alignment with zoning to the east with "BB" Residence on the remainder of Tract 2; "BB" Residence on Tracts 3, 7, 8 and 10; "LR" Local Retail on Tracts 4, 5 and 9; "BB" Residence on north 340 feet of Tract 6 and "A" Residence on remainder of Tract 6, subject to subdivision to identify tracts and to provide for the planned extension of Oltorf Street.

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

The Commission concurred with the Committee recommendation and

VOTED:     To recommend that the request of T. C. Steiner for a change of zoning from Interim "A", Interim First Height and Area to "C" Commercial, First Height and Area (Tracts 1, 2, 4, 5, 8 and 9) and "B" Residence, Second Height and Area (Tracts 3, 6, 7 and 10) for property located on Pleasant Valley Road and Riverside Drive be DENIED, but recommend to GRANT the following:

"GR" General Retail, First Height and Area (Tract 1); "GR" General Retail, First Height and Area (Tract 2 to form an alignment with zoning to the east); "BB" Residence, First Height and Area on the remainder of Tract 2; "BB" Residence, First Height and Area (Tracts 3, 7, 8 and 10); "LR" Local Retail, First Height and Area (Tracts 4, 5 and 9); "BB" Residence, First Height and Area on the north 340 feet of Tract 6 to align with zoning to the west, and the remainder

C14-72-239 T. C. Steiner - Contd.

of Tract 6 to be "A" Residence, First Height and Area, subject to a subdivision to identify these tracts and provide for the planned extension of Oltorf Street through this property.

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

C14-72-240 Ruth Tyson: A to GR  
1310-1412 Stassney Lane

STAFF REPORT: This property consists of 72,240 square feet and is located in south Austin between Manchaca Road and South First Street. Salem Walk Subdivision is located to the north and is zoned "A" Residence and "BB" Residence. Strip zoning is occurring along Stassney Lane with "LR" Local Retail zoning and "GR" General Retail zoning. The staff recommends that this zoning change be denied, but recommends granting "GR" General Retail except for the north 25 feet which is to be "B" Residence, subject to dedication of approximately 30 feet of right-of-way on Stassney Lane and a 6-foot privacy fence on the north boundary line. The requested zoning is reasonably consistent with existing zoning. It is the staff's understanding that the applicant wishes to restrict some of the uses permitted under "GR" General Retail zoning.

## TESTIMONY

## WRITTEN COMMENT

Bill Milburn: P. O. Box 4828

AGAINST

## PERSONS APPEARING

Ruth Tyson (applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and were of the opinion that "GR" General Retail zoning would be too intense for this property. They concluded that this request should be denied, but recommend to grant "B" Residence, First Height and Area on the north twenty-five feet, and "LR" Local Retail on the remainder; subject to approximately thirty feet of right-of-way on Stassney Lane, and a six-foot privacy fence on the north boundary line.

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

At the Commission meeting, Mr. Barrow stated that he thought the Committee had voted for "LR" Local Retail zoning rather than "GR" General Retail on the false assumption that the applicant considered either appropriate because the applicant offered to waive his rights to some of the uses that would be allowed under general retail zoning. Mr. Barrow also felt that asking for thirty feet of right-of-way was unfair. Mr. Hetherly stated that the applicant was agreeable to dedicating the thirty feet of right-of-way on Stassney Lane, but that the applicant preferred "GR" General Retail zoning. The members then discussed the other uses in the area and

C14-72-240 Ruth Tyson - Contd.

VOTED: To recommend that the request of Ruth Tyson for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 1310-1412 Stassney Lane be DENIED, but to GRANT "GR" General Retail, First Height and Area on all except the north twenty-five feet which is to be "B" Residence, First Height and Area, to form a buffer zone along the north boundary line, subject to thirty feet of right-of-way on Stassney Lane and a six-foot privacy fence on the north boundary.

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

NAY: Mr. Faulkner. Mmes. Ashworth and Mather

ABSENT: Mr. Betts

C14-72-242 Kash-Karry, Inc.: A to GR  
6202-6212 Manchaca Road (rear)

STAFF REPORT: This property totals 11,200 square feet and is located in south Austin. It is predominately an area of "A" Residence zoning with Garrison Park across Manchaca Road to the north, Cherry Creek, Section 1 to the east and Section 2 to the north. Cunningham Elementary School is to the south. "GR" General Retail zoning adjoins subject tract to the east and south across an unnamed street. Some "GR" General Retail zoning in the south is being developed with an apartment dwelling group. The staff recommends that the requested zoning change be granted subject to subdivision to identify the tract and combine it with the "GR" General Retail tract fronting on Manchaca Road, and a 6-foot privacy fence along the west boundary line. The staff and the Planning Commission have recommended against retail zoning in this single-family neighborhood in the past. The staff is recommending approval of this zoning change only to form an alignment of zoning with the tract to the immediate south.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

John H. Akin (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to subdivision to identify tract and combine it with the "GR" General Retail tract fronting on Manchaca Road and a 6-foot privacy fence along the west boundary line. Mrs. Ashworth stated her feeling that "GR" General Retail zoning should not go any farther north.

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

C14-72-242 Kash-Karry, Inc. - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Kash-Karry, Inc. for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at the rear of 6202-6212 Manchaca Road be GRANTED, subject to subdivision to identify the tract and combine it with the "GR" General Retail tract fronting on Manchaca Road, and a six-foot privacy fence along the west boundary line.

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

ABSENT: Mr. Betts

C14-72-243 Forest S. Pearson: A to B  
623-625 West 37th Street  
622-624 Maiden Lane

STAFF REPORT: This property consists of 16,820 square feet and is located in north Austin, one block west of Guadalupe Street. Subject tract is located in a single-family neighborhood in an area in transition. Office, retail and commercial zoning exist on the perimeter of this immediate area. A tract across the street was recommended for "B" Residence, First Height and Area last month by the Planning Commission, with the condition that right-of-way be dedicated to provide for 50-foot streets. The staff recommends that the requested zoning change be granted as consistent with the Commission's recent recommendation.

#### TESTIMONY

#### WRITTEN COMMENT

John D. Giddings: Rt. 4, Box 299-G	FOR
Joe R. Long: Box 222	FOR
Forest S. Pearson: P. O. Box 1987	FOR
John Filter Company: 1309 Ashland, Houston, TX	NO OPINION

#### PERSONS APPEARING

Forest S. Pearson (applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted as consistent with the zoning in the area.

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

C14-72-243 Forest S. Pearson - Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Forest S. Pearson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 623-625 West 37th Street and 622-624 Maiden Lane be GRANTED.

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

ABSENT: Mr. Betts

C14-72-244 Eugene Naumann & Henry Wendlandt, Jr.: B, 2nd to LR, 1st  
1146-1148 Springdale Road

STAFF REPORT: This property consists of 41,000 square feet in east Austin. It is located in an area still predominately zoned "A" Residence and developed with single-family dwellings, although some retail and industrial zoning does exist to the north and farther south. "B" Residence zoning developed with moderate income housing exists to the north and a similar project to the south has been developed under "C" Commercial zoning. Subject tract was denied retail zoning in 1970, and granted the current classification of "B" Residence zoning. The Commission recently denied a request for apartment zoning for the corner of Prock Lane and Don Ann Street to the east of subject tract. The staff recommends that the requested zoning change be denied as it would be an intrusion into a residential area and would be incompatible with the recent multi-housing developments as well.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and the surrounding uses. Mrs. Ashworth stated that the area is essentially a residential area. The members concluded that this request should be denied as an intrusion into a residential area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Eugene Naumann and Henry Wendlandt, Jr. for a change of zoning from "B" Residence, Second Height and Area to "LR" Local Retail, First Height and Area for property located at 1146-1148 Springdale Road be DENIED.

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

ABSENT: Mr. Betts



C14-72-245      Archie & Linda Tiemann: A to B  
4701-4703 Duval Street  
500-502 East 47th Street

STAFF REPORT: This property consisting of 14,040 square feet in north Austin falls within the interior of a large "A" Residence neighborhood composed of single-family dwellings and some duplexes. The staff recommends that the requested zoning change be denied as an intrusion into a single-family neighborhood composed primarily of small lots difficult to develop. Any change in zoning would set a bad precedent and would defeat the buffering placed on the corner of 45th Street and Duval Street as a means of protecting this area against zoning encroachments.

#### TESTIMONY

##### WRITTEN COMMENT

Hazel E. Hudson: 511 E. 47th Street	FOR
Grunnar Gjerstad: 4713 Avenue H	AGAINST
Albert Neill & Ina Genelle Voelker: 4705 Duval St.	AGAINST
Mrs. Ollie Isaac: 4700 Duval Street	AGAINST
Mrs. Travis C. Cooke: 500 E. 46th Street	AGAINST
Alvin T. Jackson: 508 E. 46th Street	AGAINST

##### PERSONS APPEARING

Mr. & Mrs. Archie E. Tiemann (applicants)	
Thelma Grace Westbrook: 835 W. 12th Street	FOR
Wilfred Weaver	AGAINST

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and discussed the area. Mr. Hetherly stated that this is a bad area for residences because of the traffic on Duval Street, but that it has been the policy of the Commission to try to hold down the density north of 45th Street in order to maintain the area as residential. Mr. Betts stated that the density on Duval Street is already high, and traffic is heavy and relatively fast; therefore, Duval Street is not a desirable place for homes. He feels that property directly situated on Duval Street could be zoned for more intense use but that "A" Residence zoning could be maintained in the area around Duval Street. The majority of the members concluded that this request should be denied as it would set a bad precedent for the area and would defeat the purpose of the buffering placed on the corner of 45th Street and Duval Street as a means of protecting the area against zoning encroachments.

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

C14-72-245 Archie & Linda Tiemann--Contd.

At the Commission meeting, the members reviewed the information and

VOTED: To recommend that the request of Archie and Linda Tiemann for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4701-4703 Duval Street and 500-502 East 47th Street be DENIED.

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

NAY: Mr. Bobbitt

ABSENT: Mr. Betts

C14-72-246 Bart J. Dillon & Edgar O. Gaylor: A, 1st to B, 2nd  
1203 West 40th Street  
1210 West 39 1/2 Street  
3913-3921 Bailey Lane

STAFF REPORT: This property consists of two lots and is located one block west of Medical Parkway. Subject tracts are within a single-family neighborhood. Two months ago the Planning Commission recommended against apartment zoning for the southwest corner of West 39 1/2 Street and Bailey Lane. The apartment zoning across 40th Street was granted in 1969, and was to be oriented to the planned shopping center on Medical Parkway. The staff recommends that this zoning change be denied, as an intrusion into a single-family neighborhood with inadequate streets.

