

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- February 13, 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  
Sonia Ashworth  
David Barrow, Jr.  
Charles Betts  
O. P. (Bob) Bobbitt  
Royce Faulkner  
C. W. Hetherly  
Jean Mather  
Buford Stewart

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Leon Lurie, Urban Renewal Agency  
Clifford Coffman, Urban Renewal Agency  
Caroline Schreffler, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of February 5 and 6, 1973.

Present

C. W. Hetherly, Chairman  
Sonia Ashworth  
David Barrow, Jr.  
Royce Faulkner  
Jean Mather

Also Present

Jack Alexander, Assistant Dir. of Planning  
\*Al Baker, Zoning Administrator  
\*Jerry Harris, Legal Department  
\*\*Brian Schuler, Planner I  
Caroline Schreffler, Admin. Secretary

\*Present only on February 5, 1973

\*\*Present only on February 6, 1973

C14-72-283 Fred J. Quist, et al: A, 1st to O, 1st (Trs. 1, 2, 3 and 4)  
 4501 and 4509-4611 Manchaca Road (as amended)

## STAFF REPORT:

This property is located approximately two blocks south of Ben White Boulevard. Single-family neighborhoods exist to the east and south. Local retail uses prevail to the north. Two churches and an elementary school exist across Manchaca Road from subject property.

In 1969, the Commission recommended denial of "LR" Local Retail zoning for Tracts 2 and 3 as they felt the zoning was too intensive for the area, but they recommended approval of "BB" Residence zoning provided Manchaca Road was made adequate. The Council overruled the Commission and granted "LR" Local Retail, subject to right-of-way. The case was dismissed in June 1972, for failure to dedicate right-of-way. The right-of-way has since been bought by the City.

In 1970, the Commission recommended denial of retail zoning for property on Manchaca Road one block south of Tract 4, as an intrusion into a single-family neighborhood. This year, the Commission recommended denial of any change in zoning on Merle Drive, which is to the northeast of subject tract.

## STAFF RECOMMENDATION:

The staff recommends that the requested zoning change be denied, but recommends granting "BB" Residence, First Height and Area on the front 181.5 feet of Tracts 1, 2, 3 and 4, subject to subdivision of Tracts 2, 3 and 4; a six-foot privacy fence where abutting "A" Residence zoning and a twenty-five foot setback where adjoining "A" Residence zoning.

The staff prefers to recommend retail zoning at the intersection of major arterial streets and feels that strip zoning would have an undesirable effect on the surrounding neighborhood.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Mr. & Mrs. Fred Quist (applicant)	FOR
Mr. & Mrs. James W. Sellstrom: 4509 Manchaca Road	
John C. Ebell: 1906 Forest Hill Drive	AGAINST
W. J. Schuetzeberg: 4528 Merle Drive	AGAINST
Mrs. Wade R. Marcum: 1910 Forest Hill Drive	AGAINST
R. T. Kanak: 1812 Forestglade Drive	AGAINST
Mr. & Mrs. Anton A. Bacak, Jr.: 1904 Forest Hill Drive	AGAINST
Harry Ervin Wachsmann: 1816 Forestglad Drive	AGAINST
Mr. & Mrs. R. H. Wingard: 4620 Manchaca Road	AGAINST
Sam O. Shaw: 1909 Forest Hill Drive	AGAINST
Lola L. Papasan: 1806 Forest Hill Drive	AGAINST
S. G. Deberry, Sr.: 1708 Crown Drive	AGAINST
Louise Friedrich: 4509 Merle Drive	AGAINST
Petition bearing 67 signatures	AGAINST

## PERSONS APPEARING

Virgil Waggoner (representing applicant)	
Mr. & Mrs. Frank Trekell: 4501 Manchaca Road	FOR
Elmore B. Hoes, Jr.: 4507 Manchaca Road	FOR
Bessie Curry: 4516 Russell Drive	AGAINST

C14-72-283 Fred J. Quist, et al--Contd.

## COMMITTEE ACTION:

The members reviewed the information; they were of the opinion that office development would be more suitable for these tracts than apartment development. Mr. Barrow stated that the tracts abutting Manchaca Road are not suitable for single-family homes. The members expressed concern for the protection of the existing residential development; however, the house on the boundary line of Tract 4 will require an extension of that tract to allow remodeling. Mr. Barrow stated that this zoning should not be extended in depth on Tract 4.

A majority of the Committee concluded that this request should be granted, as amended, extending Tract 4 to approximately 225 feet (to be defined by metes and bounds). This recommendation is subject to subdivision; a restrictive covenant against the development of apartments; a 25-foot building setback from the rear property line on all four tracts; and a 6-foot privacy fence where property adjoins "A" Residence zoned property.

