

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- January 17, 1973

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

Present

William Milstead, Chairman
David Barrow, Jr.
Charles Betts
O. P. (Bob) Bobbitt
Royce Faulkner
C. W. Hetherly
Jean Mather
Buford Stewart

Absent

Sonia Ashworth

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Dan Davidson, City Manager
Joe Liro, Budget Director
Leon Lurie, Urban Renewal Agency
Clifford Coffman, Urban Renewal Agency
Joe Ferguson, Public Relations Specialist
Dr. Charles Ervin, Jr., Planning Intern
Stuart Henry, Office of Environmental Resource Management
Caroline Schreffler, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of January 2 and 3, 1973.

Present

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

Also Present

Jack Alexander, Asst. Dir. of Plng.
Al Baker, Zoning Administrator
*Clifford Coffman, Urban Renewal
Caroline Schreffler, Admin. Sec.

*Present only on January 2, 1973

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

STAFF REPORT:

This property is located in east Austin in an area still predominantly zoned "A" Residence and developed with single-family dwellings. Although some retail-commercial zoning does exist to the north and south, properties fronting on this major arterial street are in transition to multi-family development. "B" Residence zoning developed with moderate income apartments adjoins to the north and a similar project has been developed to the south under "C" Commercial zoning. The Planning Commission, during 1970 and also two months ago, recommended denial of any change in zoning more permissive than apartment zoning for subject tract.

The staff recommends that this case be denied. The requested zoning would be an intrusion into a residential area and would be inconsistent with the recent trend toward multi-family housing development. Nonresidential zoning should be encouraged at major intersections or oriented thereto.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. & Mrs. J. C. Awalt: 3704 Munson Street
PERSONS APPEARING
None

AGAINST

COMMITTEE ACTION:

The members reviewed the information. Mr. Betts stated that the requested zoning would not be an intrusion, as there is "B" Residence zoning across the street and Springdale Road is a major arterial. A majority of the Committee concluded that this request should be denied as an intrusion into this area, which is developing with multi-family uses.

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

COMMISSION ACTION:

The members reviewed the information presented on zoning and development in this area, which is predominately multi-family in character.

COMMISSION VOTE:

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

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

C14-72-271 W. D. Dodson: A, 1st to B, 1st (as amended)
60 Rainey Street
606-608 River Street

STAFF REPORT:

This property is located in central Austin. Subject tract is located within the interior of an older single-family neighborhood west of I.H. 35 and north of Town Lake. Properties along I.H. 35 are being zoned "C" Commercial, but are being developed basically with highway oriented "GR" General Retail uses. Development for the elderly exists to the northwest along Willow Street. Property on Rainey Street north of subject tract has recently been replatted for the purpose of locating additional single-family homes on the street. The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area zoning be granted, subject to five feet of right-of-way to bring River Street to seventy feet.

There are no zoning encroachments within the interior of this area, which is near present and future development of Town Lake. The Department of Public Works plans to abandon the Bridge and Street Yard facility to the northwest of this tract. Both Rainey and River Streets have sixty feet of right-of-way; however, "C" Commercial zoning is usually not compatible with residential uses.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mildred W. Miller: 2204-B West 49th Street	FOR
Red River Investment Company: Box 2002	FOR
Petition bearing 33 signatures	AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)	
Mildred W. Miller: 2204-B West 49th Street	FOR
Sam V. Quintanilla: 51 Rainey Street	AGAINST

COMMITTEE ACTION:

The members reviewed the information on the area and the street pattern. They concluded that this request as amended will be suitable zoning for the site. They recommend that this request be granted, as amended, subject to five feet or right-of-way on River Street.

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

COMMISSION ACTION:

The members reviewed the information presented on the present development of the area, and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of W. D. Dodson 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 60 Rainey Street and 606-608 River Street be GRANTED, as amended, subject to five feet of right-of-way on River Street.

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

ABSENT: Mrs. Ashworth

C14-72-292 Joe Colvin: A, 1st to GR, 1st
308-310 West Oltorf Street

STAFF REPORT:

This property is located on a major arterial street approximately one block from South First Street. Zoning in the area is mixed, ranging from "A" Residence to "C" Commercial. Across the street are single-family homes facing Oltorf Street, and the quality of development improves to the east. "O" Office zoning was recently approved by the Planning Commission to the west of this tract, and "GR" General Retail zoning was approved for the southwest corner of Durwood and Oltorf Streets. A previous Commission recommended "B" Residence zoning, rather than "LR" Local Retail zoning as requested, on a tract at the northwest corner of Oltorf and Wilson Streets, in deference to the single-family neighborhood to the east.

While this block is in transition, it is felt that the "A" Residence development east of Wilson Street should be protected. The staff recommends that this request be denied, but that "O" Office, First Height and Area be granted, subject to ten feet of right-of-way on Oltorf Street to bring it to eighty feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Oak Creek Village Charitable Trust;	
Catholic Diocese of Austin: 2324 Wilson Street	AGAINST
Gerald M. Clopton: 2310 Forest Avenue	AGAINST
Norene Beck: 2410 Wilson Street	AGAINST

PERSONS APPEARING

George Butler (representing applicant)	
Ralph D. Johnson: 2324 Wilson Street	AGAINST

COMMITTEE ACTION:

The members reviewed the development in the area and concluded that "GR" General Retail zoning is too intense for this site; they concluded that "O" Office zoning is appropriate for this tract, subject to ten feet of right-of-way on Oltorf Street.

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

COMMISSION ACTION:

The members reviewed the information and concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Joe Colvin for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 308-310 West Oltorf Street be DENIED, but recommend that "O" Office, First Height and Area be GRANTED, subject to ten feet of right-of-way on Oltorf Street.

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

ABSENT: Mrs. Ashworth

C14-72-298 Joe T. Robertson: A, 1st to B, 1st
3502 Bonnie Road

STAFF REPORT:

This property is located in west Austin east of Lake Austin and north of the Municipal Golf Course. Subject tract is part of a neighborhood which includes the Walsh Place Addition and Tobin Johnson's Subdivision. Minor residential streets with narrow surfacing designed for single-family development serve subject tract. It is noted that this tract is 300 feet from the closest major arterial street. The Board of Adjustment recommended denial for any change in zoning for subject tract in 1949 and the case was withdrawn prior to City Council hearing. At that time the Board also reiterated the inappropriateness of the 1939 change from "A" Residence zoning at the intersection of Robinhood Trail and Bonnie Road.

The Commission (and earlier the Board of Adjustment) has consistently recommended against changes in zoning for this area, the latest case being in 1972 for the corner of Enfield Road and Exposition Boulevard. The staff recommends that this case be denied. The staff feels that any further change in zoning would be an unnecessary intrusion into a single-family neighborhood with minor residential streets inadequate for other than "A" Residence development.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Dink Swearingen: 3901 Medical Parkway

Mrs. W. S. Arms: 1603 Raleigh

FOR

AGAINST

PERSONS APPEARING

R. H. Spiller, Jr.: 3511 Bridle Path

W. G. Mallard: 1603 Raleigh Avenue

AGAINST

AGAINST

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that this request should be denied as an intrusion into a single-family neighborhood with inadequate streets for higher density zoning.

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

COMMISSION ACTION:

The members noted the surrounding development and concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Joe T. Robertson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 3502 Bonnie Road be DENIED.

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

ABSENT: Mrs. Ashworth

C14-72-299 Crispi Wood: LR, 1st to GR, 2nd (as amended)
1109 South Interstate Highway 35

STAFF REPORT:

This property is located south of Town Lake and is part of a tract at the southeast corner of Riverside Drive and I.H. 35, both major arterial streets. Properties along I.H. 35 between Town Lake and Oltorf Street range in zoning from "B" Residence to "GR" General Retail. The applicant has amended his application to include 5,000 square feet of land at the south end of the corner tract. The site is essentially a hillside having a steep grade between the frontage road and the top of the bluff where there is a single-family neighborhood. The Commission recently recommended granting "GR" General Retail, Second Height and Area for a larger tract on the east side of I.H. 35, south of Woodland Avenue.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Ruel E. Snow: 1506 Lupine Lane

AGAINST

Earl Durflinger: 1503 Inglewood Street

AGAINST

PERSONS APPEARING

Paul Jones (representing applicant)

Ruel E. Snow: 1506 Lupine Lane

AGAINST

COMMITTEE ACTION:

The members reviewed the information presented on the existing development in the area and the surrounding zoning. They concluded that the request should be denied, but recommend that "GR" General Retail, First Height and Area be granted on 5,000 square feet of land, subject to field notes to describe the area to be rezoned.

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

COMMISSION ACTION:

The Commission reviewed the information on the area development.

COMMISSION VOTE:

To recommend that the request of Crispi Wood for a change of zoning from "LR" Local Retail, First Height and Area to "GR" General Retail, Second Height and Area, as amended, for property located at 1109 South Interstate Highway 35 be DENIED, but recommend that "GR" General Retail, First Height and Area be GRANTED on 5,000 square feet of land, subject to field notes to describe the area to be rezoned.

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

ABSENT: Mrs. Ashworth

C14-72-300 The Mt. Bonnell Lodge No. 2: B, 2nd to O, 2nd
1152-1154 Angelina Street

STAFF REPORT:

This property is located in east Austin and is part of the Kealing Urban Renewal Project. Subject tract is located on a residential street and is across from Kealing Junior High School. The Urban Renewal Plan calls for the most permissive use on subject tract to be apartment development. A restrictive covenant to this effect has been filed by the City.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Donna Jo Johnson Bridges (applicant)

Clifford Coffman: Urban Renewal Agency

AGAINST

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be denied, as it is not in accordance with the Urban Renewal Plan for this area.

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

COMMISSION ACTION:

The Commission members concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of The Mt. Bonnell Lodge No. 2 for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 1152-1154 Angelina Street be DENIED.

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

ABSENT: Mrs. Ashworth

C14-72-301 M. H. Flournoy: A, 1st to BB, 1st
300 and 301 Idlewood Cove
6201-6209 Glen Meadow Drive

STAFF REPORT:

This property is located in the interior of a new single-family neighborhood known as Flournoy's Sweetbriar Addition. Subject property is served by minor residential streets with narrow surfacing and is about 1000 feet from the closest major arterial street. The staff recommends that this case be denied as an intrusion into a single-family neighborhood with inadequate streets to serve other than "A" Residence uses. Subject tracts are each 8,250 square feet and are large enough for duplex development. If granted a change in zoning, five feet of right-of-way will be needed from Craigmont Drive, Glen Meadow Drive and Idlewood Cove for each tract. However, additional right-of-way will reduce the area to less than the required minimum for "BB" Residence zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Charles E. Baker: 6200 Waycross Drive

AGAINST

PERSONS APPEARING

M. H. Flournoy (applicant)

C14-72-301 M. H. Flournoy--Contd.

COMMITTEE ACTION:

The members reviewed the information; Mr. Barrow stated that the requested zoning is not appropriate and would be an intrusion into the area. He suggested duplex development would be in keeping with the area. The members concluded that this request should be denied.

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

ABSTAIN: Mr. Hetherly

COMMISSION ACTION:

The Commission members reviewed information presented on the development of this area and the streets, noting that these tract are large enough for duplex development.

COMMISSION VOTE:

To recommend that the request of M. H. Flournoy for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 300 and 301 Idlewood Cove and 6201-6209 Glen Meadow Drive be DENIED.

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

ABSTAIN: Mr. Hetherly

ABSENT: Mrs. Ashworth

C14-72-302 M. H. Flournoy: A, 1st to B, 1st
5917-6009 South First Street
611-613 and 604-606 Flournoy Drive

STAFF REPORT:

This property is part of a residential area with single-family development abutting to the north and the east. During 1969 the northwest corner of South First Street and Flournoy Drive (Turtle Creek Boulevard) was granted "BB" Residence zoning due to the irregular shape of the tract and the difficulty of development for standard single-family use. Requirements of screening, a limitation of curb cuts, and a common driveway were placed on this property in deference to the single-family homes across the street. A Planned Unit Development has recently been approved for this same tract. The southwest corner of this intersection was also a part of the earlier zoning cases but was removed from the application. South First Street is classified as a major arterial street. Flournoy Drive is a minor collector street.

The staff recommends that this case be denied. This would be an intrusion into a single-family neighborhood. Homes front on South First Street in this immediate area and abut subject tract. The properties in question are platted for single-family development as part of a larger subdivision and each lot is sufficiently large to be developed with duplexes.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

M. H. Flournoy (applicant)

C14-72-302 M. H. Flournoy--Contd.