#### TESTIMONY

#### WRITTEN COMMENT

Bart J. Dillon (applicant).	
John D. Wheat: 5607 Adams Street	FOR
Joe R. Long: Box 222	FOR
J. J. Lagowski: 2105 Meadowbrook Drive	AGAINST
Don J. Jackson: 3810 Medical Parkway	AGAINST

#### PERSONS APPEARING

Jack Jennings (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

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

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

C14-72-246 Bart J. Dillon & Edgar O. Gaylor--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Bart J. Dillon & Edgar O. Gaylor for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 1203 West 40th Street, 1210 West 39 1/2 Street and 3913-3921 Bailey Lane be DENIED.

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

C14-72-247 O. H. Haveman: A to O  
 1406 Hether Street

STAFF REPORT: This property consisting of 10,000 square feet is located one-half block west of South Lamar Boulevard. "C" Commercial zoning developed with retail-commercial uses adjoins subject tract to the north and east along South Lamar Boulevard. There is additional commercial zoning across the street from subject property. Single-family duplex development exists next door and westward along Hether Street. The staff recommends that the requested zoning change be granted, subject to five feet of right-of-way on Hether Street. The requested zoning is reasonable, but the staff recommends that further rezoning into this residential area be terminated with Lot 23 which adjoins subject tract to the west.

TESTIMONY

WRITTEN COMMENT  
 None

PERSONS APPEARING  
 None

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to five feet of right-of-way on Hether Street, as it would be compatible with the area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of O. H. Haveman for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1406 Hether Street be GRANTED, subject to five feet of right-of-way on Hether Street.

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

C14-72-248      Mrs. Donnie B. Gary & Mrs. Gladys Cox: A to C  
                 3401 and 3403 Banton Road  
                 2948-2956 Manor Road

STAFF REPORT: Subject tracts totaling 15,340 square feet consist of two 7,500 square foot lots which are individually owned. The lots are located in east Austin, one block west of Airport Boulevard, in an "A" Residence neighborhood with "C" Commercial zoning to the east along Airport Boulevard and "D" Industrial zoning to the west. The staff recommends that this case be denied, as an intrusion into an "A" Residence neighborhood. Both lots front on Banton Road, which is a minor residential street with only thirty feet of surfacing. The individual lots are small and difficult to develop. Any change in zoning could lead to rezoning of this neighborhood on a lot by lot basis deeper into the interior.

#### TESTIMONY

##### WRITTEN COMMENT

Arledge Motor Company: 308 Avenue F	FOR
O. D. Kendrick: 4501 Guadalupe Street	FOR
Floyd M. Chiles: 3500 Banton Road	AGAINST

##### PERSONS APPEARING

Mrs. Donnie B. Gary (applicant)	
Lorene Brown: 3408 Banton Road	AGAINST
Floyd & Elizabeth Childs: 3400 Banton Road	AGAINST

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information; Mrs. Ashworth stated that both of these homes face Banton Road and are single-family homes. Mr. Barrow stated that duplex development would be suitable for this location. Mr. Hetherly stated that only if a specific use was proposed for the property, he would consider a zoning change. The members concluded that this request should be denied, as an intrusion into an "A" Residence neighborhood.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of Mrs. Donnie B. Gary and Mrs. Gladys Cox for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 3401-3403 Banton Road and 2948-2956 Manor Road be DENIED.

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

C14-72-249      Horace L. Silverstein: LR to GR  
613-615 West 28th Street  
2719 Rio Grande Avenue

STAFF REPORT: This property consists of 5,400 square feet and is located north of the University. Subject property is situated in the midst of a University housing area developed with rooming houses, sororities, fraternities, and apartments. "O" Office zoning also exists in this area. Seton Hospital is to the south of the property. The staff recommends that the requested zoning change be denied, as an intrusion into a multi-family residential area. In 1971, the Planning Commission recommended denial of "GR" General Retail zoning for the purpose of a sign across the street from subject tract. The present zoning is incompatible with the surrounding area and "GR" General Retail zoning is less compatible.

## TESTIMONY

WRITTEN COMMENT

Robert G. Hall: Houston, Texas FOR  
Educational Development Corp.: 2813 Rio Grande Ave. AGAINST

PERSONS APPEARING

None

### COMMENTS AND ACTION BY THE COMMITTEE

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

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Horace L. Silverstein 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 613-615 West 28th Street and 2719 Rio Grande Avenue be DENIED.

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

ABSENT: Mr. Betts

C14-72-250 Earl C. & Nora Ives: A to MH  
9006-9010 East Drive

STAFF REPORT: This property consists of two lots totaling 32,492 square feet, and is in the interior of a single-family neighborhood composed of large lots. The staff recommends that the requested zoning change be denied. Although there are some mobile homes in this area, the requested zoning for two lots does not agree with the Commission's general policy of requiring that "MH" Mobile Home zoning be for a minimum of twenty contiguous lots.

TESTIMONY

**WRITTEN COMMENT**

Mr. & Mrs. Earl C. Ives (applicant  
Robert J. Ives (representing applicant)  
Mrs. Erbie Sparks: 9010 East Drive  
Furman Blair: 406 East Fawnridge Drive

FOR  
AGAINST

C14-72-250 Earl C. & Nora Ives--Contd.

Johnny L & Ila Allison: 9002 East Drive	AGAINST
Audon Z. Lopez: 9102 North Drive	AGAINST
Mr. & Mrs. Arlos D. Gunn: 9003 East Drive	AGAINST
Thomas R. Cook: 305 Fawnridge Drive	AGAINST
Charles B. Stanford: 9106 North Drive	AGAINST
Waymond Phillips: 8912 Capital Drive	AGAINST
B. R. Keeling: 9011 East Drive	AGAINST
Joseph D. Crosby: 300 East Fawnridge Drive	AGAINST
B. M. Curry: 9011 Georgian Drive	AGAINST
Petition bearing 19 signatures	AGAINST

## PERSONS APPEARING

Mrs. Allie Ives (representing applicant)	
Mrs. Lonnie Sparks	FOR
Thomas Cook: 305 Fawnridge Drive	AGAINST
Mr. & Mrs. Johnny Allison: 9002 East Drive	AGAINST
Will McAddams: 3914 East Drive	AGAINST
John Paulson	NO OPINION

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be denied, as not in conformance with the intent of the Mobile Home Ordinance.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Earl C. & Nora Ives for a change of zoning from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area for property located at 9006-9010 East Drive be DENIED.

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

C14-72-251 Raymond C. Pillack: A to B  
South End of Shirley Street

STAFF REPORT: This property consists of 2.914 acres of land located in north Austin, one block east of Lamar Boulevard. There is "C" Commercial zoning along North Lamar Boulevard to the west and "A" Residence zoning to the north, south and east. Subject tract was part of a 1970 zoning case in which "B" Residence zoning was recommended. The staff recommends that this zoning change be granted, as consistent with the area zoning which is in transition, subject to a 6-foot privacy fence where abutting "A" Residence zoning and prohibition of access to Irma Drive.

## TESTIMONY

## WRITTEN COMMENT

Sloan Construction Co.: 625 Brentwood Street	FOR
Earl E. Simms: P. O. Box 1987	FOR

C14-72-251 Raymond C. Pillack--Contd.

Mrs. Jenny M. Chapman: 604 Irma Drive

AGAINST

## PERSONS APPEARING

Raymond D. Pillack (applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to a 6-foot privacy fence where abutting "A" Residence zoning and prohibition of access to Irma Drive, as the requested zoning is consistent with the area zoning which is in transition.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Raymond C. Pillack for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at the south end of Shirley Street be GRANTED, subject to a six-foot privacy fence where abutting "A" Residence zoning and prohibition of access to Irma Drive.

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

ABSENT: Mr. Betts

C14-72-252 Phil Mockford, Trustee: Int. A, Int. 1st to C, 1st  
 5200-5234 & 5201-5235 Thunder Creek Road  
 11521-11751 Angus Road  
 5200-5230 & 5201-5245 Wind River Road

STAFF REPORT: This property consists of three tracts totaling 18.25 acres of land in northwest Austin. This overall area is planned for "A" Residence use with some retail-commercial uses anticipated along U.S. Hwy 183. None of these tracts has frontage on a major arterial. Angus Road and Wind River Road are collector streets, not intended for retail-commercial activities. The staff recommends that this requested zoning change be denied. Any change in zoning would be incompatible with the single-family development to the east and would set a precedent. The large tracts between Angus Road and U. S. Highway 183 are more logical sites for retail-commercial development, as they are located along a major arterial street.

## TESTIMONY

## WRITTEN COMMENT

J. W. Small: 11709 Brookwood

FOR

## PERSONS APPEARING

Phil Mockford (applicant)

Lloyd Clem: 11803 Mustang Chase

AGAINST

Gary Euscher: 11801 Mustang Chase

AGAINST

Larry M. Deuser: 11800 Mustang Chase

AGAINST

Lloyd K. Childress, Jr.: 5100 Dull Knife Drive

AGAINST

John A. Church: 5102 Dull Knife Drive

AGAINST

Monte McIntosh: 11900 Gateway Drive

AGAINST

C14-72-252 Phil Mockford, Trustee--Contd.

Fred F. Quist, Jr.: 11802 Mustang Chase  
Orin J. Eldridge: 11804 Gateway Street  
Mrs. Ray Urban: 11902 Mustang Chase  
Craig Clark Ray

AGAINST  
AGAINST  
AGAINST  
AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members discussed the residential development in the area and the proximity of U.S. 183. The general consensus was that "C" Commercial zoning should not be granted on the entire tract. Mr. Barrow suggested that "LR" Local Retail or "GR" General Retail zoning would be appropriate on Tract 3, with some sort of buffer between it and residences for future zoning separation. He felt that Tract 2 should not be zoned greater than "BB" Residence. The majority concluded that the requested zoning be denied, but recommended granting "A" Residence on Tract 1; "LR" Local Retail on Tracts 2 and 3 except for the easternmost 25 feet which would remain "A" Residence, subject to a 6-foot privacy fence along the east boundary of Tracts 2 and 3.