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

## COMMISSION ACTION:

The members reviewed the information presented on the area. Mr. Faulkner pointed out that the extension on Tract 4 will be twenty-five feet behind the existing structure. Mrs. Mather suggested that the development of these tracts be tied to the use of the existing homes, which would then be preserved, and such development would be less an intrusion upon the area; she pointed out the church and school across the street from the tracts. Mr. Faulkner stated that this action would be too stringent, as these homes will deteriorate in the future. Mrs. Ashworth stated that the twenty-five foot building setback at the rear of the lots will provide protection for the existing residential development.

## COMMISSION VOTE:

To recommend that the request of Fred J. Quist, et al, for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area (as amended), for Tracts 1, 2, 3 and 4 (as amended) for property located at 4501 and 4509-4611 Manchaca Road be GRANTED (as amended), extending Tract 4 twenty-five beyond the existing building (to be defined by metes and bounds). Subject to subdivision; a restrictive covenant against the development of apartments; a twenty-foot building setback from the rear property line on all four tracts; and a six-foot privacy fence where the tracts adjoin "A" Residence zoned property.

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

C14-72-295      John Giddings: A, 1st to B, 1st (as amended)  
200-204 West 31st Street  
3100-3106 Cedar Street

## STAFF REPORT:

This case appeared before the Zoning Committee and Planning Commission during December 1972, and was sent to the City Council with a recommendation for denial. The City Council referred it back to the Zoning Committee. Since that time the applicant has submitted a letter requesting withdrawal of the application.

## STAFF RECOMMENDATION:

The staff recommends that the applicant be allowed to withdraw his application.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Martin Boozer (representing applicant)

Mr. & Mrs. James L. Telford: 3105 Whitis Avenue

AGAINST

Mrs. Myrtle Goetz: 204 West 31st Street

AGAINST

Judith Searcy: 121 Laurel Lane

AGAINST

Mrs. Philip Worchel: 112 Laurel Lane

AGAINST

## COMMITTEE ACTION:

The members heard testimony from residents of the area requesting that this withdrawal not be allowed in order to have a final hearing before the City Council on this request. Due to many of the area residents not being in the City during the summer months when this application could be refiled, consideration was given to not allowing the application to be withdrawn. The residents have attended several meetings regarding this case and have spent much time obtaining signatures on a petition.

The members reviewed the information and a majority concluded that this request should be withdrawn.

AYE: Messrs. Hetherly, Barrow and Faulkner

NAY: Mmes Ashworth and Mather

## COMMISSION ACTION:

The members reviewed the Committee action, and noted that the majority of the Committee can take final action on the withdrawal of a zoning case. Mr. Barrow stated that this is proper, in view of the fact that a withdrawal is not as serious as a zoning change. After discussion, the members were in agreement to uphold the Committee action, in accordance with the Planning Commission Rules and Regulations.

C14-72-317      Ignacio Loreda and L. Tonnett Byrd: A, 1st to LR, 1st (as amended)  
6323, 6325 and 6401 Thurgood Avenue

**STAFF REPORT:**

This property is located in east Austin and is part of a new single-family subdivision located adjacent to Ed Bluestein Boulevard, a major arterial street. The subdivision is designed to provide its own buffer for low-density uses as noted by the lots which side or back-up to Ed Bluestein Boulevard. Subject tract consists of three lots that face "A" Residence lots across Thurgood Avenue. The design of this area does not lend itself to a more intense land use than allowed under "A" Residence zoning.

**STAFF RECOMMENDATION:**

The staff recommends that this case be denied, as an intrusion into a residential subdivision with an inadequate street pattern and design for the proposed use. The property faces planned "A" Residence development and there is no logical means of terminating changes in zoning.

**CITIZEN COMMUNICATION****WRITTEN COMMENT**

Southern Pacific Transportation Company:  
1174 E, Commerce Avenue, San Antonio

FOR

**PERSONS APPEARING**

Ignacio Loreda (applicant)  
Martin Boozer (representing applicant)

**COMMITTEE ACTION:**

The members reviewed the information on the surrounding development and the street pattern in this area. Mr. Faulkner stated that this tract is not suitable for residential use, as it fronts on Ed Bluestein Boulevard. Mr. Barrow noted the duplex development across the street from this tract. Mr. Hetherly stated that the property cannot be developed for residential use. A majority of the Committee concluded that this request should be denied.

AYE:            Mmes Ashworth and Mather. Mr. Barrow  
NAY:           Messrs. Faulkner and Hetherly

**COMMISSION ACTION:**

The members reviewed the information. Mr. Barrow stated that this tract has an effective natural buffer from Ed Bluestein Boulevard in the form of a ravine, which would have to be filled to gain access to Ed Bluestein Boulevard. He stated that no commercial development is visible from this tract and the property is suitable for duplex development. Mr. Betts stated that the only logical zoning for property on Ed Bluestein Boulevard is commercial, due to the traffic. Mrs. Mather stated that strip zoning is not desirable along major streets, as it lowers the capacity of the street; in addition, if this tract is filled and developed with commercial use, the natural buffer for the residential area would be removed.

C14-72-317 Ignacio Loreda and L. Tonnnett Byrd--Contd.