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The members reviewed the information on the surrounding zoning in the area and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of M. H. Flournoy for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5917-6009 South First Street and 611-613/604-606 Flournoy Drive be DENIED.

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

ABSENT: Mrs. Ashworth

C14-72-303 Marlin L. Boyd: C, 6th to D, 6th
4533-4605 South Congress Avenue

STAFF REPORT:

This property is located on a major arterial in south Austin within an area of permissive zoning. The Master Plan indicates manufacturing and related uses for subject property. A subdivision is required to legally identify this tract which is less than three acres and to provide for right-of-way for Lucksinger Lane. The staff recommends that this case be granted, subject to a subdivision and necessary right-of-way to bring Lucksinger Lane to 70 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Clyde Smith: P. O. Box 1883

FOR

PERSONS APPEARING

Mr. Thomas (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and noted that the requested zoning is in accordance with the Master Plan adopted for this area. They concluded that this request should be granted, subject to the necessary right-of-way to bring Lucksinger Lane to seventy feet.

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

COMMISSION ACTION:

The Commission members reviewed the information presented on the area development.

C14-72-303 Marlin L. Boyd--Contd.

COMMISSION VOTE:

To recommend that the request of Marlin L. Boyd for a change of zoning from "C" Commercial, Sixth Height and Area to "D" Industrial, Sixth Height and Area for property located at 4533-4605 South Congress Avenue be GRANTED, subject to right-of-way on Lucksinger Lane to bring it to seventy feet.

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

ABSENT: Mrs. Ashworth

C14-72-304 Robert Meisel: O, 2nd to C-2, 2nd
501 West 18th Street
1706-1710 San Antonio Street

STAFF REPORT:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. & Mrs. Otto Calvin C. Weldon,

C/O Walter Wukasch: 403 West 19th Street

AGAINST

Walter Wukasch & Edna Swiedom: 403 West 19th Street

AGAINST

Mrs. C. W. Kallgren: 503 West 18th Street

AGAINST

PERSONS APPEARING

Mike Gilmore (representing applicant)

COMMITTEE ACTION:

At the request of the applicant, the members voted that that this request be withdrawn.

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

COMMISSION ACTION:

The Commission concurred with the Committee recommendation.

COMMISSION VOTE:

To WITHDRAW the request of Robert Meisel for a change of zoning from "O" Office, Second Height and Area to "C-2" Commercial, Second Height and Area for property located at 501 West 18th Street and 1710 San Antonio Street.

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

ABSENT: Mrs. Ashworth

C14-72-305 Lumbermen's Investment Corporation: A, 1st to LR, 1st
6700-6716 Sandshof Drive
6700-6714 Decker Lake Road

STAFF REPORT:

This property is located on a major arterial street and is part of a larger area under unified control for development. A general development plan was submitted and adopted by the Planning Commission in November, 1972 showing proposed collector streets and land use patterns. The proposed zoning conforms to the plan adopted by the Commission. The staff recommends that this case be granted.

C14-72-305 Lumbermen's Investment Corporation--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)

Jim Vere (representing applicant)

COMMITTEE ACTION:

The members reviewed the area and the proposed development. They concluded that this request should be granted, in accordance with the general development plan adopted previously.

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

COMMISSION ACTION:

The Commission members reviewed the information on the area.

COMMISSION VOTE:

To recommend that the request of Lumbermen's Investment Corporation for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 6700-6716 Sandshof Drive and 6700-6714 Decker Lake Road be GRANTED.

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

ABSENT: Mrs. Ashworth

C14-72-306 Citizens National Bank: A, 1st to B, 1st
5413 Harmon Avenue

STAFF REPORT:

This property is in a single-family neighborhood in north Austin and is served by a minor residential street with narrow surfacing. Single-family residences front on both sides of Harmon Avenue. Adjoining subject tract to the east is "C" Commercial zoning along I.H. 35. "B" Residence zoning exists to the north and is used as a driveway and parking area for a banking operation. The Commission recommended denial of this earlier case in 1963 as an intrusion into a single-family neighborhood. A decision was postponed by the City Council and the zoning was granted two years later in 1965. Very recently, additional "B" Residence zoning was recommended for further expansion of the same purpose. The single-family homes front on Harmon Avenue and any additional zoning change along Harmon Avenue will have a detrimental effect on the quality of homes located in this neighborhood. The staff recommends that this case be denied. The requested zoning would be an additional unwanted intrusion. Rezoning could well continue on a lot by lot basis and cause premature deterioration of these modest but nice single-family dwellings along Harmon Avenue. Rear property lines are acceptable points for different zoning districts. Therefore, "C" Commercial zoning along I.H. 35 should not be a precedent for rezoning of tracts on Harmon Avenue.

C14-72-306 Citizens National Bank--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Watt Schieffer: 1011 East 40th Street
PERSONS APPEARING
Phil Mockford (representing applicant)

FOR

COMMITTEE ACTION:

The members reviewed the history of the zoning in this area and the development of the surrounding area. Mr. Barrow stated that an extension of this zoning is an encroachment into the residential neighborhood, and noted that this zoning allows uses incompatible with the residential uses in existence. Mr. Betts stated that the bank should be allowed to expand their development. A motion to deny this request failed by the following vote:

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

The members then voted to refer this application to the full Commission.

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

COMMISSION ACTION:

The members reviewed the information. Mr. Stewart stated that the requested extension of zoning would not have a detrimental effect on the neighborhood. Mr. Barrow stated that the requested zoning would allow a better site plan for the proposed new bank building. The members expressed concern for the protection of the residential area. They concluded that this request should be granted, with limitation to one curb cut on Harmon Avenue, fencing along Harmon Avenue to align with the present fencing setback, and fencing where adjoining "A" Residence zoned property.

COMMISSION VOTE:

To recommend that the request of the Citizens National Bank for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5413 Harmon Avenue be GRANTED, subject to limitation to one curb cut on Harmon Avenue, fencing along Harmon Avenue to align with the present fencing setback, and fencing where adjoining property zoned "A" Residence.

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

C14-72-307 Intrastate Investments, Inc.: A, 1st to GR, 2nd (Tracts 1 & 2)
2800-2906 Robinson Avenue
1113-1117 East 30th Street
1103-1111 and 1112-1116 East 29th Street

STAFF REPORT:

This property is part of the Dancy Addition which is developed with older single-family homes. "C" Commercial zoning fronting I.H. 35 adjoins the west boundary of Tract 2. The Highway Department has acquired the property south of Tract 1 and it will be developed as a one-way access loop between I.H. 35 and East 26th Street. A deep cut will be required for the loop and no access will be allowed from Tract 1 to the ramp or to I.H. 35 as East 29th Street will be curbed where it joins I.H. 35. Therefore, any new development would be oriented through the single-family neighborhood on narrow residential streets. Tract 2, as is the case with Tract 1, fronts the single-family homes directly across Robinson Avenue.

Tract 1 was the subject of a zoning case application for "B" Residence, Second Height and Area in May 1972. The City Council agreed with the Planning Commission recommendation of "BB" Residence, First Height and Area, subject to limitation of six units per acre, which is equal to "A" Residence density. A minimal zoning change was approved to allow flexibility in design because of the unusual shape of the tract, but the density was limited to maintain the single-family character of the neighborhood. This case has been withdrawn by the Council at the request of the applicant.

The staff recommends that this case be denied as an intrusion into a single-family area with a general street pattern inadequate for development more permissive than "A" Residence. The traffic generated by higher density and more permissive development would cause premature deterioration of this single-family neighborhood. The noise level will be less for this property as a result of the grade separation between Tract 1 and the proposed loop.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. Evelyn B. Aldrich: 3101 Robinson Avenue
PERSONS APPEARING
Phil Mockford (representing applicant)

FOR

COMMITTEE ACTION:

The members reviewed the information and noted that the tract will have excellent access when developed with the tract fronting I. H. 35 as proposed by the applicant. They concluded that this zoning should be granted, subject to the vacation of 29th Street, which will protect the residential area from undesirable traffic.

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

COMMISSION ACTION:

The Commission reviewed the area, and were in agreement with the Committee recommendation.

C14-72-307 Intrastate Investments, Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of Intrastate Investments, Inc., for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, Second Height and Area for property located at 2800-2906 Robinson Avenue, 1113-1117 East 30th Street and 1103-1111 and 1112-1116 East 29th Street be GRANTED, subject to the vacation of 29th Street at this location.

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

ABSENT: Mrs. Ashworth

C14-72-308 Estate of Mary Schutz, R. L. Schutz, Administrator: B, 2nd to
609-611 West 28th Street LR, 2nd

STAFF REPORT:

This property is located in the University Area, which is developed with single-family homes, rooming houses, sororities, fraternities, and apartments. Some "A" Residence and limited "O" Office zoning exists in the interior of this area. West 28th Street is a neighborhood collector street. In 1966, the Commission recommended denial of "LR" Local Retail zoning on the southeast corner of 28th Street and Rio Grande Avenue which adjoins to the west of subject tract. The City Council overruled the Commission recommendation. The current Council denied "GR" General Retail zoning for this same tract to the west last month. Retail zoning for the limited area of a sign in the 2700 block of Rio Grande Avenue was denied in 1971. The staff recommends that the requested zoning be denied as an intrusion into an area basically multi-family in character and inconsistent with recent Planning Commission recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Educational Development Corp.: 2813 Rio Grande Street FOR

PERSONS APPEARING

D. C. Ebner (representing applicant)

Horace Silberstein: 2610 Cascade Drive AGAINST

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that the requested zoning would be too intense a use for this area. They concluded that "O" Office, Second Height and Area would be appropriate for this tract.

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

COMMISSION ACTION:

The members reviewed the zoning in this area and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Mary Schutz, R. L. Schutz, Administrator, for a change of zoning from "B" Residence, Second Height and Area to "LR" Local Retail, Second Height and Area for property located at 609-611 West 28th Street be DENIED, but recommend that "O" Office, Second Height and Area be GRANTED.

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

ABSENT: Mrs. Ashworth

C14-72-309 Leonard T. & Ina E. Evans: A, 1st to O, 1st
4107 Marathon Boulevard

STAFF REPORT:

This property is located on a collector street in north Austin and lies within a triangular area south of 42nd Street which is in transition to office zoning. In the past three years, seven cases of "O" Office zoning in this immediate area have been recommended by the Commission. The staff recommends that this case be granted. The requested zoning is consistent with Planning Commission recommendations for this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Conway Taylor: 4101 Marathon Boulevard

FOR

Irving Dochen: 4105 Medical Parkway

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, as it is in conformance with the area.

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

COMMISSION ACTION:

The Commission reviewed the information and concurred with the Committee.

COMMISSION VOTE:

To recommend that the request of Leonard T. and Ina E. Evans for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4107 Marathon Boulevard be GRANTED.

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

ABSENT: Mrs. Ashworth

C14-72-310 Madge Fyffe Darlington: A, 1st to B, 1st
416 West Alpine Road (rear)

STAFF REPORT:

This tract is located in south Austin and is a portion of a larger tract fronting on Alpine Road. The area along Alpine Road is in transition to apartment zoning and development. The area adjacent and to the north of subject tract is a stable single-family neighborhood. The applicant has indicated that the tract will be developed in conjunction with the apartment development on the adjacent tract zoned "LR" Local Retail which fronts on South First Street, a major arterial. The staff recommends that this case be granted, subject to an approved revised site plan for Special Permit CP14-72-05 and subdivision combining subject tract with the apartment dwelling group to the west. The subdivision would also include the remaining portion of the tract fronting on Alpine Road of which subject tract is a part. Right-of-way may be required on Alpine Road to bring it to 60 feet of right-of-way. The staff would have no objection to the proposed change in zoning with the tract being oriented to the major arterial street and the opportunity for review of a revised site plan.

C14-72-310 Madge Fyffe Darlington--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David L. Shapiro (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and agreed that the inclusion of this area will allow better development of the tract fronting on South First Street. They concluded that this request should be granted, subject to subdivision combining subject tract with the apartment dwelling group to the west; an approved revised site plan for Special Permit CP14-72-05; and necessary right-of-way on Alpine Road to bring it to sixty feet.