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

At the Commission meeting, the members reviewed and discussed the information. Mrs. Ashworth stated her feeling that zoning Tract 2 "LR" Local Retail at this time would be premature. The members then

VOTED: To recommend that the request of Phil Mockford for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area for property located at 5200-5234 and 5201-5235 Thunder Creek Road, 11521-11751 Angus Road and 5200-5230 and 5201-5245 Wind River Road be DENIED, but to recommend GRANTING "A" Residence, First Height and Area on Tract 1; "LR" Local Retail on Tracts 2 and 3 except for the easternmost twenty-five feet which would remain "A" Residence, First Height and Area, subject to a six-foot privacy fence along the east boundary of Tracts 2 and 3.

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

C14-72-253 John Joseph: A, 1st to BB, 2nd  
1318-1412 East 51st Street (Tract 1) rear  
1416-1418 East 51st Street (Tract 2) rear  
1414 East 51st Street (Tract 3)

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

## TESTIMONY

## WRITTEN COMMENT

K. E. W., Inc.: 4314 Medical Parkway

AGAINST

## PERSONS APPEARING

None



C14-72-253      John Joseph--Contd.

COMMENTS AND ACTION BY THE COMMITTEE

The members voted to postpone this request for one month as requested by the applicant.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of John Joseph for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, Second Height and Area for property located at 1318-1412 East 51st Street (Tract 1) rear, 1416-1418 East 51st Street (Tract 2) rear, and 1414 East 51st Street (Tract 3) be POSTPONED for one month.

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

ABSENT:        Mr. Betts

C14-72-254      Louis Herrera: A to D  
                 2806 & 2810-2812 Oak Springs Drive

STAFF REPORT: This property consists of three tracts totaling 28,950 square feet of land. Tracts 1 and 2 are developed with single-family dwellings; Tract 3 is a vacant lot. Subject tracts are across the street from the Oak Springs Elementary School and south of a single-family neighborhood. "C" Commercial zoning exists at both ends of this block and is oriented to intersections. An ornamental iron works is located to the west; this iron works was a nonconforming use in 1962 when the City Council overruled the Planning Commission and approved "C" Commercial zoning. The staff recommends that this case be denied, as a change to industrial or commercial zoning would be another unnecessary intrusion into this area.

TESTIMONY

WRITTEN COMMENT  
                 None

PERSONS APPEARING  
                 Jim Hudson (representing applicant)

COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be denied, but recommended granting "C" Commercial, First Height and Area, subject to subdivision for Tracts 2 and 3; one-half the right-of-way needed to bring Oak Springs Drive from 60 feet to 70 feet; and a 6-foot privacy fence where adjoining "A" Residence zoning.

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

C14-72-254      Louis Herrera--Contd.

The Commission concurred with the Committee recommendation and

VOTED:      To recommend that the request of Louis Herrera for a change of zoning from "A" Residence, First Height and Area to "D" Industrial, First Height and Area for property located at 2806 and 2810-2812 Oak Springs Drive be DENIED, but recommend that "C" Commercial, First Height and Area be GRANTED, subject to subdivision for Tracts 2 and 3, one-half the right-of-way needed to bring Oak Springs Drive from 60 feet to 70 feet, and a six-foot privacy fence where adjoining "A" Residence zoning.

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

ABSENT      Mr. Betts

C14-72-255      Alton E. Davis: A to B  
                    5606 Jim Hogg Avenue

STAFF REPORT: This property totals 14,596 square feet and is located in north Austin in a predominately single-family area, in which zoning changes began to occur during 1968. Both apartment zoning cases south of subject tract were recommended for denial by the Commission and granted by the Council. The staff recommends that the requested zoning change be denied, but recommends granting "BB" Residence, First Height and Area, as it would be more appropriate due to the large amount of remaining single-family development in this interior area and the inadequacy of Jim Hogg Avenue, which has only 40 feet of right-of-way in this section. Ten feet of right-of-way is required on Jim Hogg Avenue.

#### TESTIMONY

#### WRITTEN COMMENT

Ramon W. Smith: 5808 Trailridge Circle	FOR
Mrs. Stazie Arnold: 5608 Jeff Davis Avenue	FOR
Nelson Puett: 5425 Burnet Road	FOR
Mrs. J. F. Bundren: 5616 Jeff Davis Avenue	FOR

#### PERSONS APPEARING

Ted Henderson (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members discussed the uses in the area and the majority concluded that this request should be denied, but recommended that "BB" Residence, First Height and Area be granted, subject to ten feet of right-of-way on Jim Hogg Avenue, as "BB" Residence zoning would be more appropriate due to the large amount of remaining single-family development.

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

At the Commission Meeting the members reviewed and discussed the information. Mrs. Ashworth stated that the area is deteriorating. Mr. Richard Lillie, Director of Planning, commented that this area was identified in the mid-1960's by the Community Renewal Program as having housing that was becoming deteriorated. He

C14-72-255      Alton E. Davis--Contd.

also noted that this is an example of an inner-city area in Austin which provides lower-priced housing for low-income families and young people. The area should be upgraded and preserved. The members then

VOTED:      To recommend that the request of Alton E. Davis for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5606 Jim Hogg Avenue be DENIED, but recommend that "BB" Residence, First Height and Area be GRANTED, subject to ten feet of right-of-way on Jim Hogg Avenue.

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

ABSENT:      Mr. Betts

C14-72-256      David McConnell:  O and LR to C-2  
                  701-703 East 53rd Street  
                  5209-5211 Martin Avenue

STAFF REPORT: This property consists of 12,500 square feet and is located in an area of zoning ranging from "A" Residence to the south and west to "C" Commercial across from 53rd Street, facing single-family uses. The non-residential uses in this area are primarily office-local retail uses. Apartments are developed on the "C" Commercial site on 53rd Street between Evans Avenue and Martin Avenue. The "C" Commercial zoning between Martin Avenue and the railroad track was granted in 1970, subject to a 25-foot building setback from "A" Residence property. The staff recommends that the requested zoning change be denied, but recommends granting "LR" Local Retail zoning subject to 20 feet of right-of-way on East 53rd Street plus 10 feet of right-of-way to be acquired by the City; a 6-foot privacy fence where adjoining "A" Residence zoning; and a 10-foot building setback from "A" Residence. The staff recognizes the residential character of the overall area and would prefer "LR" Local Retail zoning on the fringe of this neighborhood, as it would be more appropriate. There is a need of transition to less permissive development as we move further into this area and away from Airport Boulevard. There is a very bad traffic situation in this area and "C-2" Commercial zoning, which allows semi-industrial uses, could only add to existing traffic and incompatibility problems.

#### TESTIMONY

##### WRITTEN COMMENT

Charles H. Horton: 5303 Martin Avenue	FOR
Henry Shavers: 5205 Martin Avenue	FOR
Sam Yocum: 5212 Martin Avenue	FOR
Hazel Line Lowery: 7103 Riverside Drive	AGAINST
Tony Munguia by Mrs. Edelmiro Jimenez: 5305 Martin Ave	AGAINST

##### PERSONS APPEARING

Clarence A. Nauert: 5200 Eilers Avenue	AGAINST
Mrs. T. G. Huber: 5203 Martin Avenue	AGAINST
Mrs. Lois V. White: 5210 Eilers Avenue	AGAINST
Rev. Melvin R. Clearman: 52nd & Martin Avenue	AGAINST

C14-72-256      David McConnell--Contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The members discussed the information and the majority concluded that this request should be denied.

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

The Commission concurred with the Committee recommendation and

VOTED:     To recommend that the request of David McConnell for a change of zoning from "O" Office, First Height and Area and "LR" Local Retail, First Height and Area to "C-2" Commercial, First Height and Area for property located at 701-703 East 53rd Street and 5209-5211 Martin Avenue be DENIED.

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

C14-72-258      Clear Creek Properties, Inc.:   Int. A, Int. 1st to MH, 1st  
                 6700-7002 Pleasant Valley Road

STAFF REPORT: This property consists of seventy-six acres of land in southeast Austin. It is in an area planned for "A" Residence and mobile home use. An elementary school site exists to the west of subject tract. The staff recommends that the requested zoning change be granted, subject to finalization of the subdivisions known as Onion Creek Forest, Sections 1 and 2. The requested zoning is not inconsistent with plans for this area.

## TESTIMONY

WRITTEN COMMENT  
None.

PERSONS APPEARING  
Carl Morris (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to finalization of subdivisions known as Onion Creek Forest, Sections 1 and 2, as "MH" Mobile Home, First Height and Area zoning is not inconsistent with the plans for the area.

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

C14-72-258 Clear Creek Properties, Inc.--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Clear Creek Properties, Inc., for a change of zoning from Interim "A" Residence, Interim First Height and Area to "MH" Mobile Home, First Height and Area for property located at 6700-7002 Pleasant Valley Road be GRANTED, subject to the finalization of subdivisions known as Onion Creek Forest, Sections 1 and 2.

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

ABSENT: Mr. Betts

C14-72-259 Mrs. J. B. Williams: A to GR  
1408 Stassney Lane

STAFF REPORT: This property consists of 56,192.4 square feet of land, and is located in south Austin between Manchaca Road and South First Street. Salem Walk Subdivision is located to the north and is zoned "A" Residence and "BB" Residence. Strip zoning is occurring along Stassney Lane with "LR" Local Retail zoning and "GR" General Retail zoning. The staff recommends that the requested zoning change be denied, but recommends granting "GR" General Retail except for the north 25 feet which is to be "B" Residence, subject to dedication of approximately 30 feet of right-of-way on Stassney Lane and a 6-foot privacy fence on the north boundary line. The requested zoning is reasonably consistent with existing zoning. It is the staff's understanding that the applicant wishes to restrict some of the uses permitted under "GR" General Retail zoning.

## TESTIMONY

## WRITTEN COMMENT

Bill Milburn: P. O. Box 4828

AGAINST

## PERSONS APPEARING

Ruth Tyson (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that "GR" General Retail zoning would be too intense use for this tract. They recommend the granting of "B" Residence, First Height and Area on the north 25 feet, and "LR" Local Retail, First Height and Area on the remainder of the property, subject to approximately thirty feet of right-of-way on Stassney Lane, and a six-foot privacy fence on the north boundary line.

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

C14-72-259      Mrs. J. B. Williams--Contd.

At the Commission meeting, Mr. Barrow referred the members to the information on Case C14-72-240 which involved an identical request for rezoning of property in the same block of Stassney Lane. The members then

VOTED:      To recommend that the request of Mrs. J. B. Williams for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 1408 Stassney Lane be DENIED, but to GRANT "GR" General Retail, First Height and Area on all except the north twenty-five feet which is to be "B" Residence, First Height and Area, to form a buffer zone along the north boundary line, subject to thirty feet of right-of-way on Stassney Lane and a six-foot privacy fence on the north boundary.