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

COMMISSION ACTION:

The members reviewed the information and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Madge Fyffe Darlington for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at the rear of 416 West Alpine Road be GRANTED, subject to subdivision combining subject tract with the apartment dwelling group to the west; an approved revised site plan for Special Permit CP14-72-05; and necessary right-of-way on Alpine Road to bring it to sixty feet.

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

ABSENT: Mrs. Ashworth

C14-72-311 Austex Development Co. Ltd.: A, 1st to B, 1st
8915-9007 Parkfield Drive
1203 Woodfield Drive

STAFF REPORT:

This property is located in north Austin within the interior of a developed section of the Quail Creek neighborhood and is across the street from the Wooldridge Elementary School. Subject tract is served by a residential collector street and a minor residential street.

The "B" Residence zoning to the south is part of property rezoned in 1968. A minor residential street was planned to buffer subject tract and the single-family neighborhood to the north from the proposed apartment development. The minor residential street has since been eliminated leaving no logical point of termination. This same earlier zoning case granted "BB" Residence for the tract bounded by Parkfield Drive, Norseman Terrace and Tronewood Drive. However, direct access was denied to Norseman Terrace by means of a restriction on the subdivision plat.

C14-72-311 Austex Development Co. Ltd.--Contd.

The staff recommends that this case be denied. The requested zoning is too far into the interior of the single-family, duplex neighborhood, and would create additional traffic across from the elementary school. The Commission has required buffering of the school as noted by no direct access being permitted to Norseman Terrace from the apartment development to the south. However, the location, size and depth of subject tract does not lend itself to these restrictions. All five lots included in this application have sufficient land area to be developed with duplexes. There is also the alternative of this tract being developed with townhouses. If granted a change in zoning, ten feet of right-of-way would be required to bring Woodfield Drive from fifty to sixty feet of right-of-way.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Louis Kirchofer, Jr. (representing applicant)	
Ed Hess: North Austin Civic Association	AGAINST
Mr. & Mrs. Willis Montgomery: 1213 Quail Park Drive	AGAINST
Charles Manus: 1208 Quail Park Drive	AGAINST
George Blofit: 1213 Quail Circle	AGAINST
Bill Gorman	AGAINST
Lillian Payne	AGAINST
Approximately thirty persons present	AGAINST

COMMITTEE ACTION:

The members reviewed the surrounding zoning in the area, and the traffic density. They noted the proximity of the elementary school to this tract. Mr. Barrow suggested that if "BB" Residence zoning is granted, with limitation to duplex density, a better development plan could be achieved. The members concluded that this request should be denied, as an intrusion into a single-family and duplex area, which would create serious traffic problems.

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

COMMISSION ACTION:

The Commission reviewed the information presented on the zoning, development and traffic in the area. They concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of the Austex development Company, Ltd., for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 8915-9007 Parkfield Drive and 1203 Woodfield Drive be DENIED.

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

ABSENT: Mrs. Ashworth

C14-72-312 Austex Development Co. Ltd.: A, 1st to BB, 1st (as amended)
9400 Block Grouse Meadow Lane
1201-1203 Rutland Drive
1110-1200 Rundberg Lane

STAFF REPORT:

This property is located in north Austin in the Quail Creek area; it is served by major streets to the north and south and is bisected by a minor residential street. Multi-family zoning is dominant to the northeast. The basic zoning in other directions is single-family with the exception of the retail zoning west of subject tract. The retail zoning just cited was granted during 1971 and was subject to a number of building setbacks, fencing and other shielding requirements in deference to the surrounding "A" Residence uses in this area. Also during 1971 the land across Rutland Drive from Tract 1 was rolled back from "BB" Residence and "LR" Local Retail to "A" Residence zoning for the development of a single-family neighborhood.

The staff recommends that this request be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to ten feet of right-of-way to bring Grouse Meadow Lane from fifty feet to sixty feet of right-of-way. The staff feels that "BB" Residence is more appropriate being across Rutland Drive and Rundberg Lane from single-family dwellings and is an extension of the "BB" Residence zoning which adjoins to the east.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Louis Kirchofer, Jr. (representing applicant)	
Hugh Heater: 9300 Quail Wood	AGAINST
Mr. & Mrs. Willis Montgomery: 1213 Quail Park Drive	AGAINST
Ed Hess: North Austin Civic Association	AGAINST
Arnold Creagle	AGAINST
Joe Teal	AGAINST
Mary Rankin	AGAINST
Approximately thirty persons present	AGAINST

COMMITTEE ACTION:

The members reviewed the information and noted the "LR" Local Retail zoning abutting this tract. Mrs. Ashworth stated that apartment development is appropriate for this area, but creation of additional traffic is undesirable. The members concluded that this request should be granted for "BB" Residence, First Height and Area, as amended, subject to ten feet of right-of-way on Grouse Meadow Lane.

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

COMMISSION ACTION:

The members reviewed the information presented on the adjacent zoning and the existing residential development of this area. They were in agreement with the Committee recommendation.

C14-72-312 Austex Development Co. Ltd.--Contd.

COMMISSION VOTE:

To recommend that the request of the Austex Development Company, Ltd., for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area, as amended, for property located at the 9400 block of Grouse Meadow Lane; 1201-1203 Rutland Drive; and 1110-1200 Rundberg Lane be GRANTED, as amended, subject to ten feet of right-of-way on Grouse Meadow Lane.

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

ABSENT: Mrs. Ashworth

C14-72-313 Robert L. Ogden: O, 2nd to C, 2nd
1406 West 6th Street
601 Oakland Avenue

STAFF REPORT:

This property is located on the corner of a major arterial street and an inadequate minor residential street, and lies within an area zoned primarily for apartments. The area is still predominantly developed with single-family dwellings. The "C" Commercial one block to the east and along West 6th Street has existed for many years and extends into the downtown area. A case for "O" Office zoning was denied in 1971 for a similar size tract on Pressler Street northeast of subject property. The Commission, in 1967, recommended office zoning to the west on the southeast corner of West 6th Street and West Lynn Street. The case was dismissed this year for failure to meet conditions of right-of-way. The staff recommends that this case be denied as an intrusion into an area of residential character. "C" Commercial is a semi-industrial wholesale district which would be incompatible with the development in this neighborhood. If granted a change in zoning, five feet of right-of-way would be required to provide one-half the right-of-way to bring Oakland Avenue to sixty feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Sol Smith: Smith & Krumholz: 815 Brown Building	FOR
Charles Maund: 1214 West Sixth Street	FOR
Madert Properties: 4406 Sinclair	FOR
Selma W. Gilliland: 1401 West Sixth Street	AGAINST
Johann Matthison: 1403 West Sixth Street	AGAINST
R. L. Bynum: 1404 West Sixth Street	AGAINST
Mrs. John H. Johnson: 321 Queen Anne Court, San Antonio	AGAINST

PERSONS APPEARING

Mr. & Mrs. Robert L. Ogden (applicant)	
Tommy Brown	FOR
Tim Brown	FOR
Jane Smoot: 1316 West Sixth Street	AGAINST
Mrs. Edwin Alley: 1317 West Sixth Street	AGAINST

COMMITTEE ACTION:

The members reviewed the information on the surrounding zoning and development. Mr. Hetherly stated that while the present use is not undesirable, the operation requires a zoning change which would be an intrusion into this residential area. The members concluded that this request should be denied.

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

C14-72-313 Robert L. Ogden--Contd.

COMMISSION ACTION:

The members reviewed the area development, and noted that the residential homes should be protected from intrusion. They concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Robert L. Ogden for a change of zoning from "O" Office, Second Height and Area to "C" Commercial, Second Height and Area for property located at 1406 West Sixth Street and 601 Oakland Avenue be DENIED.

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

ABSENT: Mrs. Ashworth

C14-72-314 Henry Ramsey, et al: A, 1st to B, 1st (as amended)
1406-1412 Wheless Lane

STAFF REPORT:

This property is located in north Austin between the Colonial Hills single-family neighborhood and U.S. Hwy 290. Properties north of Wheless Lane, including subject tract, are in transition to apartment zoning and development. Properties south of Wheless Lane are part of a stable single-family development that faces the area in transition. All non-residential zoning has been limited to land fronting on the major arterial, U.S. Hwy 290. The Planning Commission recently recommended "B" Residence, First Height and Area in lieu of "B" Residence, Second Height and Area for property two tracts to the east of subject tract. The staff recommends that the case be denied, but recommends that "B" Residence, First Height and Area be granted subject to subdivision to identify this property and ten feet of right-of-way on Wheless Lane.

The staff considers apartment zoning to be more compatible and would have less of a deteriorating effect on the single-family neighborhood across Wheless Lane. A change to "O" Office zoning would be a precedent for additional rezoning along Wheless Lane which is inadequate to serve more intense development as it has only thirty feet of surfaced width.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Henry Ramsey (applicant)

COMMITTEE ACTION:

The members reviewed the information; the staff reported that the applicant has amended this request to "B" Residence, First Height and Area. The Committee concluded that this request should be granted, as amended, as compatible with the area, and subject to subdivision and ten feet of right-of-way on Wheless Lane.

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

ABSTAIN: Mr. Hetherly

C14-72-314 Henry Ramsey, et al--Contd.

COMMISSION ACTION:

The members reviewed the information presented on the zoning in the area and street pattern. They were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Henry Ramsey, et al, 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 1406-1412 Wheless Lane be GRANTED, as amended, subject to subdivision and ten feet of right-of-way on Wheless Lane.

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

Mrs. Mather

ABSTAIN: Mr. Hetherly

ABSENT: Mrs. Mather

C14-72-315 Estate of Dr. Glevis W. Cleveland: B, 2nd to O, 2nd
1209 Parkway

STAFF REPORT:

This property is located in west Austin in an area of zoning and development ranging from "B" Residence to "C" Commercial. Parkway is considered a major street, being an extension of Enfield Road. The staff recommends that this case be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Gil Kuykendall: 2510 Kenmore Court

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information on the area and a letter from the Traffic and Transportation Department commenting on the limited access to subject tract. They concluded that this request should be granted as consistent with the area.

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

COMMISSION ACTION:

The Commission reviewed the zoning and development of this area.

COMMISSION VOTE:

To recommend that the request of the Estate of Dr. Glevis W. Cleveland for a change of zoning from "B" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 1209 Parkway be GRANTED.

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

ABSENT: Mrs. Ashworth

C14-72-316 Greenbriar Development Ltd., Partnership: 0, 1st to C, 1st
207 Anderson Lane East (rear)

STAFF REPORT:

This property is located in north Austin and is located at the rear of a commercially zoned tract of land fronting on U.S. Hwy 183. Subject tract is part of a 40-foot strip of "O" Office zoning required by the Commission and Council in 1967 as a buffer to the "A" Residence property to the south. This buffer is only one-half the depth of the buffer established on the property to the east of this same neighborhood.

During 1970, the "A" Residence property to the south was part of a request for "BB" Residence zoning. The application was amended to remove the property abutting subject tract. Therefore, it still remains "A" Residence and has since been platted for low-density residential use with the use of a cul-de-sac to eliminate direct access of the pending apartment development on Northcrest Boulevard. The staff recommends that this case be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

John C. Wilson: 105 Vaughn Building

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

Max Ehrlich: 7703 Eastcrest Drive

AGAINST

Misty Kinert

AGAINST

COMMITTEE ACTION:

The members reviewed the information on the area and expressed concern for the protection of the residential development. They requested that the applicant prepare a site plan for the proposed development for review by the full Planning Commission.

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

COMMISSION ACTION:

The members reviewed the revised site plans, noting that the neighborhood is offered better protection through the zoning of approximately one-half the existing buffer of "O" Office zoning, which will allow vehicular traffic to be between two buildings rather than adjacent to the adjoining property. Mrs. Mather pointed out that the applicant has reviewed the plans with the area residents and they are in agreement with the plan. The members reviewed three site plans and discussed building locations and shielding. They concluded that Plan 1-A was the most desirable, with the exception of the west boundary line, which should have a planted buffer.

COMMISSION VOTE:

To recommend that the request of Greenbriar Development Ltd., Partnership for a change of zoning from "O" Office, First Height and Area to "C" Commercial, First Height and Area for property located at the rear of 207 Anderson Lane East be GRANTED, subject to a restrictive covenant limiting development to site plan No. 1-A, except requiring planted buffer on the west boundary line.

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

ABSENT: Mrs. Ashworth

C14-72-317 Ignacio Loreda & L. Tonnett Byrd: A, 1st to GR, 1st
6323, 6325 and 6401 Thurgood Avenue

The staff reported that a request for postponement of this application has been recieved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

John H. Smith (representing applicant)

COMMITTEE ACTION:

At the request of the applicant, the Committee voted to postpone this request for thirty days.