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

C14-72-260      Dr. & Mrs. Roger Bolton: GR and A to C  
2301-2303 Anderson Lane

STAFF REPORT: This property totals 39,639 square feet and is located in north Austin. Land usage along Anderson Lane is zoned retail and more of the same is anticipated. "C" Commercial zoning exists to the west at the intersection of Burnet Road and Anderson Lane and to the south which is developed with a bowling alley. The last two cases requesting "C" Commercial zoning on Anderson Lane were denied and recommended for "GR" General Retail. One of these tracts is across Anderson Lane from subject tract and a little to the east. The staff recommends that this case be denied, but recommends granting "GR" General Retail zoning subject to five feet of right-of-way on Anderson Lane to bring Anderson Lane to ninety feet. "C" Commercial zoning is a semi-industrial category whereas Anderson Lane is primarily zoned for retail uses. The staff prefers that "C" Commercial zoning be located at major intersections where warehousing and wholesale type activities are appropriate.

#### TESTIMONY

#### WRITTEN COMMENT

Dan E. Lambert: 7904 Brockman Street

FOR

#### PERSONS APPEARING

None

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be denied, as too intense use for the tract, but recommend the granting of "GR" General Retail, First Height and Area, subject to five feet of right-of-way on Anderson Lane.

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

C14-72-260 Dr. & Mrs. Roger Bolton--Contd.

The Commission concurred with the Committee recommendation and

**VOTED:** To recommend that the request of Dr. & Mrs. Roger Bolton for a change of zoning from "GR" General Retail, First Height and Area and "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 2301-2303 Anderson Lane be DENIED, but to recommend that "GR" General Retail, First Height and Area be GRANTED, subject to five feet of right-of-way on Anderson Lane.

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

**ABSENT:** Mr. Betts

C14-72-261 Dorothy C. Hamby: A to BB  
7100 Guadalupe Street (at Kawnee Drive)

**STAFF REPORT:** This property totals 11,250 square feet, and is located within an area south of St. John's Avenue which has been developing with apartments for the last few years. The staff recommends that the requested zoning change be granted, subject to dedication of five feet of right-of-way on Kawnee Drive. The requested zoning is consistent with the Commission's recent recommendation that low-density apartment zoning is appropriate for the area of Guadalupe Street north of Kwanee Drive.

#### TESTIMONY

#### WRITTEN COMMENT

Mrs. Edna S. Sanderson: 606-A Kawnee Drive FOR

#### PERSONS APPEARING

Dorothy C. Hamby (applicant)  
Bob Ellison FOR  
Mrs. Homer Hamby: 1800 Romeria Drive FOR  
Janice Hancock: 3500 Greystone Drive FOR

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to five feet of right-of-way on Kawnee Drive, as consistent with area plans.

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

The Commission concurred with the Committee recommendation and

**VOTED:** To recommend that the request of Dorothy C. Hamby for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 7100 Guadalupe Street (at Kawnee Drive) be GRANTED, subject to five feet of right-of-way on Kawnee Drive.

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

**ABSENT:** Mr. Betts

C14-72-262      Dr. & Mrs. Roger Bolton: A to B  
                     3601-3603 Manchaca Road  
                     3504-3506 Fleetwood Drive

STAFF REPORT: This property consists of 1.408 acres of land. The properties fronting on Manchaca Road north of Ben White Boulevard have been recommended for "O" Office zoning by the staff and the Commission where compatibility has been of little concern. However, subject tract is joined by new "A" Residence development to the north and also eastward across Fleetwood Drive. The Commission limited the depth of zoning into the single-family area on two recent cases: 1) the "BB" Residence case at the south end of Fleetwood Drive and 2) a more recent case farther south wherein the back of the tract was not recommended for any change in zoning. The area is in transition.

The staff recommends that the requested zoning change be denied for the entire tract, but recommends that "B" Residence, First Height and Area be granted only on the south 140 feet, subject to subdivision and a 6-foot privacy fence where adjoining "A" Residence zoning. The requested zoning, which would allow fifty-six units on the total tract, would be incompatible with the adjoining development. The twenty-six units which could be constructed on the western portion of this tract would be more appropriate.

#### TESTIMONY

##### WRITTEN COMMENT

Mrs. Peggy Jean Behney: 3607 Manchaca Road	FOR
Bertrand J. Dusing: 3603 Fleetwood Drive	AGAINST
Mr. & Mrs. Van Donselaar: 1808 Larchmont	AGAINST
Mr. Daniel Ramirez: 3505 Fleetwood Drive	AGAINST
Clyde B. Ridenour: 1804 Romford Drive	AGAINST
Bill Miller: 1803 Larchmont	AGAINST
Mrs. Carlton Kainscott: 3607 Fleetwood Drive	AGAINST
Virgil Finley: 3600 Winfield Cove	AGAINST
John T. Boyd: 3605 Fleetwood Drive	AGAINST
Gerald W. Allamon: 3503 Fleetwood Drive	AGAINST

##### PERSONS APPEARING

Clarence Menzel: 1901 Larchmont	AGAINST
Raymond Williams	AGAINST
Gary Brown: 1909 Larchmont	AGAINST
Mr. Lehman: 1907 Larchmont	AGAINST
Joel Wilkinson: 1903 Larchmont	AGAINST
Bill Miller: 1803 Larchmont	AGAINST
Clyde Ridenour: 1804 Romford Drive	AGAINST

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the zoning in this area. A motion to deny this request resulted in a split vote, with Messrs. Faulkner and Hetherly stating that "BB" Residence zoning would be suitable for this tract. The members then voted to refer this case to the full Commission.

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



C14-72-262 Dr. & Mrs. Roger Bolton--Contd.

At the Commission meeting, a letter from the applicant was presented, requesting that this case be postponed for one month. Mr. Hetherly stated that there are easement problems, etc. which could possibly be remedied within a month if the case were postponed. The members then

VOTED: To REFER the request of Dr. & Mrs. Roger Bolton to the Zoning Committee for a rehearing in December, 1972.

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

ABSENT: Mr. Betts

C14-72-263 Billie J. Lynas: A to C  
3504 Darby Lane  
3506-3510 Darby Lane  
3512-3514 Darby Lane (rear)  
3528-3538 Darby Lane  
6219-6309 Wilcab Road

STAFF REPORT: This property consists of 2.37 acres of land in northeast Austin. It is part of a large area recently annexed which is composed of mixed uses. Subject tract was brought into the City as a nonconforming use--a contractor's storage yard operation. The staff recommends that the requested zoning change be granted, subject to dedication of one-half the land needed to bring Darby Lane to sixty feet of right-of-way, and a subdivision. The zoning change is consistent with the area and fronts to a certain extent on Ed Bluestein Boulevard.

## TESTIMONY

WRITTEN COMMENT  
None

PERSONS APPEARING  
Bill Lynas (applicant)  
E. Clark: 1803 East 19th Street

NO OPINION

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to dedication of one-half the right-of-way needed to bring Darby Lane to sixty feet of right-of-way and subdivision, as the zoning change is consistent with the area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Billie J. Lynas for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 3504, 3506-3510, 3512-3514 (rear), 3528-3538 Darby Lane and 6219-6309 Wilcab Road be GRANTED, subject to one-half the right-of-way needed to bring Darby Lane to sixty feet of right-of-way and subdivision.

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

ABSENT: Mr. Betts

C14-72-264      Frank A. W. Janak: A to O  
7510 Paxton Street  
701 Morrow Street

STAFF REPORT: This property, consisting of 7,808 square feet of land, is located in north Austin, one block east of North Lamar Boulevard. This is a single-family area with "C" Commercial zoning to the west, and zoning to the north which is being developed with office buildings. The staff recommends that this zoning change be denied, as an intrusion into a stable single-family area composed of small lots and inadequate streets. This zoning change would set a precedent with no logical point of termination.

## TESTIMONY

## WRITTEN COMMENT

Sylvion Kiribin: 705 Vanguard  
Loyd W. Fortenberry: 7508 Paxton Street  
Janine Peters: 612 Bissonet Lane

FOR  
AGAINST  
AGAINST

## PERSONS APPEARING

Frank Janak (applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the area. Mr. Hetherly stated that this request should be granted, due to the proximity of North Lamar Boulevard. A majority of the Committee concluded that this request should be denied, as an intrusion into a single-family area.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Frank A. W. Janak for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 7510 Paxton Street and 701 Morrow Street be DENIED.

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

C14-72-265      Ronald E. Tynes, et al: Int. A, Int. 1st to GR, 1st, B, 1st, and  
1800-1940 Rutland Drive      BB, 1st (as amended)

STAFF REPORT: This property consists of two tracts of land totaling sixty acres and is located in North Austin. Subject tracts adjoin "A" Residence zoning and single-family subdivisions to the east and southeast. The Master Plan provides for industrial uses to the southwest and west of Tract 1. An industrial park is planned across Rutland Drive from Tract 1. The staff recommends that the requested zoning change be granted, as amended. This recommendation is subject to the following: dedication of one-half the land necessary to bring Rutland Drive to 80 feet of right-of-way; dedication of land necessary to complete the intersection of Rutland Drive and Quail Valley Boulevard, as determined by Traffic and Transportation; a letter from the owner(s) agreeing to extend Mearns Meadow Boulevard through subject tracts; provision for the proper termination of Pine Knoll Drive; and a

6-foot privacy fence and 50-foot building setback where adjoining industrial development. Field notes are also required to identify tracts by zoning. The recommended transition zoning, together with the suggested shielding and buffering, will provide reasonable compatibility and will be consistent with the plans for this area.

R. J. Del Giudice: 9011 Laurel Grove FOR  
Kelley E. McAdams: 1425 Preston Avenue FOR

Robert C. Sneed (representing applicant)  
Frank Niendorff: 1616 Royal Crest FOR

The members reviewed the information and concluded that this request, as amended, is compatible with the area, and should be granted, as follows: "GR" General Retail for 1,000 feet easterly from the southwest corner of Tract 1 to a depth of 200 feet; "BB" Residence to the east for an area of land 230 feet by 200 feet in depth, which adjoins the proposed "GR" General Retail zoning; the easternmost 120 feet of Tract 2 to remain "A" Residence; and the remaining portion of Tract 1 to be "B" Residence; and the remaining portion of Tract 2 to be "BB" Residence. This recommendation is subject to the requirements as stated in the staff report.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Ronald E. Tynes, et al, for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area for 1,000 feet easterly from the southwest corner of Tract 1 to a depth of 200 feet; "BB" Residence, First Height and Area to the east for an area of land 230 feet by 200 feet in depth, which adjoins the proposed "GR" General Retail zoning; retention of "A" Residence, First Height and Area zoning on the easternmost 120 feet of Tract 2; "B" Residence, First Height and Area on the remaining portion of Tract 1; "BB" Residence, First Height and Area on the remaining portion of Tract 2, as amended, for property located at 1800-1940 Rutland Drive be GRANTED, as amended, subject to dedication of one-half the land necessary to bring Rutland Drive to eighty feet of right-of-way; dedication of land necessary to complete the intersection of Rutland Drive and Quail Valley Boulevard, as determined by the Traffic and Transportation Department; a letter from the owner(s) agreeing to extend Mearns Meadow Boulevard through the subject tracts; provision for the proper termination of Pine Knoll Drive; six-foot privacy fencing and a fifty-foot building setback where adjoining industrial development; and field notes for identification of tracts by zoning.