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

COMMISSION ACTION:

The Commission concurred with the Committee recommendation.

COMMISSION VOTE:

To POSTPONE for thirty days the request of Ignacio Loreda and L. Tonnett Byrd for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 6323-6401 Thurgood Avenue at Ed Bluestein Boulevard.

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

ABSENT: Mrs. Ashworth

C14-72-318 Ignacio Loreda & L. Tonnett Byrd, Partnership: A, 1st to C, 1st
812-824 Shady Lane

The staff reported that a request for postponement of this application has been recieved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Don L. Lawford: 830 Airport Boulevard

FOR

PERSONS APPEARING

John H. Smith (representing applicant)

COMMITTEE ACTION:

At the request of the applicant, the Committee voted to postpone this request for thirty days.

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

COMMISSION ACTION:

The Commission concurred with the Committee recommendation.

C14-72-318 Ignacio Loredo & L. Tonnett Byrd, Partnership--Contd.

COMMISSION VOTE:

To POSTPONE for thirty days the request of Ignacio Loredo and L. Tonnett Byrd for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 812-824 Shady Lane.

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

ABSENT: Mrs. Ashworth

C14-72-319 Charles Wolf Estate & K.R.T., Inc.: A, 1st & B, 1st to O, 1st
1100-1126 Ben White Boulevard
4003-4017 Banister Lane

STAFF REPORT:

This property is located in south Austin in an area of apartment zoning and development. Limited "A" Residence zoning and development exists to the west. Nonresidential development and zoning exists along Ben White Boulevard. Banister Lane is classified as a collector street, but has insufficient right-of-way to serve the proposed land use in this area. The staff recommends that this case be granted, subject to a subdivision to identify subject tract and sufficient right-of-way to provide one-half the right-of-way necessary to bring Banister Lane to seventy feet from Southridge Drive to Ben White Boulevard and to sixty feet along the remainder of Banister Lane. With frontage on Ben White Boulevard and the right-of-way being brought up to standards, the staff feels that the requested zoning is appropriate.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)

Doris Davis: 4000 Banister Lane

NO OPINION

COMMITTEE ACTION:

The Committee reviewed the information presented on the area. Mr. Barrow stated that subdivision of these tracts should be required to insure frontage of the development on Ben White Boulevard. The members concluded that this request should be granted, as suitable development for this area, subject to subdivision combining properties and providing access on Ben White Boulevard; provision for one-half the necessary right-of-way to bring Banister Lane to seventy feet from Southridge Drive to Ben White Boulevard, and one-half the necessary right-of-way to bring the remainder of Banister Lane to sixty feet.

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

COMMISSION ACTION:

The members reviewed the information on the surrounding development and the proposed use of this tract.

Cl4-72-319 Charles Wolf Estate & K.R.T., Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of the Charles Wolf Estate & K.R.T., Inc. for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1100-1126 Ben White Boulevard and 4003-4017 Banister Lane be GRANTED, subject to subdivision combining properties and providing access on Ben White Boulevard; one-half the necessary right-of-way to being Banister Lane to seventy feet from Southridge Drive to Ben White Boulevard; and one-half the necessary right-of-way to bring the remainder of Banister Lane to sixty feet.

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

Cl4-72-320 Parker Heights, Inc.: GR, 1st to C-2, 1st
1405-1423 Burton Drive
Rear of 2101-2201 East Riverside Drive

STAFF REPORT:

This property is located in south Austin and fronts on a major arterial street being developed with retail uses. A limited area of "C-2" Commercial zoning exists across Riverside Drive from subject tract. The staff recommends that this case be denied, but recommends that the zoning be granted on the limited area of a building if developed as part of a shopping complex. The Commission has generally limited "C-2" Commercial zoning to small areas within shopping centers or large apartment complexes and areas with intensive commercial uses as permitted in "C" Commercial zoning districts.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that the requested zoning should be confined to a limited area of a building within the shopping complex.

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

COMMISSION ACTION:

The Commission concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Parker Heights, Inc., for a change of zoning from "GR" General Retail, First Height and Area to "C-2", Commercial, First Height and Area for property located at 1405-1423 Burton Drive and rear of 2101-2201 East Riverside Drive be DENIED but recommend that "C-2" Commercial, First Height and Area be GRANTED, on a limited area of a building within a shopping complex, subject to field notes for location of zoning.

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

C14-72-321 Olivia A. Dobbins: BB, 2nd to O, 2nd
107-111 Leland Street
2100-2102 Nickerson Street

STAFF REPORT:

This property is located in a residential area with Fulmore Junior High School and an older single-family neighborhood to the north and east, respectively. Nonresidential zoning and uses exist to the west along South Congress Avenue. Subject tract is served by narrow, minor residential streets. In 1968 the Planning Commission recommended "BB" Residence, First Height and Area rather than "BB" Residence, Second Height and Area and was overruled by the Council. Last month the Commission recommended denial of a change of zoning for the property to the south of subject tract. The staff recommends that this case be denied as an intrusion into a residential area with inadequate streets. The Planning Commission on two occasions has recommended a minimum change in zoning for this block. If granted a change in zoning, 7 1/2 feet should be required on Nickerson Street as one-half of the right-of-way to bring this 45-foot street to 60 feet, and 2 1/2 feet should be required on Leland Street to bring it to 60 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

The members reviewed the information on the existing development in this area and the history of zoning changes. They concluded that this request should be denied, but recommend that "O" Office, Second Height and Area be granted on the western half of the tract only, subject to subdivision and two and one-half feet of right-of-way on Leland Street.

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

COMMISSION ACTION:

The members reviewed the information and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Olivia A. Dobbins for a change of zoning from "BB" Residence, Second Height and Area to "O" Office, Second Height and Area for property located at 107-111 Leland Street and 2100-2102 Nickerson Street be DENIED, but recommend that "O" Office, Second Height and Area be GRANTED on the western one-half of this tract only, subject to subdivision and two and one-half feet of right-of-way on Leland Street.

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

ABSENT: Mrs. Ashworth

C14-72-322 Donald S. Thomas: B, 2nd to GR, 1st
1022-1044 Reinli Street
1015-1047 Clayton Lane
West side of Sheridan Avenue between Clayton Lane & Reinli Street

STAFF REPORT:

This property is located in north Austin, just north of Capital Plaza Shopping Center, and is bounded on three sides by 70-foot commercial collector streets. "C" Commercial zoning exists to the south and east of subject tract. The area north of Capital Plaza Shopping Center appears to be developing for office and apartment use, except along the major arterial streets. Subject tract is in the immediate proximity of the three major arterial streets: I.H. 35, Cameron Road, and U.S. 290. While owned by the City of Austin in 1971, this property was rezoned from "A" Residence and "C" Commercial to "B" Residence. The staff recommends that the requested zoning be granted. The staff has no objection to the change in zoning as adequate right-of-way abuts subject tract and is directly across Reinli Street from a major shopping center.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Henry Spillar: Route 7, Box 545

FOR

PERSONS APPEARING

Tom Curtis (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, as an appropriate use for this site.

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

COMMISSION ACTION:

The Commission concurred with the Committee recommendation, noting the existing development in the immediate area.

COMMISSION VOTE:

To recommend that the request of Donald S. Thomas for a change of zoning from "B" Residence, Second Height and Area to "GR" General Retail, First Height and Area for property located at 1022-1044 Reinli Street, 1015-1047 Clayton Lane and the west side of Sheridan Avenue between Clayton Lane and Reinli Street be GRANTED.

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

ABSENT: Mrs. Ashworth

C14-72-324 C. L. Reeves: LR, 1st to C-2, 1st
3428 Greystone Drive

STAFF REPORT:

This property is located in northwest Austin near the intersection of proposed MoPac Boulevard and Spicewood Springs Road, two major arterial streets. This immediate area is being zoned and developed with multi-family uses, except for the retail zoning near the intersection of the two major arterial streets. The Commission has generally limited "C-2" Commercial zoning to areas within shopping centers or apartment complexes and to areas with intensive commercial uses as allowed in "C" Commercial zoned districts. Subject tract fronts on Greystone Drive, a neighborhood collector street.

C14-72-324 C. L. Reeves--Contd.

The staff recommends that this case be denied as being inconsistent with the apartment-retail zoning and development in this area. It is the staff's understanding that the applicant desires this zoning for approximately 8,000 square feet rather than for the total area of 16,379 square feet as advertised.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (applicant)

COMMITTEE ACTION:

The members reviewed the information and voiced concern that a lounge might be developed at this location; they concluded that this request should be denied on the total area, but granted on an area of 8,000 square feet with development restricted to a package liquor store only.

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

COMMISSION ACTION:

The Commission members concurred with the Committee recommendation and noted that the surrounding development makes this location unsuitable for a lounge operation.

COMMISSION VOTE:

To recommend that the request of C. L. Reeves for a change of zoning from "LR" Local Retail, First Height and Area to "C-2" Commercial, First Height and Area for property located at 3428 Greystone Drive be DENIED, but recommend that "C-2" Commercial, First Height and Area be GRANTED on an area of approximately 8,000 square feet within a building, with development restricted to a package liquor store, and other uses allowed under "LR" Local Retail zoning, and subject to field notes for location of zoning.

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

ABSENT: Mrs. Ashworth

C14-72-325 Austex Development Co., Ltd.: Int. A, Int. 1st to LR, 1st (Tract C)
Northwest corner of Cherry Creek Drive & West Gate Boulevard

STAFF REPORT:

This tract is located in south Austin at the intersection of two major arterial streets within the Cherry Creek neighborhood. This tract has a drainage easement along the north boundary line. Subject tract was part of a 1972 request for "GR" General Retail zoning for the four corners of this intersection. The Planning Commission recommended "LR" Local Retail zoning for Tract C and that portion of Tract D south of the drainage easement. The Commission recommended that Tract C be limited to buildings of one story and apartment density of "BB" Residence, First Height and Area, and a six-foot privacy fence was required for all tracts where abutting "A" Residence zoning. Also, a site plan was required for all four tracts prior to construction to be approved by the Planning Commission with notification of site plan review to be sent to the residents of the area. The City Council overruled the Commission and denied any rezoning of the four corners.

C14-72-325 Austex Development Co., Ltd.--Contd.

The staff recommends that the zoning be granted, subject to the above recommended restrictions of the Planning Commission. The staff's primary concern would be that a change in zoning on these tracts should not be a precedent for any rezoning of the undeveloped "A" Residence land to the north.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Nelson Puett: 5425 Burnet Road	FOR
Mr. & Mrs. Manuel P. Machado: 5701 Burnhill Drive	AGAINST
Walter J. Arellano: 5702 Cherry Creek Drive	AGAINST
William A. Hedgepeth: 5603 Stoutwood Circle	AGAINST
Mr. & Mrs. David Busby: 5612 Burrough Cove	AGAINST

PERSONS APPEARING

Tom Curtis (representing applicant)	
Virginia McCarroll: 5800 Burrough Drive	AGAINST
R. D. Moore, Jr.: 2613 Coatbridge Drive	AGAINST
Robert K. Wall: 5900 Burnhill Drive	AGAINST
James Michael Hefley: 5803 Cherry Creek Drive	AGAINST
Sammy R. Jones: 5908 Burnhill Drive	AGAINST
James Kunschik: 5701 Cherry Creek Drive	AGAINST
Paul Ondrias: 3611 Coatbridge Drive	AGAINST
Milton A. Pankratz: 2612 Coatbridge Drive	AGAINST
Mr. & Mrs. Manuel P. Machado: 5701 Burnhill Drive	AGAINST
Mr. & Mrs. William A. Hedgepeth: 5603 Stoutwood Circle	AGAINST
Mr. & Mrs. Carlton Becker: 5802 Burnhill Drive	AGAINST
Mr. & Mrs. Tom Penick: 5803 Burnhill Drive	AGAINST
Mr. & Mrs. Walter Arellano: 5702 Cherry Creek Drive	AGAINST
Terry L. Belt: 906 West 21st Street	AGAINST
Robert Singhams: 5711 Cherry Creek Drive	AGAINST
William H. Johnson: 5700 Burrough Drive	AGAINST
Mr. & Mrs. Richard S. Flowers: 2615 Coatbridge Drive	AGAINST
Mr. & Mrs. John W. Shockey: 5701 Stoutwood Circle	AGAINST
Mr. & Mrs. Richard Weller: 5703 Burnhill Drive	AGAINST
James H. Aldridge: 5903 Burnhill Drive	AGAINST
Curtis L. Woodard: 5708 Cherry Creek Drive	AGAINST
Melvin Chambers: 5618 Bayton Loop	AGAINST
Mr. & Mrs. James L. Ward: 5704 Cherry Creek Drive	AGAINST

COMMITTEE ACTION:

The members reviewed the zoning and development in this area; Mrs. Ashworth stated that Cherry Creek Drive is a residential street not suited for high-density zoning, and this tract has residential homes developed on the adjacent property. Mr. Betts stated that "O" Office zoning would be an appropriate buffer for this location. A majority of the Committee concluded that this request should be denied, but recommend that "BB" Residence, First Height and Area be granted, subject to a six-foot privacy fence where abutting residential development.