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

ABSENT: Mr. Betts

C14-72-266      Daisy Nisbet: A, 1st to C, 6th  
4108-4112 South First Street

STAFF REPORT: This property totaling 41,040 square feet of land is located south of Ben White Boulevard. The property fronting on South First Street in this immediate area is basically developed with "LR" Local Retail uses although the zoning is "C" Commercial. There is a single-family neighborhood adjoining subject tract and also west of South First Street, but the area is generally in transition. The most recent case was the "GR" General Retail zoning established at the northeast corner of South First and Clarke Streets. The staff recommends that this zoning change be granted, subject to subdivision and a 6-foot privacy fence where adjoining "A" Residence zoning. The staff would prefer "LR" Local Retail zoning on this tract; however, "C" Commercial is recommended in recognition of the existing zoning in this area.

#### TESTIMONY

#### WRITTEN COMMENT

None

#### PERSONS APPEARING

Martin Boozer, Jr. (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to subdivision and a 6-foot privacy fence where adjoining "A" Residence zoning, as consistent with the existing zoning in this area.

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

The Commission concurred with the Committee recommendation and

VOTED:     To recommend that the request of Daisy Nisbet for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Sixth Height and Area for property located at 4108-4112 South First Street be GRANTED, subject to subdivision and a six-foot privacy fence where adjoining "A" Residence zoning.

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

ABSENT:    Mr. Betts

C14-72-267      David B. Barrow & E. R. Barrow: LR & Int. A, Int. 1st to GR  
3544-3624 Far West Boulevard

STAFF REPORT: This property consists of 5 acres of land located in northwest Austin, west of Balcones Drive, and is bounded on the north by a bluff. "GR" General Retail zoning is planned along both sides of Far West Boulevard from Hart Lane to Balcones Drive. Single-family development exists to the north but is buffered by the bluff. "GR" General Retail zoning was granted on the northeast corner of Far West Boulevard and Hart Lane very recently. The staff recommends that this zoning change be granted, subject to subdivision, as general retail zoning is considered compatible and consistent with the area plan acknowledged by the Planning Commission.

C14-72-267      David B. Barrow & E. R. Barrow--Contd.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and the majority concluded that this request should be granted as the requested zoning is considered compatible and consistent with the area plan.

AYE:        Messrs. Betts and Faulkner.    Mrs. Ashworth

ABSTAIN:   Messrs. Hetherly and Barrow

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of David B. Barrow and E. R. Barrow for a change of zoning from "LR" Local Retail, First Height and Area and Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area for property located at 3544-3624 Far West Boulevard be GRANTED, subject to subdivision.

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

ABSTAIN:   Messrs. Hetherly and Barrow

ABSENT:     Mr. Betts

C14-72-268      Jagger Associates, Inc.:    A, 1st to BB, 2nd  
                 Timberline Drive

STAFF REPORT:    This property totals 1.711 acres of land and is located in southwest Austin, west of the Barton Creek area and east of the planned extension of Barton Skyway to the MoPac Expressway.    A special permit for an apartment dwelling group was recently approved on a larger tract, of which subject tract is a part.    Rezoning for subject tract is required in conjunction with this special permit.    The staff recommends that the requested zoning change be granted, as a reasonable extension of zoning on the adjoining tract to the west.

## TESTIMONY

## WRITTEN COMMENT

Tom W. Bradfield:    3400 Northland Drive

FOR

## PERSONS APPEARING

Dick Baker (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, as a reasonable extension of zoning on the adjoining tract to the west.

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

C14-72-268 Jagger Associates, Inc.--Contd.

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of Jagger Associates, Inc. for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, Second Height and Area for property located at Timberline Drive be GRANTED.

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

ABSENT: Mr. Betts

C14-72-269 Cameron Road Church of Christ: A, 1st to O, 2nd  
6012-6102 Cameron Road (rear)

STAFF REPORT: Subject property consists of 30,653 square feet located in north Austin. It is a part of the triangular area formed by I.H. 35, Cameron Road, and Highway 290. Mixed zoning from "A" Residence to "C" Commercial exists on Cameron Road; the area is in transition. The staff recommends that this zoning change be granted, as it is consistent with adjoining zoning to the west, which is under development as an office project at this time.

#### TESTIMONY

#### WRITTEN COMMENT

None

#### PERSONS APPEARING

William Johns Burnette (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, as consistent with adjoining zoning to the west.

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

The Commission concurred with the Committee recommendation and

VOTED: To recommend that the request of the Cameron Road Church of Christ for a change of zoning from "A" Residence, First Height and Area to "O" Office, Second Height and Area, for property located at 6012-6102 Cameron Road (rear) be GRANTED.

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

ABSENT: Mr. Betts

C14-72-270      Robert L. Ogden: Int. A, Int. 1st to GR, 1st  
Northwest corner of North Bluff Drive and Nuchols Crossing Road

STAFF REPORT: This property consists of 2.57 acres of land in southeast Austin. Subject tract has recently been annexed and is located within a largely undeveloped area. Mobile home and single-family development is underway to the southwest. The staff recommends that this zoning change be granted, subject to subdivision. The property is located at the intersection of two major arterial streets and the use will be compatible with the area.

#### TESTIMONY

##### WRITTEN COMMENT

Robert L. Ogden, (applicant)

##### PERSONS APPEARING

None

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to subdivision, as the property is located at the intersection of two major arterial streets.

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

The Commission concurred with the Committee recommendation and

VOTED:        To recommend that the request of Robert L. Ogden 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 the northwest corner of North Bluff Drive and Nuchols Crossing Road be GRANTED, subject to subdivision.

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

ABSENT:    Mr. Betts

#### PLANNED UNIT DEVELOPMENTS

C814-72-010      Point Vista Link, Inc.  
Rundberg Lane, Teasdale Terrace and Cloud Drive

STAFF REPORT: This Planned Unit Development was postponed from last month's meeting to allow the applicant to meet with the adjoining property owners and also to provide the Committee additional information on the site plan. Since last month, the applicant has met with the surrounding property owners and the Planning Department staff, and has resolved many of the problems.

The applicant proposes to develop this project in two phases, the first phase being the central portion under consideration at this time. The remainder of the property will be developed as Phase Two, and will consist of two-unit town-houses along the perimeter of the tract. These lots will be forty feet wide where adjacent to the existing lower-density residential use and thirty-two feet wide where adjacent to the existing higher-density residential use. The density of the central portion of the Planned Unit Development, Phase One, is approaching the upper limit allowed under this zoning; however, the staff feels the proposed lower density and the open space provided in Phase Two would be a sufficient

C814-72-010 Point Vista Link, Inc.--Contd.

buffer for the existing residential development. It is felt that this plan will enable the applicant to develop Phase Two with adequate open space. The two-unit clusters will be sold individually; this is possible only under a Planned Unit Development.

The applicant and his engineer have investigated the surface drainage on this site and will provide for this drainage through the engineering design to be submitted as required by the City of Austin. The site plan has been circulated to the various City departments, and comments are on file at the Planning Department. This application is recommended for approval, subject to departmental requirements.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Lawrence E. Clark (applicant)	
Robert & Ruby Plant: 402 Dallum Drive	AGAINST
Pat Welton: 1012 Woodhaven Drive	AGAINST
Darrell & Gwendolyn Hall: 9802 Malborough Drive	AGAINST
Zina Donahoo: 1404 Brighton Circle	AGAINST
Nima-Beth & Dean Jessen: 9702 Malborough Drive	AGAINST
Nicholas Dyke: 9802 Cottle Drive	AGAINST
Gary F. Looney: 9714 Ochiltree Drive	AGAINST
Patrick Borders: 9711 Ochiltree Drive	AGAINST
Troy Notgrass: 9715 Ochiltree Drive	AGAINST
Charles A. Branding: 9803 Cottle Drive	AGAINST
Paul W. Campbell: 9800 Cottle Drive	AGAINST
Leo C. Dowab: 9805 Kendal Drive	AGAINST
Arthur L. Mosely: 1402 Marston Circle	AGAINST
Mr. & Mrs. Robert Hupper: 1402 Brighton Circle	AGAINST
Dan Callaway: 9703 Cottle Drive	AGAINST
Howard C. Cochran, Jr.: 9803 Halifax Drive	AGAINST
Glenn & Chiyoko Wilson: 9901 Woodglen Drive	AGAINST
Ronnie Sullivan: 9707 Cottle Drive	AGAINST
Kenneth Patterson: 9701 Cottle Drive	AGAINST
Robert Howard: 9700 Cottle Drive	AGAINST
Timothy Ryan: 9705 Cottle Drive	AGAINST
James & Maureen Fuller: 9609 Malborough Drive	AGAINST
Mr. & Mrs. Arthur Mosely: 1402 Marston Circle	AGAINST
Mr. & Mrs. David N. Counts: 9801 Cottle Drive	AGAINST
Mr. & Mrs. Thomas N. Cumming, Jr.: 9607 Malborough Dr.	AGAINST
Bryan & Madelene Curtis: 9864 Childress Drive	AGAINST
Benjamin H. Courtney: 9860 Childress Drive	AGAINST
Jim Wheeler: 9701 Marlborough Drive	AGAINST
Alvin C. Ashorn: 9703 Marlborough Drive	AGAINST
Mr. & Mrs. Dennis E. Dobson: 9803 Marlborough Drive	AGAINST

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed and discussed the information. Mrs. Ashworth pointed out that the drainage problems on this tract will be thoroughly reviewed by the City Departments and by the Subdivision Committee. They discussed the proposed density and Mrs. Ashworth stated that she could not vote for the proposed density of the perimeter; however, the center or Phase One of this Planned Unit Development



C814-72-010 Point Vista Link, Inc.--Contd.

is under consideration at this time. The members concluded that this request should be granted, subject to departmental requirements, and to allow the applicant to develop the remainder of the tract as Phase Two of the Planned Unit Development.

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

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 at Rundberg Lane, Teasdale Terrace and Cloud Drive be GRANTED for Phase One, subject to departmental requirements, and to allow the applicant to develop the remainder of the tract as Phase Two, to be considered separately.

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

C814-72-012 W. R. Coleman  
2005 Lakeshore Drive

STAFF REPORT: This application for a Planned Unit Development is on a tract of land on the west side of Lake Austin. The tract contains 4.03 acres, which is below the minimum size requirement of 5.0 acres; a variance is required. The applicant proposes twelve units on this tract, which is approximately three units per acre based on 4.03 acres, or six units per acre based on usable land. Approximately one-half of the property is below the existing water line of Lake Austin. Due to limitations imposed by the severe topographic conditions, and as there are two existing buildings and two buildings under construction on the site, the staff feels that a Planned Unit Development is appropriate. The site plan has been circulated to the various City departments and comments are on file with the Planning Department. The staff recommends approval of this request, subject to departmental requirements.

## TESTIMONY

WRITTEN COMMENT  
None

PERSONS APPEARING  
None

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, as appropriate for this site, subject to departmental requirements, and to waive the five-acre minimum site requirement.

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

C814-72-012      W. R. Coleman--Contd.

The Commission concurred with the Committee recommendation and

VOTED:      To recommend that the request of W. R. Coleman for a Planned Unit Development on property located at 2005 Lakeshore Drive be GRANTED, subject to departmental requirements, and to waive the five-acre minimum site requirement.

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

ABSENT:      Mr. Betts

C814-72-013      Clyde Copus  
Coronado Hills Drive and Holmes Drive

STAFF REPORT: This application is for a Planned Unit Development on a tract containing 5.65 acres of land. The proposed density is fifty-six units, or 9.9 units per acre. The property is zoned "BB" Residence, First Height and Area on a 150-foot strip adjacent to Coronado Hills Drive and Creekside Drive; the remainder of the property is zoned "B" Residence, First Height and Area. It is the intention of the applicant to include this project with his existing condominium project adjoining to the east under the same Homeowners Agreement, with the amenities available to both projects. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval of this request, subject to departmental requirements.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

J. T. Brown: 7301 Sevilla Drive

AGAINST

##### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, as proper use for the site, subject to departmental requirements, to include reduction of curb cuts on Coronado Hills Drive.

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

ABSENT:      Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED:      To recommend that the request of Clyde Copus for a Planned Unit Development on property located on Coronado Hills Drive and Creekside Drive be GRANTED, subject to departmental requirements, to include reduction of curb cuts on Coronado Hills Drive.

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

ABSENT:      Mr. Betts

## ZONING CASE FOR RECONSIDERATION

Cl4-69-160      W. L. Mayfield: Int. A, Int. 1st to BB, 1st  
                  8200-8526 Balcones Trail  
                  3501-3625 Cima Serena Drive

At the Commission meeting the staff reported that the applicant has requested a hearing on the restrictions placed on the original case.

STAFF REPORT: In 1969, "BB" Residence zoning was granted on the fifty-acre tract with a restriction to limit the density to twelve units per acre. Normally, twenty units per acre can be developed under this zoning classification. At the time this zoning case was heard by the Commission and the City Council, there was very little, if any, apartment zoning in the area. Mr. Mayfield, the applicant, hired a consultant to assist him in planning a 300-acre area, of which this tract was a part. The Commission and the Council accepted the plans and granted "BB" Residence zoning with a limitation of twelve units per acre as suggested by the applicant. Since that time there have been seven zoning cases in the area which were granted "BB" Residence or a less restrictive zoning without a limitation on density. Also, on the east side of MoPac Expressway, a tract was rezoned "DL" Light Industrial, in conformance with the Master Plan, and has been developed with a large single-story office building.

The owner and his architect were requested to prepare a schematic plan of the development of this property if the restriction were waived. They were informed by the staff that it was still important to maintain the limited access or no access to Cima Serena Drive; that the development should be internally oriented; and that the area needed for MoPac Expressway should remain undeveloped as shown on the original plan. The plan submitted conforms except for the location of the driveway. A driveway is proposed nearly 700 feet west of Balcones Trail and about 400 feet beyond the deepest extension of commercial zoning. The staff would prefer that the driveway extension not exceed 300-350 feet from Balcones Trail, which would reduce the effect of the apartment traffic entering an "A" Residence zoned area.

The staff recommends that the restriction limiting development to twelve units per acre be waived on the fifty acres of land, subject to an approved special permit on the northern twenty acres providing for the following: 1. limitation of access to Cima Serena Drive from Balcones Trail, with the driveway location to be determined by the Planning Department; 2. site plan showing landscape treatment on the north side along Cima Serena Drive; 3. consideration of orientation of the structures internally to reduce the effect of the density on land to the north of Cima Serena Drive; 4. provision for right-of-way for MoPac Expressway.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Richard Baker (representing applicant)

C14-69-160 W. L. Mayfield--Contd.

The Commission members discussed and reviewed the information and

VOTED: To recommend that the request of W. L. Mayfield for a waiver of restriction on fifty acres of land located at 8200-8526 Balcones Trail and 3501-3625 Cima Serena Drive be APPROVED, and tying the development of the entire acreage as it comes in to approved special permits providing for the following: limitation of access to Cima Serena Drive from Balcones Trail, with the driveway location to be determined by the City Planning Department staff; site plan showing landscape treatment on the north side along Cima Serena Drive; consideration of orientation of the structures internally to reduce the effect of the density on land to the north of Cima Serena Drive; and provision for right-of-way for MoPac Expressway.

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

ABSENT: Mr. Betts

## SPECIAL PERMITS

CP14-72-050     John P. Watson: Addition to South Shore Apartments  
300 East Riverside Drive

STAFF REPORT: This application has been filed as required under Section 5, Paragraph 8, Sub-Paragraph E, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin, Texas. The applicant proposes the construction of forty-eight additional apartment units to the existing apartment development. The total area of the site is 3.875 acres, with ninety-eight existing apartments. The total number of units will be 146, a density of thirty-eight units per acre. This tract is presently zoned "D" Industrial, Second Height and Area. The site plan has been circulated to the various City departments and comments are on file at the City Planning Department. The staff recommends approval of this special permit, subject to departmental requirements.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Richard Baker (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted as proper use for the site, subject to departmental requirements, except deleting the Parks & Recreation Department comment, and subject to a restrictive covenant for a hike and bike trail easement as proposed by the applicant.

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

ABSENT: Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of John P. Watson for a special permit for the addition of forty-eight units to the South Shore Apartments on property located at 300 East Riverside Drive, subject to departmental requirements, except deleting the Parks and Recreation Department comment, and subject to a restrictive covenant for a hike and bike trail easements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Betts

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.

CP14-72-051     City of Austin: Electric Utility Substation  
2505-2511 Winsted Lane  
1900 and 1901 Townes Lane

STAFF REPORT: This application has been filed as required under Section 10, Sub-Section A, Paragraph 3, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The purpose of this application is the construction of an electric utility substation adjacent to the west side of the MoPac Railroad at Townes Lane. The site plan has been circulated to the various City departments and the comments are on file at the City Planning Department. Approval is recommended, subject to departmental requirements.

#### TESTIMONY

#### WRITTEN COMMENT

None

#### PERSONS APPEARING

H. L. Peterson, Asst. Distribution Superintendent, Electric Department  
(representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to departmental requirements, except not requiring zoning change to "A" Residence, Second Height and Area, as the applicant has agreed not to construct any structure over thirty-five feet in height.

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

The Commission concurred with the Committee recommendation and

VOTED:     To APPROVE the request of the City of Austin for a special permit for the construction of an electrical utility substation on property located at 2505-2511 Winsted Lane and 1900 and 1901 Townes Lane, subject to departmental requirements, except not requiring zoning change to "A" Residence, Second Height and Area, and authorized the Chairman to sign the necessary resolution upon completion.

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

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.

CP14-72-052     Mustang Construction Company, Inc.: Apartment and Townhouse Units  
Property located on East Rundberg Lane,  
North Plaza, Park Plaza and Fiskville  
Cemetery Road.

STAFF REPORT: This application has been filed as required under Section 5-C, Sub-Section 39, Paragraph f, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for the construction of 181 condominium units and 216 apartment units on approximately 38.5 acres, located between North Plaza and Fiskville Cemetery Road south of East Rundberg Lane. The proposed density is 10.3 units per acre. The tract is a portion of a larger tract zoned "GR" General Retail, Fifth Height and Area. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

Conway Crawford (representing applicant)	
George Devilleneuve: 1003 Collingsworth Drive	AGAINST
Robert Hopper: 1402 Brighton Circle	AGAINST
William Murphy: 9401 Dallum Drive	AGAINST

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and noted that the existing zoning on this tract will permit a density of forty-two units per acre. They concluded that this request should be granted, subject to departmental requirements.

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

ABSENT:    Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED:     To APPROVE the request of Mustang Construction Company for a special permit for the construction of 181 condominium units and 216 apartment units on property located on East Rundberg Lane, North Plaza, Park Plaza and Fiskville Cemetery Road, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT:    Mr. Betts

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.

CP14-72-053 William B. Hoff, Trustee: 192-Unit Apartment Complex  
Willow Creek Drive

STAFF REPORT: This application has been filed as required under Section 5, Sub-Section 8, Paragraph e, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of 192 apartment units on 7.12 acres on Willow Creek Drive, just north of East Oltorf Street; the proposed density is twenty-seven units per acre. The existing zoning on this tract is "B" Residence, Second Height and Area, with density restriction to First Height and Area. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval of this request, subject to departmental requirements.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Charles Baromeo (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request is consistent with the area and should be granted, subject to departmental requirements.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of William B. Hoff, Trustee, for a special permit for the construction of a 192-unit apartment complex on property located at the southwest end of Willow Creek Drive, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

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.

CP14-72-054 James P. Baldwin: 168-Unit Apartment Complex  
1300-1400 Pleasant Valley Road

STAFF REPORT: This application has been filed as required under Section 5-C, Sub-Section 39, Paragraph f, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of 168 apartment units on 5.785 acres, a density of twenty-nine



CPI4-72-054 James P. Baldwin--contd.

units per acre. Existing zoning on this tract is "GR" General Retail, First Height and Area; adjacent zoning is "B" Residence, First Height and Area to the west, "GR" General Retail, First Height and Area to the south, and Interim "A" Residence to the north. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval of this request, subject to departmental requirements.