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

C14-72-325 Austex Development Co., Ltd.--Contd.

COMMISSION ACTION:

The members reviewed the past history of this request. Mr. Betts stated that the original recommendation of the Planning Commission for "LR" Local Retail zoning for this tract should be upheld, as this is suitable zoning for the tract. Mr. Barrow stated that local retail development should not be granted on land adjacent to single-family home sites.

COMMISSION VOTE:

To recommend that the request of the Austex Development Company, Ltd., for a change of zoning from Interim "A", Interim First Height and Area to "LR" Local Retail, First Height and Area for property located at the northwest corner of Cherry Creek Drive & West Gate Boulevard be GRANTED, subject to restriction of apartment density to "BB" Residence, and 8x-foot privacy fencing where abutting "A" Residence property.

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

NAY: Messrs. Barrow and Faulkner. Mrs. Mather

ABSENT: Mrs. Ashworth

C14-72-326 Austex Development Co., Ltd.: Int. A, Int. 1st to LR, 1st
Northeast corner of Westgate Boulevard & Stassney Lane

STAFF REPORT:

This tract is located in south Austin at the intersection of two major arterial streets within the Cherry Creek neighborhood. This tract has a drainage easement along the north boundary line. Subject tract was part of a 1972 request for "GR" General Retail zoning for the four corners of this intersection. The Planning Commission recommended "LR" Local Retail zoning for Tract C and that portion of Tract D south of the drainage easement. The Commission recommended that Tract C be limited to buildings of one story and apartment density of "BB" Residence, First Height and Area, and a six-foot privacy fence was required for all tracts where abutting "A" Residence zoning. Also, a site plan was required for all four tracts prior to construction to be approved by the Planning Commission with notification of site plan review to be sent to the residents of the area. The City Council overruled the Commission and denied any rezoning of the four corners.

The staff recommends that the zoning be granted for the area south of the drainage ditch, subject to a six-foot privacy fence where abutting "A" Residence zoning. The staff's primary concern would be that a change in zoning on these tracts should not be a precedent for any rezoning of the undeveloped "A" Residence land to the north.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Nelson Puett: 5425 Burnet Road
Mr. & Mrs. Manuel P. Machado: 5701 Burnhill Drive
Walter J. Arellano: 5702 Cherry Creek Drive
William A. Hedgepeth: 5603 Stoutwood Circle
Mr. & Mrs. David Busby: 5612 Burrough Cove

FOR
AGAINST
AGAINST
AGAINST
AGAINST

PERSONS APPEARING

Tom Curtis (representing applicant)
Virginia McCarroll: 5800 Burrough Drive

AGAINST

C14-72-326 Austex Development Co., Ltd.--Contd.

R. D. Moore, Jr.: 2613 Coatbridge Drive	AGAINST
Robert K. Wall: 5900 Burnhill Drive	AGAINST
James Michael Hefley: 5803 Cherry Creek Drive	AGAINST
Sammy R. Jones: 5908 Burnhill Drive	AGAINST
James Kunschik: 5701 Cherry Creek Drive	AGAINST
Paul Ondrias: 3611 Coatbridge Drive	AGAINST
Milton A. Pankratz: 2612 Coatbridge Drive	AGAINST
Mr. & Mrs. Manuel P. Machado: 5701 Burnhill Drive	AGAINST
Mr. & Mrs. William A. Hedgepeth: 5603 Stoutwood Circle	AGAINST
Mr. & Mrs. Carlton Becker: 5802 Burnhill Drive	AGAINST
Mr. & Mrs. Tom Penick: 5803 Burnhill Drive	AGAINST
Mr. & Mrs. Walter Arellano: 5702 Cherry Creek Drive	AGAINST
Terry L. Belt: 906 West 21st Street	AGAINST
Robert Singhams: 5711 Cherry Creek Drive	AGAINST
William H. Johnson: 5700 Burrough Drive	AGAINST
Mr. & Mrs. Richard S. Flowers: 2615 Coatbridge Drive	AGAINST
Mr. & Mrs. John W. Shockey: 5701 Stoutwood Circle	AGAINST
Mr. & Mrs. Richard Weller: 5703 Burnhill Drive	AGAINST
James H. Aldridge: 5903 Burnhill Drive	AGAINST
Curtis L. Woodard: 5708 Cherry Creek Drive	AGAINST
Melvin Chambers: 5618 Bayton Loop	AGAINST
Mr. & Mrs. James L. Ward: 5704 Cherry Creek Drive	AGAINST

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that the requested zoning is appropriate, as the tract is located on two major arterial streets. They concluded that this zoning should be granted on the area of the tract south of the drainage easement, subject to a six-foot privacy fence where abutting "A" Residence zoning and field notes to designate the area zoned.

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

COMMISSION ACTION:

The members reviewed the area and agreed that this tract is an appropriate location for local retail uses.

COMMISSION VOTE:

To recommend that the request of Austex Development Company, Ltd., for a change of zoning from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area for property located at the northeast corner of Westgate Boulevard and Stassney Lane be DENIED, but to recommend that "LR" Local Retail, First Height and Area be GRANTED on the area of the tract south of the drainage easement, subject to field notes to describe the area, and six-foot privacy fencing where abutting "A" Residence zoning.

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

ABSENT: Mrs. Ashworth

C14-72-327 Roberta P. Dickson: Int. A, Int. 1st to O, 2nd
4401 East Riverside Drive

STAFF REPORT:

This property is located in south Austin on a major arterial street and is oriented to the intersection of Riverside Drive and Pleasant Valley Road which is planned for retail development. There are pending "GR" General Retail zoning cases across Riverside Drive and to the west of subject tract which have been recently recommended by the Planning Commission. The staff recommends that this case be granted. The requested zoning is consistent with recent Planning Commission recommendations for this area and represents a reasonable transition in zoning from the major intersection to the west.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Roberta P. Dickson (applicant)

COMMITTEE ACTION:

The members reviewed the information and agreed that this requested is in conformance with the area. They noted that the right-of-way required on Riverside Drive will be varying, to bring this street to 120 feet. They concluded that this request should be granted, subject to right-of-way on Riverside Drive.

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

COMMISSION ACTION:

The Commission reviewed the information as presented and were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Roberta P. Dickson for a change of zoning from Interim "A" Residence, Interim First Height and Area to "O" Office, Second Height and Area for property located at 4401 East Riverside Drive be GRANTED, subject to varying right-of-way on East Riverside Drive to bring it to 120 feet.

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

ABSENT: Mrs. Ashworth

C14-72-328 David B. Barrow: Int. A, Int. 1st to GR, 1st (Tract 1), O, 1st
(Tract 2) (as amended) & B, 1st (Tract 3)

Tract 1 - 3440-3532 Far West Boulevard and
bounded on the east by MoPac right-of-way.
Tract 2 - Rear of 3462-3532 Far West Boulevard
and 7115-7219 Wood Hollow Drive (proposed).
Tract 3 - Rear of 3540-3636 Far West Boulevard
7115-7401 Hart Lane and 3543-3611 Grey Stone
Drive and 7114-7440 Wood Hollow Drive (proposed).

STAFF REPORT:

This property is located in northwest Austin west of Balcones Drive and north of Far West Boulevard in an area of existing and planned low-density development. Tract 1 fronts on Balcones Drive and Far West Boulevard, both major

C14-72-328 David B. Barrow--Contd.

arterial streets. The "GR" General Retail zoning requested is compatible with the plan for this area and consistent with recent Planning Commission recommendations. Tract 2 is located on top of a bluff north of Far West Boulevard along which retail uses are anticipated. Adjoining to the north of subject tract is pending and existing "BB" Residence zoning. A 410-unit apartment dwelling group to the north under "BB" Residence zoning was recently approved by the Planning Commission. Subject tract fronts on a planned neighborhood collector street, Wood Hollow Drive.

Tract 3 is also situated above the bluff even farther west and extending to the edge of single-family homes. The predominant zoning is "A" Residence with an existing single-family neighborhood to the northwest developed to a density of approximately three units per acre. Land to the northeast and east is zoned "BB" Residence for medium-density apartments. This tract fronts on two neighborhood collector streets, Hart Lane and Greystone Drive.

The staff feels that the "GR" General Retail zoning on Tract 1 is compatible with the plan for this area. However, it is felt that the proposed use of the gravel pit area for a shopping center, approximately ninety-three acres, is the appropriate area for commercial zoning. Also, the bluff provides a good buffer and break between commercial and residential zoning. For Tracts 2 and 3, "BB" zoning is considered more compatible with the character of low-density residential use in this area. The Commission may wish to recommend that zoning on Tract 3 be subject to a restrictive covenant limiting the four corners of Hart Lane and Greystone Drive to uses permitted in "A" Residence zoning. This approach was taken by the City Council in the recent case at the southeast and southwest corners of Mesa Drive and Hwy 183. The covenant would apply to lots owned by the applicant.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David B. Barrow (applicant)

Charles F. Stahl (representing applicant)

COMMITTEE ACTION:

The members reviewed the development of the area and concluded that this request should be granted, as amended, as appropriate for the area, as follows:

"GR" General Retail, First Height and Area (Tract 1)

"O" Office, First Height and Area (Tract 2) (as amended)

"B" Residence, First Height and Area (Tract 3)

This recommendation is subject to a restrictive covenant limiting the four corners of Hart Lane and Greystone Drive to uses permitted in "A" Residence zoning.

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

ABSTAIN: Mr. Barrow

C14-72-328 David B. Barrow--Contd.

COMMISSION ACTION:

The members reviewed the existing and proposed development of this area and concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of David B. Barrow for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area (Tract 1), "O" Office, First Height and Area (Tract 2) (as amended), and "B" Residence, First Height and Area (Tract 3), for property located at 3440-3532 Far West Boulevard and bounded on the east by the MoPac right-of-way (Tract 1); rear of 3462-3532 Far West Boulevard and 7115-7219 Wood Hollow Drive (proposed) (Tract 2); rear of 3540-3636 Far West Boulevard, 7115-7401 Hart Lane, 3543-3611 Grey Stone Drive, and 7114-7440 Wood Hollow Drive (proposed) (Tract 3), be GRANTED, (as amended), subject to a restrictive covenant limiting the four corners of Hart Lane and Greystone Drive to uses permitted in "A" Residence zoning.

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

PLANNED UNIT DEVELOPMENTS

C814-72-016 Clear Creek Properties, Inc.: "Green Slopes"
6800-7200 Meadow Lake Boulevard (proposed)

STAFF REPORT:

This is a Planned Unit Development consisting of 236 attached single-family dwellings located south of North Bluff Drive (Chunn Lane), approximately one mile east of Interstate Highway 35. Indian Hills, Section 4, adjoins this tract to the northwest. This development on thirty-one acres has a density of 7.31 units per acre. Proposed amenities include a recreation center with a swimming pool, tennis courts, a day care center with outdoor play area, and a large central common area of approximately one acre in size with several smaller open common areas throughout the project. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Carl B. Morris (representing applicant)
Thomas Shefelman, Architect (representing applicant)

COMMITTEE ACTION

The members reviewed the site plan information; Mr. Barrow stated that the plan is excellent. The members concluded that this request should be granted, subject to departmental requirements, except not requiring an additional entrance; deleting the thirty-foot approach requirement; and partially deleting back-out of parking spaces on the curve of the main drive.

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

C814-72-016 Clear Creek Properties, Inc.--Contd.