## TESTIMONY

## WRITTEN COMMENT

Donald L. Dumas: 4000 Medical Parkway; on behalf of: FOR  
Walter Kassuba Realty Corporation  
Walter J. Kassuba  
Mrs. Frank E. Montgomery  
R. F. Siddons, Jr.  
Joe M. Teague

## PERSONS APPEARING

George Sanders (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to departmental requirements, except requiring driveway width of twenty-five feet.

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

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of James P. Baldwin for a special permit for the development of a 168-unit apartment complex on property located at 1300-1400 Pleasant Valley Road, subject to departmental requirements, except requiring driveway width of twenty-five feet, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Betts

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.

CP14-72-055      The Quincy Lee Company: 98-Unit Apartment Complex  
6417-6431 Springdale Road

STAFF REPORT: This application has been filed as required under Section 5, Sub-section 8, Paragraph e, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This request is on a tract containing 7.761 acres of land, with a proposed density of 12.6 units per acre. The existing zoning on this tract is "B" Residence, First Height and Area. The site plan has been circulated to the various City departments and the comments are on file at the Planning department. The staff recommends approval, subject to departmental requirements.

#### TESTIMONY

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

William Jackson (representing applicant)

#### COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to departmental requirements, except requiring driveway width of twenty-five feet.

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

ABSENT: Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of The Quincy Lee Company for a special permit for the development of a 98-unit apartment complex on property located at 6417-6431 Springdale Road, subject to departmental requirements, except requiring driveway width of twenty-five feet, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Betts

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.

CP14-72-056      John J. Stokes: 84-Unit Apartment Complex  
Rear of 4510-4526 South Congress Avenue

STAFF REPORT: This application has been filed as required under Section 5, Sub-Section 8, Paragraph e, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The tract of land covers 2.8 acres, with the proposed density being thirty units per acre. The existing zoning on the tract is "B" Residence, First Height and Area on the west

CP14-72-056     John J. Stokes--contd.

100 feet, and "C" Commercial, First Height and Area on the balance of the tract. 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.

## TESTIMONY

## WRITTEN COMMENT

None

## PERSONS APPEARING

Edgar James (representing applicant)

## COMMENTS AND ACTION BY THE COMMITTEE

The members reviewed the information and concluded that this request should be granted, subject to departmental requirements, except not requiring reorientation of Building A-3, and not requiring 30-foot driveway approaches and 10-foot radius.

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

ABSENT:    Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED:     To APPROVE the request of John J. Stokes for a special permit for the development of an 84-unit apartment complex on property located at the rear of 4510-4526 South Congress Avenue, subject to departmental requirements, except not requiring reorientation of Building A-3, and not requiring 30-foot driveway approaches and 10-foot radius; and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT:    Mr. Betts

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.

CP14-72-057     R. E. Yarbrough and Roy Gough: "Airport Space Center"  
                 3103-3105 Manor Road

STAFF REPORT: This application has been filed as required under Section 5-C, Sub-Section 39, Paragraph 2, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for the construction of rental-storage facilities with an apartment and an office for a caretaker. The site covers 1.25 acres, with existing zoning "GR" General Retail, First Height and Area. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements, to include subdivision and ten feet of right-of-way on Manor Road.

CP14-72-057 R. E. Yarbrough and Roy Gough--contd.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

R. E. Yarbrough (applicant)

COMMENTS AND ACTION BY THE COMMITTEE

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

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

ABSENT: Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of R. E. Yarbrough and Roy Gough for a special permit for the development of rental-storage facilities with apartment and office for caretaker on property located at 3103-3105 Manor Road, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Betts

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.

CP14-72-058 Elias R. Ferris and Michel Saad: 40-Unit Apartment Complex  
404-416 Sterzing Street

STAFF REPORT: This application has been filed as required under Section 6, Sub-Section 75, Paragraph e, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant is proposing the construction of forty apartment units on a tract of 1.03 acres; the property is presently zoned "C" Commercial, Second Height and Area. The site plan has been circulated to the various City Departments and the comments are on file at the Planning Department. The staff recommends that this request be approved, subject to departmental requirements.

TESTIMONY

WRITTEN COMMENT

None

PERSONS APPEARING

Dewit Wiggin (representing applicant)

CP14-72-058 Elias R. Ferris and Michel Saad--contd.

COMMENTS AND ACTION BY THE COMMITTEE

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

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

ABSENT: Mr. Betts

The Commission concurred with the Committee recommendation and

VOTED: To APPROVE the request of Elias R. Ferris and Michel A. Saad for a special permit for the development of a forty-unit apartment complex on property located at 404-416 Sterzing Street, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Betts

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.

CP14-72-059 Charles Villaseñor: Child Development Center for Model Cities  
1702-1704 Montopolis Drive

The staff reported that the applicant has requested the withdrawal of this special permit application.

TESTIMONY

WRITTEN COMMENT

W. A. Irwin: 1013 East 38 1/2 Street

FOR

PERSONS APPEARING

None

COMMENTS AND ACTION BY THE COMMITTEE

As the applicant was not present, the members voted to continue the hearing to the full Commission.

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

ABSENT: Mr. Betts

At the Commission meeting the staff requested the postponement of this application for one month. The members then

CP14-72-059 Charles Villaseñor--contd.

VOTED: To POSTPONE for one month the request of Charles Villaseñor for a special permit for a Child Development Center.

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

ABSENT: Mr. Betts

## OTHER BUSINESS

C2-72-3a Zoning

Review of Townhouse portion of Zoning Ordinance

Mr. Bill Scutter, AIA, speaking for himself and for the Land Planning Council of the Austin Association of Homebuilders and the Austin Chapter of the American Institute of Architects, gave a report on the inflexibility of the Townhouse Ordinance and its inability to meet the needs of good townhouse planning. His report is on file at the City of Austin Planning Department.

Mr. Hetherly stated that it might be better to incorporate the Townhouse Ordinance into the Planned Unit Development Ordinance rather than try to improve it. Mr. Barrow stated that the City needs a mechanism to control small projects concerning two to twelve units on a site. Mr. Richard Lillie, Director of Planning, stated that a townhouse could be allowed to go below five units per acre.

The Commission members voted to set a public hearing for December 12, 1972.

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

ABSENT: Mr. Betts

C2-72-3a Zoning

Alternate Controls for Lounges, Night Clubs &amp; Taverns

Mr. Jack Alexander, Assistant Director of Planning, reported that the two major problems to be dealt with in regard to zoning classifications for lounges, night clubs and taverns are (1) Location--taking into consideration the vicinity in relation to residential development, access to the site, and other types of uses developed with them as in a shopping center, and (2) Parking--taking into consideration the number of parking spaces for adequate parking, lighting and screening especially if developed in or near a residential area, the location of the driveway if located near a residential area or shopping center, and convenience of parking facilities to patrons. He recommended that the parking requirement (one parking space to every four seats) of the Zoning Ordinance remain as is, but that the section of the ordinance having to do with "C-2" Commercial District classification be amended and that a special permit be required for any club or lounge having a large dance area and facilities for providing live entertainment.

The members reviewed and discussed the information. Mr. Barrow stated that it would be helpful if package liquor stores could be put in a separate zoning category from clubs since package liquor stores are usually less objectionable as far as citizens are concerned. Mr. Faulkner stated his firm belief that the parking requirement should be one space to every two seats. Mr. Richard Lillie

C2-72-3a          Zoning--contd.

Director of Planning, suggested leaving off-street parking for liquor stores, moderate sized taverns and lounges as is, but requiring clubs with live entertainment and/or large dance areas to provide more parking spaces. The members then

VOTED: To hold a public hearing at their January 8, 1973, meeting to discuss making separate classifications in the Zoning Ordinance for package liquor stores and clubs and to amend the parking requirements for clubs.

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

ABSENT: Mr. Betts

C2-72-5          Special Ordinances

Set Public Hearing for Placement of Signs for Land to be Rezoned in New Subdivisions

The Commission members voted to postpone this hearing indefinitely.

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

ABSENT: Mr. Betts

C2-72-8b          Subdivision

Consideration of Policy Regarding Commitments and Agreements for Future Developments in Connection with Subdivision of Property

Mr. Jack Alexander, Assistant Director of Planning, reported that after hearing the Steck Corporation Subdivision Case the Planning Commission recommended setting up a policy that would require subdividers to file for record all commitments and agreements that are made in getting subdivisions approved so that people would have access to them and be made aware of their existence. Mr. Alexander noted that the Planning staff sometimes receives a letter of commitments and/or agreements which is filed in the case file and not always noticed in reviewing the file. The Commission members voted to set a public hearing for December 7, 1972.

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

ABSENT: Mr. Betts

C2-72-8c          Subdivision

Presentation by Lumbermen's Investment Corporation on proposed development of 600 acres in northeast Austin. Request Planning Commission approval of intent of the plan.

Mr. Richard Lillie, Director of Planning, reported the following: Lumbermen's has approximately 600 acres of land in northeast Austin. In the past, the planning staff has attempted to bring schematic land use plans before the Commission and let the consultants discuss plans with the Commission and the planning staff went on record as agreeing with the intent of the plan. This procedure permitted the developer to go ahead with zoning activities and subdivision activities as long as requests conformed with the intent as approved by the Commission.

C2-72-8c      Subdivision--contd.

The plan presented to the Commission tonight was designed by a consultant to provide a variety of land uses. The staff has had a number of good experiences with this firm. The plan has two commercial areas, one at the intersection of Decker Lake Road and Decker Lane and a small commercial tract bounded by a railroad track and two collector streets. Within the tract is also proposed some "BB" apartment zoning as a buffer between the lower density residential and commercial tracts, a small apartment tract next to the school, a church site, and a large four-plex area which would be zoned and have about the density of 10-12 units per acre. The remainder of the tract is single-family. Within the tract are two neighborhood collector streets. The western portion has been subdivided and has been annexed to the City.

The consultant has proposed a recreation center locating it adjacent to a creek. The creek, with the park at one end and a school site at the other, can be used as a pedestrian walkway and by children going to and from school. There are also other drainage ways within the system. The major creek flows into Walnut Creek which is part of the City's anticipated greenbelt system.