COMMISSION ACTION:

The Commission reviewed the information presented on the site plan; they concurred with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Clear Creek Properties, Inc., for a Planned Unit Development to be developed on property located at 6800-7200 Meadow Lake Boulevard (proposed), be GRANTED, subject to departmental requirements, except not to require additional entrance; to delete the thirty-foot approach requirement; and partially deleting back-out of parking spaces on curve of main drive.

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

ABSENT: Mrs. Ashworth

C814-72-017 Glyn D. Durham and Westover Hills of Texas, Inc.: "Mesa Verde Mesa Drive Garden Homes"

The staff reported that a letter has been received from one of the area residents requesting the postponement of this hearing for thirty days; the applicant has agreed to this postponement.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Russell L. Knight: 8507 Silver Ridge Drive	AGAINST
Dr. & Mrs. Frederick N. Martin: 8613 Silver Ridge Drive	AGAINST
Dr. Weldon B. Adair: 8510 Silver Ridge Drive	AGAINST
Eugene B. Jackson: 8512 Silver Ridge Drive	AGAINST
Leon Black: 3901 Hyridge Drive	AGAINST
John J. Hagan: 4103 Rockford Lane	AGAINST
Mr. & Mrs. William M. Clark, Jr.: 8607 Silver Ridge Dr.	AGAINST
George R. Brooking: 8610 Mesa Drive	AGAINST
Mickey Francis: 8606 Silver Ridge Drive	AGAINST
C. N. Sprott: 8605 Silver Ridge Drive	AGAINST

PERSONS APPEARING

Harold E. Estes: 4025 Greenhill Place	AGAINST
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COMMITTEE ACTION:

The members noted the request of the area resident and then voted to postpone this hearing for thirty days.

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

COMMISSION ACTION:

The staff reported that the applicant has requested withdrawal of this Planned Unit Development application.

COMMISSION VOTE:

To allow the application of Glyn D. Durham and Westover Hills of Texas, Inc., for a Planned Unit Development located on Mesa Drive to be WITHDRAWN.

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

ABSENT: Mrs. Ashworth

C814-72-018 Fred Earhart, Trustee: Kings Point, Section One
2.5 miles west of Mansfield Dam on FM Road 620

STAFF REPORT:

This Planned Unit Development is located between FM Road 620 and Lake Travis, approximately 2.5 miles west of Mansfield Dam. The area of the site is 196.8 acres; the applicant proposes 307 dwelling units (265 attached and 51 detached) for a density of 1.57 units per acre. Full advantage has been taken of the hilly, wooded terrain, and the project is designed to provide all units with an unobstructed view, with retention of most of the natural vegetation. The amenities include eleven tennis courts, three swimming pools, one handball court, 3.6 miles of hiking trails, and a marina with stalls for 180 boats minimum and 220 maximum. In addition, a club is proposed which will accommodate one hundred people. The area will be served with a sewage treatment plant located on the project. The site plan has been circulated to the various City departments and the comments are on file with the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Kilian Fehr, Architect (representing applicant)

Ernest Stewart, Jr.: Route 8, Box 456

Don Emerson: 403 East 15th Street

John Avent: 2021-B Wheless Lane

FOR

FOR

FOR

COMMITTEE ACTION

The members reviewed the information submitted on the site plan. They concluded that this request should be granted, subject to departmental requirements to include provision for access to this tract through the Stewart property; and a variance concerning building locations.

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

COMMISSION ACTION:

The members reviewed the information as presented on the site plan. They were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of Fred Earhart, Trustee, for a Planned Unit Development to be located on property 2.5 miles west of the Mansfield Dam on FM Road 620 be GRANTED, subject to departmental requirements to include provision for access to this tract through the Stewart property, and a variance concerning building locations.

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

ABSENT: Mrs. Ashworth

SPECIAL PERMITS

CP14-72-064 Chlora K. Bowen: Day Care Center
5202 Avon Place

STAFF REPORT:

This application has been filed as required under Section 4, Sub-Section 8, Paragraph 6, 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 a day care center to be developed in the applicant's residence. The zoning on this tract is "A" Residence, First Height and Area, and a special permit for this use is required for thirteen or more children. The applicant intends to accommodate eighteen children. The residence is on a cul-de-sac with thirty feet of paving, which will not carry a large volume of traffic. The site plan has been circulated to the various City departments and comments are on file at the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Chlora K. Bowen (applicant)

COMMITTEE ACTION:

The members reviewed the information; they discussed parking facilities to be required and agreed that requirements of the State Welfare Department should be met. They concluded that this request should be granted, subject to departmental requirements, limitation of eighteen children to be served, and one parking space required for each employee.

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

COMMISSION ACTION:

The members reviewed the information and information presented on the area, street pattern and the proposed use.

COMMISSION VOTE:

To APPROVE the request of Chlora K. Bowen for a special permit for the operation of a day care center on property located at 5202 Avon Place, subject to departmental requirements, limitation of eighteen children, and one parking space required for each employee, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mrs. Ashworth

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.

CP14-72-065 K S C Properties: 100-Unit Apartment Community
6886-6900 Hart Lane
3715-3800 North Hills Drive

STAFF REPORT:

This application has been filed as required under Section 4-A, Sub-Section 6, 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 a 100-unit apartment complex on 5.0 acres of land, consisting of thirty-eight one-bedroom apartments, forty-four two-bedroom apartments and eighteen three-bedroom apartments, located on Hart Lane at North Hills Drive. The access to this tract will be from Hart Lane, with no access to North Hills Drive. The site plan has been circulated to the various City departments and comments are on file at the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mike Hart (representing applicant)

Shannon Griggs: 6211 W. NW Highway, Dallas, Texas

Mrs. Steve Holmes

FOR

AGAINST

COMMITTEE ACTION:

The members reviewed the site plan presented and the development of the area. They were of the opinion that this request should be granted, as appropriate use for the site, subject to departmental requirements, excluding the driveway width of thirty feet.

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

ABSTAIN: Mr. Barrow

COMMISSION ACTION:

The Commission members reviewed the plans for the area and information presented on the proposed development.

COMMISSION VOTE:

To APPROVE the request of K S C Properties for a special permit for the development of a 100-unit apartment complex on property located at 6886-6900 Hart Lane and 3715-3800 North Hills Drive, subject to departmental requirements, excluding the requirement for driveway width of thirty feet, and authorized the Chairman to sign the necessary resolution upon completion.

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

Mrs. Mather

ABSTAIN: Mr. Barrow

ABSENT: Mrs. Ashworth

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.

CP14-72-066 Charles Key: 212-Unit Apartment Complex
Willow Creek Drive

STAFF REPORT:

This application has been filed as required under Section 45-19, Sub-Section i, Paragraph 5, and according to the procedure as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for an apartment complex on 7.08 acres of land located at the southeast corner of Willow Creek Drive and Anken Drive, approximately 150 feet north of proposed East Oltorf Street. Access to this tract will be from Willow Creek Drive and Anken Drive. The applicant proposes 132 one-bedroom apartments and eighty two-bedroom apartments, with two swimming pools, a tennis court and a recreation building. The zoning on the tract is "B" Residence, First Height and Area, pending approval of final subdivision plat for the site. The plan has been circulated to the various City departments and comments are on file at the Planning Department.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

Charles Baromeo, Jr. (representing applicant)

COMMITTEE ACTION:

The members reviewed information on the area and the site plan of the development. They noted that the parking areas and the driveways should meet the requirements of the City Ordinance. They concluded that this request should be granted, subject to departmental requirements and conformance with the parking schedule.

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

COMMISSION ACTION:

The members reviewed the information presented; they concurred with the Committee recommendation.

COMMISSION VOTE:

To APPROVE the request of Charles Key for a special permit for the development of a 212-unit apartment complex on property located on Willow Creek Drive, subject to departmental requirements, and conformance with the City's proposed parking schedule, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mrs. Ashworth

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.

CP14-72-067 Redman Development Corporation: 456-Unit Apartment Complex
Southwest corner of Balcones Drive and Cima Serena Drive

STAFF REPORT:

This application has been filed as required under Section 4-A, Sub-Section 6, 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 to construct 456 apartments on a 20.1 acre tract at the intersection of Cima Serena Drive and Balcones Drive. The tract is zoned "BB" Residence, First Height and Area, with a restriction of density to fifteen dwelling units per acre on a 130-foot strip from the driveway from Cima Serena Drive to the west property line. The proposed overall density is approximately twenty-two units per acre. The site plan has been circulated to the various City departments and the comments are on file with the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Smyrl (representing applicant)

Pat Carlisle: 3610 Cima Serena Drive

NO OPINION

Harold A. Martinson: 3710 Cima Serena Drive

NO OPINION

COMMITTEE ACTION:

The members reviewed the information, and were of the opinion that additional changes as proposed by the applicant warranted review of a revised site plan. They voted to continue this hearing to the full Commission.

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

COMMISSION ACTION:

The Commission members reviewed the revised site plan and noted that this revision satisfies the departmental requirements.

COMMISSION VOTE:

To APPROVE the request of the Redman Development Corporation for a special permit for the development of a 456-unit apartment complex on property located at the southwest corner of Balcones Drive and Cima Serena Drive, subject to departmental requirements and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mrs. Ashworth

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

OTHER BUSINESS

C2-72-1(o) City of Austin

From Suburban Residential to Planned Development Area on approximately 100 acres bounded on the south by Blue Goose Road, on the north by a line approximately 3600 feet north of and parallel to Blue Goose Road, on the east by the east property line of the Barlow Tract.

STAFF REPORT:

This application is located on property adjacent to Blue Goose Road north of U. S. Highway 290 approximately four miles east of Ed Bluestein Boulevard. The property is within the extraterritorial jurisdiction of the City of Austin, and is presently designated for residential use. At present the property is owned by Edmund J. Fleming, Trustee, however, if approved, as a landfill site the City of Austin will purchase the property to operate a "Type I" sanitary landfill. It is proposed that this site will serve as a waste disposal area for the City of Austin collection vehicles only, covering the north 1/3 of the city. This is an area of approximately 25 square miles with a population of about 75,000 to 80,000 residents. Two other sites near Walnut Creek were considered by exploratory drilling indicate the presence of gravel formation at fairly shallow depths, thus preventing their use for landfill purposes.

All adjacent land is currently being used for agricultural purposes with homes on acreage tracts. A three-acre tract adjacent to the southeast corner of this proposed landfill site is presently in use as a homesite. It is proposed that the City would provide planting on the two sides of this three-acre tract which abut the proposed sanitary landfill site to help screen the landfill operation from the residents of this property.

It is estimated that an average of twenty sanitation collection crews will use this site as a disposal area. On this basis some 52,000 tons of trash and garbage will be delivered to the site each year. Using the proposed plan of raising the portion of the property to be used as a landfill area (approximately 70 acres) an average of fifteen feet, the fill site will be sufficient for at least ten years. If a portion of the excavated soil can be used elsewhere and removed from the site the fill area can be made to last longer. It is not proposed to use the most southerly portion of this tract for landfill purposes because of the topographic features which permit off-site surface drainage to cross the tract. Fill operations will begin on the north side of the tract and progress to the south. The trench landfill method will be used from the bottom of the proposed excavation up to approximately the present ground elevation. From the present ground elevation up to the proposed finish grade of the landfill site the area fill method will be used. Access through the tract will be by an allweather road running generally through the center of the tract in a north-south direction. Trenches will be excavated to a maximum depth of twenty feet, at ninety degrees to the access roadway. A separate area on the site will be designated as a wet weather disposal fill. An allweather road will be provided and maintained up to the point at which the collection trucks discharge their load. Upon completion of the fill operation in any one area grass will be planted to prevent erosion.

C2-72-1(o) City of Austin--Contd.

Mr. Richard Lillie, Director of Planning, explained that under a Planned Development Area a site plan will be submitted and must be approved by the Planning Commission and the City Council before the land can be used for a PDA, also a set of performance standards must be filed at the Travis County Court House to assure proper performance within the PDA. There are presently eight sanitary landfills in the Austin area, three belonging to the County, three to the City and two to private individuals. The land on Blue Goose Road will be the first land purchased by the City for a sanitary landfill, others are leased.

Mr. Bob Beckham, Assistant Director of Public Works, stated that the landfill as finished would have a forty to fifty foot berm along the east property line with a 2% grade. He further stated that each day's dumping would be covered at the end of the day during both the trench and area fill operations. The slope will be sodded as it is completed thereby cutting down on erosion.

Mr. Lillie stated that the work will be done in such a method that surface water drainage will not be through the tract but will be diverted around it.

CITIZEN COMMUNICATION:

Kenneth Carr, American Bank Building	FOR
Helen Max, Route 1, Box 50-B	AGAINST
Jodie M. and Billie Jean Parker, Route 1, Box 41, Manor	AGAINST
Joe W. Gault, Route 1, Box 50-H, Manor	AGAINST
D. M. Nagle, Route 1, Box 42-A, Manor	AGAINST
John S. Bleker, Jr. 2122 Barton Hill Drive representing J. D. Carlton	AGAINST
Louis L. Eckert, 4930 Meadowview, Wichita, Kansas	AGAINST
Rogan Giles, (representing David Gault)	AGAINST
Catherin Nelson	AGAINST

Approximately fifteen area property owners were present at the meeting and expressed concern over drainage, water contamination, blowing paper, danger to adjacent agricultural activities, odor, detrimental effect on property value and the way the property would appear once the fill is finished. They pointed out that there are already two landfills in the area and the blowing paper from them has caused people expense due to the fact that paper gets in the fields and hay cannot be cut and bailed.

Adjacent property owners pointed out that when it rains heavily the water flow from this tract is heavy and causes erosion and gulleys. Concern was also expressed that a forty or fifty foot berm would not be a very pleasant view. There is a 1,000 acre dairy farm adjacent to the north and the owner is very concerned about the effect on the water for the cattle. The owner would like to retain the services of a hydrologist in order to determine how his property will be affected by what the City proposes to do to the property in question.

The people living in the area pointed out that they had purchased the land for residential purposes on the strength that the Master Plan designated this land for suburban residential. The residents asked that no further action be taken on this item but that a continuance be granted to another meeting in order to obtain more information.

C2-72-1(o) City of Austin--Contd.

REBUTTAL:

Mr. Beckham stated that the county fills are public dumps and the proposed operation would be for the City trucks only and would not be left open as is the county dump. The City sprinkles the refuse as it is brought in thereby allowing better compacting and less paper free to blow. What does blow is retrieved.

Mr. Lillie recommended that this hearing be continued to the full Commission to allow time to gather more information and the matter to be studied more carefully.

COMMITTEE ACTION:

Mr. Barrow pointed out that it would be unpleasant to have a forty or fifty foot berm next door; he thought something could be designed that would be more natural. The Committee then

VOTED: To CONTINUE THE HEARING TO THE FULL COMMISSION on the request of the City of Austin for a change in the Austin Development Plan from Suburban Residential to Planned Development Area on approximately 100 acres bounded on the south by Blue Goose Road, on the north by a line approximately 3600 feet north of and parallel to Blue Goose Road, on the east by the east property line of the Barlow Tract.

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

COMMISSION ACTION:

At the Planning Commission meeting the Director of Planning reported that the City of Austin wishes to withdraw this request.

COMMISSION VOTE:

To recommend that the request of the City of Austin for an Austin Development Plan Amendment from Suburban Residential to Planned Development Area on approximately one hundred acres bounded on the south by Blue Goose Road, on the north by a line approximately 3,600 feet north of and parallel to Blue Goose Road, on the east by the east property line of the Ed Fleming Tract, and on the west by the east property line of the Barlow Tract be WITHDRAWN.

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

ABSENT: Mrs. Ashworth

C2-72-1(p) City of Austin

From Undesignated to Planned Development on approximately 310 acres bounded on the north by Burleson Road, on the south by F.M. 812, on the west by the east property line of the Alexander Tract, and on the east by the west property line of the T. C. Buck Steiner Tract.

STAFF REPORT:

This application is located on property adjacent to FM 812 east of U. S. Highway 183 south of Bergstrom Field. This property is within the extraterritorial jurisdiction of the City, and is within the flight path of the main runway at Bergstrom Field. Zoning around the Base suggests land use such as sanitary landfills as suitable in this area. The current land owner is Capital Cattle Company. It is proposed that the City of Austin will enter into a lease agreement with the owner of the property if the site is approved for a sanitary landfill and will be used to operate a "Type I" landfill. This landfill will be used by City of Austin collection vehicles serving approximately 2/3 of the City of Austin and will be available to the general public for solid waste disposal purposes. No other sites in this area have been seriously considered since the site proposed in this application is basically a continuation of a sanitary landfill which has been in operation on adjacent property since 1961. The upper end of the canyon which is proposed to be filled under this application has already been filled, and it is the plan to continue this fill on adjacent property within the same canyon.

All adjacent land is being used for agricultural purposes. Areas on which the fill has been completed have been planted in grass for cattle pasture. The south portion of the property on which this proposed sanitary fill is to be located contains barn and feed lots for cattle. The canyon in which the fill is proposed is located approximately 3,200 feet from FM Highway 812. Sanitary fill operations will not be visible from the highway.

Calculations based upon estimated trash and garbage anticipated to be delivered indicates a useful life of approximately five years for this site. Landfill operations at this site will consist of filling an existing deep canyon. Prior to the start of filling the surface water presently entering this canyon will be diverted to Onion Creek by means of terrace constructed adjacent to the top of the canyon. An earthen dam will be constructed across the north end of the canyon near Onion Creek. This dam will serve as a barrier to contain the material deposited in the landfill above the dam. Filling of the canyon will be in several lifts or cells each of which will be separated by a layer of earth. Earth material for cover purposes will be obtained from the sides of the canyon. Net wire fence will be installed around the immediate fill area where needed to contain blowing paper, etc. It is anticipated that two track-type front end loaders, one tractor-scraper, one landfill compactor, and one water tank truck will be used at the fill site in order to provide an efficient model landfill operation. A separate area on the site will be designated as a wet weather disposal fill. An all weather road will be provided and maintained up to the point at which the collection trucks discharge their load. Upon completion of the fill operation in any one area grass will be planted to prevent erosion.

CITIZEN COMMUNICATION

No response to notices sent out and no one in attendance at the Committee meeting.

C2-7²-1(p) City of Austin--Contd.

COMMITTEE ACTION:

The Committee discussed the staff report and then

VOTED: To CONTINUE THE HEARING TO THE FULL COMMISSION on the request of the City of Austin for a change in the Austin Development Plan from Undesignated to Planned Development Area on approximately 310 acres bounded on the north by Burleson Road, on the south by F.M. 812, on the west by the east property line of the Alexander Tract, and on the east by the west property line of the T. C. Buck Steiner Tract.

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

COMMISSION ACTION:

The Commission members reviewed the information on the area and the operation of a landfill site. They concluded that this request should be granted, subject to a contract on the fulfillment of performance standards in accordance with the requirements of the Austin Development Plan.

COMMISSION VOTE:

To recommend that the request of the City of Austin for an Austin Development Plan Amendment from Undesignated to a Planned Development Area on approximately 310 acres bounded on the north by Burleson Road, on the south by F.M. 812, on the west by the east property line of the Alexander Tract, and on the east by the west property line of the T. C. Buck Steiner Tract be GRANTED, subject to a contract on performance standards.

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

ABSENT: Mrs. Ashworth

STREET VACATIONS

C10-72-137 Allandale Estates Development Company
Two culs-de-sac on Shoal Creek Boulevard
north of Crosscreek Drive

The staff reported that this vacation is being requested by the owner of all adjacent property. This vacation is recommended, subject to resubdivision, retention of water and wastewater easements, and requiring that the entrances to the culs-de-sac be curbed, guttered, and brought to the same grade as the adjacent terrain. The members reviewed the information and

VOTED: To recommend that the two culs-de-sac on Shoal Creek Boulevard north of Crosscreek Drive be VACATED, subject to resubdivision, retention of water and wastewater easements, and that the two entrances be curbed, guttered, and brought to the same grade as the adjacent terrain.

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

ABSENT: Mrs. Ashworth

C10-72-138 Mace B. Thurman, Jr.
 West 37th Street alley from Guadalupe Street
 to Ronson Street alley.

The staff reported that the owner of the property on both sides of this alley requests this vacation. There are no existing utility easements in the alley, and it is recommended for approval. The members reviewed the information and

VOTED: To recommend that the West 37th Street alley from Guadalupe Street to Ronson Street alley be VACATED.

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

ABSENT: Mrs. Ashworth

C10-72-139 Urban Renewal Agency
 Brackenridge Area: Neches Street; East 18th Street; East 17th Street; East 13th Street; East 17th Street alley; East 16th Street alley; East 14th Street alley; East 13th Street alley; and East 12th Street alley.

The staff reported that this request is in conformance with the Urban Renewal Plan as adopted by the City Council. This request is recommended, subject to subdivision and retention of all utility easements. The members reviewed the information and

VOTED: To recommend that Neches Street; East 18th Street; East 17th Street; East 13th Street; East 17th Street alley; East 16th Street alley; East 14th Street alley; East 13th Street alley; and East 12th Street alley be VACATED, subject to subdivision and retention of all utility easements.

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

ABSENT: Mrs. Ashworth

C10-72-140 Intrastate Investments, Inc.
 East 29th Street from IH 35 to Robinson Avenue;
 IH 35 alley from East 29th Street alley to East 30th Street.

This request is by the adjacent property owner, and is recommended, subject to retention of utility easements. The members reviewed the information and noted that this request is a requirement for zoning on the adjacent tract. The members then

VOTED: To recommend that East 29th Street from IH 35 to Robinson Avenue and IH 35 alley from East 30th Street alley to East 30th Street be VACATED, subject to retention of utility easements.

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

ABSENT: Mrs. Ashworth

C10-72-141 Mr. and Mrs. George W. Reid, Jr.Section of Pete's Path at intersection with Jefferson
Street and Bull Creek Road.

The staff reported that the adjoining property owner has requested this vacation due to the relocation of Pete's Path. This request is recommended, subject to subdivision and retention of utility easements. The members reviewed the information and

VOTED: To recommend that the section of Pete's Path at the intersection with Jefferson Street and Bull Creek Road be VACATED, subject to subdivision and retention of utility easements.

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

ABSENT: Mrs. Ashworth

OTHER BUSINESS

C2-72-5 Special Ordinances
 Revised fee schedule

Mr. Dan Davidson, City Manager, presented information to the Planning Commission. When the City Council considered the budget for the current fiscal year, they adopted the policy that as far as possible Municipal services are to be examined, and where services are not administered or distributed to the entire population, an attempt will be made to make these services as self-supporting as possible. Action has already been taken in a number of specific areas: the parking meter fees have been increased, which will produce some \$170,000 in additional revenue each year, and parking violation fines are under study by the Municipal Court; amended sanitary landfill charges were approved by the Council in November, producing some \$20,000 in additional revenue; cemetery fees were adjusted in December; revised Health Department fees and charges for the use of the Auditorium and Coliseum are now currently under study.

In addition to this policy revision, the revenue as mentioned was projected as a means of financing the new Capital Improvements Program without the necessity of an increase in the tax rate; a total of four million dollars over the five-year period has been projected as additional funds available through the City's general revenues.

The fees and charges affecting applications before the Planning Commission were presented to the Council on November 17th and referred to the Commission on December 7, 1972. At the same time the fee schedule was presented distributed to developers, homebuilders, and engineers through the Austin Association of Homebuilders and others. Consideration of this revised fee schedule by the Commission is requested, with suggestions and recommendations to the City Council as soon as possible. Several factors should be noted:

The recommendations are based on a cost-revenue study of all categories of charges administered by the Planning Department. The final figures are designed to recover only Planning Department costs; they are not adequate to cover other departmental expense such as the City Attorney's Office, Engineering, Public Works and Traffic and Transportation Department.

C2-72-5 Special Ordinances--Contd.

The current zoning fees were established sixteen years ago in 1956; subdivision fees have been basically the same for twenty years. An exception is the short form subdivision fee, which was increased in 1955 and again in 1957. An increase of \$125,000 yearly is anticipated if these recommendations are adopted.

Meetings are being held with engineers and developers in an attempt to improve services. These meetings have resulted in a number of changes and improvements. These changes will require additional staff, and the costs presented do not reflect any of those increases.

CITIZEN COMMUNICATION

Ken Zimmerman (Austin Association of Homebuilders)
David Barrow, Sr.
C. L. Reeves
Jess Webb
W. R. Coleman

The Commission heard testimony from those present; it was noted that the fees should be increased. Consideration was requested to lower the proposed fees for owners of small lots, and that the increase be staggered over a period of time.