In the existing subdivision, just east of the railroad tracks, is a small tract of land shown as residential--it is the intent of the owners that it be used for "LR" purposes. The correction was not posted by the consultant. The larger commercial tracts will not be developed until there is enough population to support commercial development. In the interim, this small tract will have a convenience center. The over-all density of the tract is about 4.8 units per gross acre and includes: Single-family @ 4 units per acre (permitting townhouses, cluster or typical family development; Four-plexes @ 10 units per acre; and Apartments @ 15 units per acre. These proposals offer enough variety to meet the living and housing needs of the anticipated population. The subdivision will be served by municipal utilities.

The designation of apartment density south of Decker Lake Road, however, is premature without giving greater consideration to land and ownership around it. The staff recommends that the Commission adopt the plan as an intent to develop for this acreage.

The Commission members discussed the information and

VOTED: To adopt the plan as an intent to develop for this acreage.

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

ABSENT: Mr. Betts

C1-72-3      Minutes

The Commission members

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

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

ABSENT: Mr. Betts



## SUBDIVISION

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of October 24, 1972, and requested that this action be made a part of the minutes of the Planning Commission meeting.

C8-72-77 Western Hills Revised

Brodie Lane and Rustlers Ridge

The staff reported that a variance is requested on this plat to allow creation of a property line not perpendicular to the street. Of primary concern is the access to Lot 1-A, which will have to be within sixty-five feet of a major intersection; and the flexibility of building design on the tracts. These tracts will be used for commercial development. The Ordinance allow the Planning Commission to grant this variance, if otherwise the property would be undevelopable, or if the result would be confiscation of the property. These two reasons are not applicable in this case.

Mr. Thomas Watts represented the applicant; he reviewed the area and stated that the development in this area is such that it will be many years before the property will be used for commercial purposes.

Mr. Barrow stated that while this situation is undesirable, as a matter of practicality the variance is necessary for the development of the property. The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the subdivision plat C8-72-77 Western Hills Revised, pending compliance with departmental requirements, and GRANTING the requested variance to allow creation of a property line not perpendicular to the street.

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

ABSTAIN: Mr. Stewart

ABSENT: Mr. Betts

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

Seven 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>C814-72-05</u>	<u>The Park at Battle Bend Springs (PUD)</u>
	Fort Clark Drive
<u>C8-72-24</u>	<u>Dove Springs, Section 1</u>
	Dove Drive & Pino Lane
<u>C8-72-37</u>	<u>Oak Hollow</u>
	Shadow Mountain Drive & Hwy 183
<u>C8-72-55</u>	<u>North Oaks Hillside, Section 2-A</u>
	Wedgewood Drive & Spring Circle Drive
<u>C8-72-56</u>	<u>North Oaks Hillside, Section 2-B</u>
	Wedgewood Drive & Spring Circle Drive
<u>C8-72-71</u>	<u>Barrington Oaks, Section 1</u>
	Indian Springs Drive & Hwy 183

Final Subdivision Plats--Contd.

C8-72-81      Quail Creek West, Ph. II, Section 10  
Mearns Meadow Blvd & Mountain Quail Road

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

The Commission then

VOTED:     To APPROVE the withdrawal of the following final subdivision plat:

C8-72-06      Kings Village, Section 3  
Orchard Lane & Howard Lane

VOTED:     To RESCIND the following final subdivision plat and REFER PRELIMINARY  
BACK TO THE SUBDIVISION COMMITTEE:

C8-71-74      Greystone Park, Unit 1  
Greystone Drive

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

The Commission then

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

C8-72-23      Northwood  
Del Robles Drive & Silver Creek Drive  
C8-72-95      Richland Heights  
Pflugerville Road  
C8-72-118     Twin Creek Park, Section 2  
Ridge Road & Twin Creek Park Drive

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

The Commission then

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

C8-72-107     Northwest Hills, Section 14-C  
North Hills Drive & Hart Lane  
C8-72-108     Northwest Hills, Section 14-A  
North Hills Drive & Hart Lane

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

Final Subdivision Plats--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plats pending compliance with departmental requirements and required easements:

<u>C8-72-25</u>	<u>Vista West IV</u>
	Westland Drive & Greystone Drive
<u>C8-72-141</u>	<u>Quail Creek West, Phase 2, Section 4</u>
	Mearns Meadow Boulevard

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

ABSENT: Mr. Betts

The Commission then

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

<u>C8-72-82</u>	<u>Village South, Phase 2</u>
	Pleasant Valley Road & Stassney Lane
<u>C8-72-100</u>	<u>Glen Heather</u>
	U.S. 620 & Glen Heather Drive

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

ABSENT: Mr. Betts

The Commission then

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

<u>C8-72-39</u>	<u>Commanders Point, Section 1</u>
	U.S. 620 & Commanders Point Drive
<u>C8-72-91</u>	<u>Anderson Mill Estates, Section 1</u>
	Olympic Trail & Anderson Mill Road
<u>C8-72-125</u>	<u>Cardinal Hills Estates, Lot 23 (Revised)</u>
	Debba Drive & O'Reilly Drive

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

ABSENT: Mr. Betts

Final Subdivision Plats--Contd.

The Commission then

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

<u>C8-72-101</u>	<u>Great Hills IV</u>
	Adirondack Trail & Appalachin Drive
<u>C8-72-135</u>	<u>Spicewood at Balcones Village, Section 2</u>
	Spicewood Club Drive & Manderillo Circle

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

ABSENT: Mr. Betts

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat, pending compliance with departmental requirements, required easements, and redesigning of intersection at Lunar Drive, Peaceful Hill Lane and Dittmar Lane:

<u>C8-71-67</u>	<u>Meadowcreek, Section 1</u>
	West Dittmar Road

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

ABSENT: Mr. Betts

The Commission then

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

<u>C8-72-99</u>	<u>Lake City Estates, Section 1</u>
	Elroy-Austin Road

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

ABSENT: Mr. Betts

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat pending compliance with departmental requirements and required fiscal arrangements:

<u>C814-72-09</u>	<u>Point Venture</u>
	Venture Boulevard

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

ABSENT: Mr. Betts

Final Subdivision Plats--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat pending compliance with departmental requirements and termination of Buck's Run to the west at Bitterroot in accordance with the approved preliminary:

C8-72-139          South Creek, Section 2  
Bluff Springs Road & Pleasant Valley Road

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

ABSENT: Mr. Betts

The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE the following subdivision plat:

C8-72-15          Coachman Square  
Manchaca Road

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

ABSENT: Mr. Betts

SHORT FORM SUBDIVISIONS

Seven 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:

C8s-72-315          Resubdivision Lots 8,9,10 & 11, Lamar Place  
Lamar Boulevard & Lamar Place  
C8s-72-321          Walnut Place, Section 5  
Springdale Road  
C8s-72-351          Lot 1, Block C, Angus Valley #2  
Duval Road & Gate Way  
C8s-72-354          Fagan Dickson Subdivision  
Springdale Road & East 7th Street  
C8s-72-355          "Q.L.W. - II - 8"  
Ledgewood Drive & Chuckard Circle  
C8s-72-357          M & J Inc. Addition  
Shoal Creek Blvd & Cross Creek Drive  
C8s-72-364          Lots 18 & 19, Block 1, Marlo Heights  
Rimrock Trail & Touchstone Street

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

ABSENT: Mr. Betts

Short Form Subdivisions--Contd.

The Commission then

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

C8s-72-346.      Fox Addition  
                         U.S. 183

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

ABSENT:    Mr. Betts

The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE the following short form subdivision plat, GRANTING the requested variance on five-foot right-of-way dedication on 38th Street.

C8s-72-280      Sloan Limon Addition  
                         Airport Blvd & East 38th Street

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

ABSENT:    Mr. Betts

The Commission then

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

C8s-72-316      Symphony Square  
                         Red River Street & 11th Street

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

ABSENT:    Mr. Betts

The Commission then

VOTED: To APPROVE the request name change from the William Tobin Subdivision as follows:

C8s-72-317      R. E. Cleveland Subdivision  
                         Maha Road

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

ABSENT:    Mr. Betts

Short Form Subdivisions--Contd.

Six 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-72-366</u>	<u>Betsy Kleiman Addition, Section One</u>
	<u>Wheless Lane</u>
<u>C8s-72-367</u>	<u>Cherry Creek Manor Condominiums</u>
	<u>Berkley Avenue &amp; Manchaca Road</u>
<u>C8s-72-368</u>	<u>West Line Addition</u>
	<u>Downridge Drive &amp; Crossdraw Drive</u>
<u>C8s-72-370</u>	<u>First Resubdivision Block "M", Quail Creek, Phase Two</u>
	<u>Peyton Gin Road &amp; Parkfield</u>
<u>C8s-72-373</u>	<u>Arroyo De Oro</u>
	<u>Northcrest Boulevard &amp; Highway 183</u>
<u>C8s-72-374</u>	<u>Barton Hills West, Section One</u>
	<u>Barton Hills Drive</u>

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

ABSENT: Mr. Betts

Three short form subdivisions are appearing before the Commission for the first time and have met all requirements, except the requirement of a letter of variance. It is recommended that these subdivisions be accepted for filing and disapproved, pending this requirement. The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plats, pending the required letter of variance.

<u>C8s-72-371</u>	<u>P. Del Bosque Subdivision</u>
	<u>Old Austin-Manchaca Road</u>
<u>C8s-72-375</u>	<u>Jacquelyn Tiemann Subdivision</u>
	<u>Loop 111</u>
<u>C8s-72-378</u>	<u>The David Addition</u>
	<u>Balcones Trail</u>

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

ABSENT: Mr. Betts

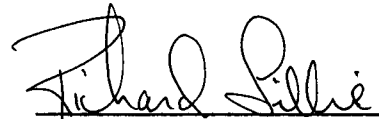
The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE C8s-72-369 The Roland Subdivision, GRANTING the requested variance on the signature of the adjoining owner.

Short Form Subdivisions--Contd.

- VOTED: To ACCEPT FOR FILING and DISAPPROVE C8s-72-372 Re-subdivision Angus Valley, Lot 2, Block C, pending compliance with departmental requirements and current tax certificates.
- VOTED: To ACCEPT FOR FILING and APPROVE C8s-72-376 Westover Hills, Section 3, Phase 6.
- VOTED: To ACCEPT FOR FILING and DISAPPROVE C8s-72-377 Dill Addition, pending compliance with departmental requirements, and GRANTING the requested variance on the signature of the adjoining owner.
- VOTED: To POSTPONE C8s-72-379 The Shelton Addition.
- AYE: Messrs. Milstead, Barrow, Bobbitt, Faulkner, Hetherly and Stewart. Mmes Ashworth and Mather
- ABSENT: Mr. Betts

The meeting was adjourned at 11:15 p.m.

  
Richard Lillie  
Executive Secretary