The members reviewed the information, and were of the opinion that further study of the proposed increase was needed. The following Committee was appointed:

Buford Stewart, Chairman
Sonia Ashworth
Charles Betts
C. W. Hetherly
Jean Mather

The Committee set a meeting date for January 24th at 3:30 pm in the Planning Department Conference Room, for additional study with a recommendation to be presented to the full Commission at a special meeting set for January 29th at 5:00 pm in the Planning Department Conference Room.

C2-72-1 Austin Development Plan
701 Planning Grant - 1973

Mr. Richard Lillie, Director of Planning, reported that an application is being processed for Federal funds for the continuation of various planning programs.

C2-72-3a Zoning

To set a public hearing on standards for driveway approaches, prohibition of head-in parking on certain streets and space requirements for off-street parking.

The Planning Commission set the public hearing on this matter for February 13, 1973, at the regular Commission meeting.

C5-72-4 Urban Renewal Projects
Amendment to the Brackenridge Urban Renewal Plan

STAFF REPORT:

Mr. Jack Alexander, Assistant Director of Planning, presented information to the Planning Commission on this request. In 1967 the Planning Commission recommended approval of the Plan to the City Council, and it was adopted by the Council. Since that time, all street and alley vacation requests have been in conformance with the Plan as adopted by the City Council.

Several changes were recommended by the Urban Renewal Board. The changes were heard by the Planning Commission at their regular meeting in October, 1972, and were recommended to the City Council. These changes included:

- a. Streets to be left open:
17th Street from Trinity Street to San Jacinto Boulevard.
Sabine Street from Eleventh Street to Twelfth Street.
- b. Alleys to be left open:
Tenth Street alley from Trinity Street to San Jacinto Boulevard.
Eleventh Street alley from Trinity Street to San Jacinto Boulevard.
- c. New alleys:
Tenth Street alley from Red River Street west to mid-block,
then north to Eleventh Street.
Eleventh Street alley from Trinity Street east to mid-block,
then south to Tenth Street.

The City Council also asked the Planning Commission to consider amending the Plan to retain Sabine Street from Twelfth to Fourteenth Streets, and Fourteenth Street from Sabine Street to I.H. 35 as public rights-of-way. (This request was not properly advertised and could not be considered at the October meeting.)

Past Commission action includes a recommendation to vacate that portion of Sabine Street from Twelfth Street to Thirteenth Street, at the request of adjacent property owners, as being in conformance with the Urban Renewal Plan. The staff of the Traffic and Transportation Department had recommended that Sabine Street and Fourteenth Street be left open until such time it was determined if these streets would not be needed to serve the needs of Brackenridge Hospital.

The recommendation of the Planning Department is that the Urban Renewal Plan should not be amended at this time. The original objective of the City was to provide a single tract of land, unencumbered by rights-of-way, for the hospital complex; this objective is still valid. Sabine Street and Fourteenth Street should not be vacated at this time, but should be considered when it is determined what additional access requirements will be needed by the City for the hospital complex.

Mrs. Ethel V. Davis, a propertyowner in this area, stated that she is in agreement with the staff recommendation. She requested that the vacation of these streets be reconsidered after the completion of the hospital complex to facilitate the development of her property. Mr. F. A. Lawrence, attorney for Mrs. Davis, was also present at this hearing.

C5-72-4 Urban Renewal Projects--Contd.

Mr. Leon Lurie of the Urban Renewal Agency was present and concurred with the recommendation of the Planning Department. He noted that access to the hospital complex will be provided by other streets, as indicated in the hospital plan.

The Commission members reviewed the information presented on the Urban Renewal Plan for this area. Mr. Milstead pointed out that in August, 1972, the Planning Commission recommended that Sabine Street from East 12th Street to East 12th Street alley be vacated, or that a suitable settlement be made with Mrs. Davis. This request is for an amendment to the Urban Renewal Plan to retain Sabine Street for access to the hospital complex, while the contract entered into by Mrs. Davis with the Urban Renewal Agency in conformance with the original plan states that Sabine Street will be closed.

Mr. Barrow stated that the question of whether or not this street should be closed or left open cannot be determined without further information on provision for access to the hospital complex, which is not available at this time. The members then

VOTED: To recommend that the request of the Urban Renewal Agency for an amendment to the Brackenridge Urban Renewal Plan be DENIED, but recommend that Sabine Street and Fourteenth Street not be vacated at this time, but should be vacated upon the completion of the hospital complex.

AYE: Mrs. Bobbitt and Mrs. Mather

NAY: Messrs. Milstead, Barrow, Betts, Faulkner, Hetherly and Stewart.

ABSENT: Mrs. Ashworth

The Commission then

VOTED: To recommend that the request of the Urban Renewal Agency for an amendment to the Brackenridge Urban Renewal Plan be DENIED, but recommend that Sabine Street and Fourteenth Street not be vacated at this time, with this request to be reconsidered upon the completion of the hospital complex.

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

NAY: Mr. Bobbitt and Mrs. Mather

ABSENT: Mrs. Ashworth

Mr. Leon Lurie stated that in the case of the City Council's overruling this recommendation, and amending the Plan to retain these two streets, Mrs. Davis should discuss her contract, which is valid under the original Urban Renewal Plan, with the City Attorney.

C7-73-11 Land Policy Studies

Recommendation to amend the Flood Management Program on definition of the term "alteration" as related to creek improvements.

R760 Conservation and Regulation

Recommendation to the City Council on proposed scenic easement for land located at South Interstate Highway 35 and Riverside Drive.

The staff reported that these two agenda items require further study, and a report from the Office of Environmental Resource Management; these items will be placed on the February, 1973 agenda for consideration by the Planning Commission.

Request by Emerson, Fehr, Newton on behalf of the First Development Corporation, for a variance from the Planned Unit Development requirement for a minimum of five acres on a PUD. In reference to 2.69 acres adjacent to Commanders Point subdivision.

The staff reported that this request has been withdrawn by the applicant.

PRESENTATIONS

Joe Ferguson, Public Relations Specialist, presented a slide show titled "City of Choice", pertaining to transportation and other forces that shape the City and stresses citizen participation in finding solutions to urban problems.

Dr. Charles Ervin, Jr., Planning Intern, presented a slide show on the Travis Heights neighborhood, documenting the development and evolvement of the area.

The Commission members commended the Planning Department staff on these informative presentations.

C1-72-3 Minutes

The members then

VOTED: To APPROVE the October, 1971 Planning Commission minutes and the October, 1972 Subdivision Committee minutes, as distributed.

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

ABSENT: Mrs. Ashworth

R146 SUBDIVISION

The Committee Chairman reported action taken on the subdivisions at the meeting of December 26, 1973, and requested that this action be made a part of the minutes of the Planning Commission meeting.

The staff reported one appeal from the Subdivision Committee.

C8-72-99 Lake City Estates, Section One
Elroy-Austin Road

The staff reported that this is a suburban subdivision, and the developer is not required to pave, curb or gutter the streets. The developer is requesting a variance to allow a fourteen-foot curb radius, rather than the fifteen-foot radius as required by the Traffic and Transportation and Engineering Departments. The staff recommends that this variance be granted. The members reviewed the information and

VOTED: To APPROVE the subdivision plat C8-72-99 Lake City Estates, Section One, GRANTING the requested variance to allow fourteen-foot curb radius.

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

ABSENT: Mrs. Ashworth

PRELIMINARY PLAN

C8-72-25 Vista West IV & V
Westland Drive & Greystone Drive

The applicant has requested an amendment to this preliminary plan to delete Westslope Circle stub street; this amendment is recommended because of the topography. The Commission then

VOTED: To APPROVE the amendment to the preliminary plan of C8-72-25 Vista West IV & V, deleting Westslope Circle Stub street.

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

ABSENT: Mrs. Ashworth

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivision plats:

<u>C8-71-136</u>	<u>Kramer Lane Industrial Park</u>
	<u>Kramer Lane & Proposed Loop</u>
<u>C8-72-39</u>	<u>Commanders Point</u>
	<u>Highway 620 & Commanders Point Drive</u>
<u>C8-72-84</u>	<u>Koger Executive Center, Unit 1</u>
	<u>Balcones Drive & Spicewood Springs Road</u>
<u>C8-72-91</u>	<u>Anderson Mill Estates, Section One</u>
	<u>Olympic Trace & Anderson Mill Road</u>
<u>C8-72-122</u>	<u>Cherry Creek, Phase III, Section Two</u>
	<u>Campden Drive & Krollton Drive</u>

Final Subdivision Plats--Contd.

C8-72-123 Cherry Creek, Phase III, Section Three
Boleynwood Drive & Aldford Drive

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

ABSENT: Mrs. Ashworth

The Commission then

VOTED: To APPROVE the final subdivision plat of C8-70-125 Rosewood
Village, Section Seven.

VOTED: To APPROVE the final subdivision plat of C814-72-03 Woodstone
Square (P.U.D.), GRANTING the requested variance to exclude the
balance of the tract.

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

ABSENT: Mrs. Ashworth

The Commission then

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

C8-72-65 Eck Lane Addition
 Eck Lane
C8-72-89 Oak Plantations
 Brodie Lane & Thomas Kincheon Street
C8-72-153 Windsor Hills, Section Seven
 Warrington Drive & Applegate Road
C8-72-156 Koger Executive Center, Unit Two
 Wood Hollow Drive & Spicewood Springs Road
C8-72-164 Vista West - V
 Valburn Circle
C8-72-168 Palomino Park, Section Five
 Brodie Lane & Dobbin Drive

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

C8-72-113 Austin Highlands, Section Three
 Cooper Lane & Speer Lane
C8-72-157 Red River Street Dedication
 Red River St. & E. 17th St. through 12th Street
C8-72-167 Buckingham Place Commercial Center
 William Cannon Drive & South First Street

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following final subdivision
plats, pending current tax certificates and compliance with depart-
mental requirements.

C8-72-160 Yaupon Terrace, Section Two
 Cliffsage Drive

Final Subdivision Plats--Contd.

C8-72-163 J. Walter Graham Elementary School
Braker Lane & Braker Court Drive

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following final subdivision plat, and REAPPROVING the preliminary plan.

C814-71-04 Timber Ridge at Greenbriar
Parker Lane & Royal Hills Drive

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

C8-72-133 Centennial Park
Foremost Drive & I.H. 35

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

C8-72-144 Click Acres
Macmora Road & Golden Quail Drive

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

C8-72-150 Willow Creek, Section Five
East Oltorf Street & Spring Hill Drive

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following final subdivision plat, pending compliance with departmental requirements, required fiscal arrangements, and required sidewalks on Spicewood Club Drive.

C8-72-154 Spicewood at Balcones Village, Section Three
Spicewood Club Drive

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

ABSENT: Mrs. Ashworth

SHORT FORM SUBDIVISIONS

The Commission then

VOTED: To APPROVE the following short form subdivision.

C8s-72-407 Resubdivision of Lots 24, 25, & 26, Block F of the
1st Resubdivision of Mesa Park, Section Two
Shoshone Drive

Short Form Subdivisions--Contd.

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision, pending compliance with departmental requirements, GRANTING the requested name change from COMMERCE PARK to METRO PARK, and GRANTING the requested variance to exclude the balance of the tract.

C8s-72-408 Metro Park
U.S. 290 & Reinli Street

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

C8s-72-409 Centex South
East St. Elmo Street

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

C8s-72-410 K & K Addition
Manchaca Road & Berkeley Drive

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

C8s-72-411 Quail Creek, Section Six
Galewood Drive & Peyton Gin Road

C8s-72-414 Covert Subdivision No. One
I. H. 35 South

C8s-73-01 Kieffer Addition
Ben White Boulevard off Burleson Road

C8s-73-03 Charles M. Miles Subdivision
Prock Lane & Don Ann Street

C8s-73-04 Del Giudice Subdivision, Section One
Rutland Drive

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

C8s-72-412 Holliday Acres
U. S. 183

C8s-72-413 Davol Park
U.S. 183 & State Highway 29

Short Form Subdivisions--Contd.

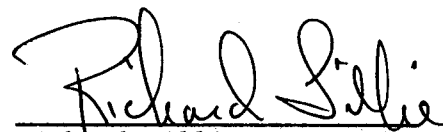
VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision, pending compliance with departmental requirements, and GRANTING the requested variance to exclude the balance of the tract.

C8s-73-02 Resubdivision of Lot "A", Cherry Creek East
Emerald Forest Drive & Stassney Lane

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

ABSENT: Mrs. Ashworth

The meeting was adjourned at 11:00 p.m.



Richard Lillie
Executive Secretary