## COMMISSION VOTE:

To recommend that the request of Ignacio Loreda and L. Tonnnett Byrd for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area (as amended), for property located at 6323, 6325 and 6401 Thurgood Avenue be GRANTED, subject to a restrictive covenant prohibiting access to Thurgood Avenue, and a six-foot privacy fence on the west boundary line adjacent to "A" Residence zoned property.

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

NAY: Messrs. Milstead and Barrow. Mmes Ashworth and Mather

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

## STAFF REPORT:

This property located in east Austin is part of an area recommended for industrial uses in the City's Master Plan. However, Allan Junior High school is located immediately south of subject tract and a single-family neighborhood exists to the east and north. The neighborhood north of Boggy Creek which runs along the north boundary of subject tract is well maintained with modest homes and several duplexes have recently been constructed along Lyons Road. The area has no recent zoning history. All intensive zoning has been oriented to Airport Boulevard to the east and to the south.

Subject tract fronts on Shady Lane, a collector street with fifty feet of right-of-way. The street is ultimately planned for eighty feet of right-of-way.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied as inconsistent with adjoining low-density residential development.

It is felt that the case is premature due to the single-family duplex neighborhoods and the Junior High School which serves this area.

If granted a change in zoning, a subdivision is necessary to identify a smaller tract within this application and dedication of fifteen feet of right-of-way would be needed on Shady Lane.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Ignacio Loreda (applicant)

Martin Boozer (representing applicant)

## COMMITTEE ACTION:

The members reviewed the information on the area; Mrs. Ashworth stated that in view of the adjacent residential development, this request is premature. Mr. Faulkner stated that the tract is too large for the proposed commercial usage. The members concluded that this request should be denied.

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

C14-72-318 Ignacio Loreda and L. Tonnnett Byrd--Contd.

## COMMISSION ACTION:

At the Planning Commission meeting, the staff requested that the application be referred back to the Zoning Committee for presentation of new information on the flooding problem on this tract. The tract is within the flood plain and additional study is needed.

## COMMISSION VOTE:

To REFER TO THE ZONING COMMITTEE the request of Ignacio Loreda and L. Tonnnett 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. Mmes Ashworth and Mather

C14-73-001 Louise Ogletree McElroy: A, 1st to LR, 2nd  
3410 Kerbey Lane

## STAFF REPORT:

This property is located in north Austin on a residential street. It is part of an older single-family neighborhood to the south which is in partial transition to office and apartment zoning. The area to the north is one of mixed zoning that resulted from the complex design of streets such as 35th Street and 38th Street and the increased traffic. A number of properties along the major streets are developed less permissively than they are zoned. The trend appears to be to "O" Office zoning reflecting the service needs of the hospitals in this area. Zoning south of 35th Street has been held to "O" Office.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that "O" Office be granted.

The staff prefers to recommend for retail zoning when on major arterial streets, particularly at the intersection of major thoroughfares. "O" Office zoning permits reasonable flexibility for uses and is more compatible with the remaining single-family neighborhood.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Chesley-Baity Development Company: 7524 North Lamar Blvd. FOR  
Calcasieu Lumber Company: 701 West Fifth Street FOR  
Newton Wilds: 2736 Virginia Street, Houston

## PERSONS APPEARING

Hardy Hollers (representing applicant)  
Frank Rundell: 3407 Kerbey Lane FOR

## COMMITTEE ACTION:

The members reviewed the development of the area; Mr. Barrow stated that the proposed use of the tract is suitable in view of the adjacent zoning. The members concluded that this request should be granted.

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

C14-73-001 Louise Ogletree McElroy--Contd.

## COMMISSION VOTE:

To recommend that the request of Louise Ogletree McElroy for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, Second Height and Area for property located at 3410 Kerbey Lane be GRANTED.

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

C14-73-002 Norbert D. Hernandez, Sr.: A, 1st to B, 1st  
101 Nelray Boulevard  
5406-5410 Link Avenue

## STAFF REPORT:

This property is located in north Austin on minor residential streets. It is within the interior of a large single-family neighborhood with streets designed to serve low-density residential uses. Subject tract is over 500 feet from the nearest major arterial street.

Rezoning in this general area has normally been limited to those properties fronting on North Loop Boulevard, a major arterial street. The Planning Commission has recommended denial on six out of seven cases requesting zoning for apartment uses within the interior of this area, citing intrusion into a single-family neighborhood and the inadequacy of the streets as the basis for their recommendation.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied, as an intrusion into a single-family neighborhood with inadequate streets. The Commission has consistently recommended against zoning cases in this area.

If granted a change in zoning, five feet of right-of-way would be required for both Nelray Boulevard and Link Avenue.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

William O. Hallmark: 6512 Bradley Drive	FOR
Pascual F. Ramierz, S Sgt., USAF: 22908 Lackland Ave., Riverside, California	FOR
Elward Schumann: 1803 Richwood Drive	AGAINST

## PERSONS APPEARING

Norbert D. Hernandez, Sr. (applicant)

## COMMITTEE ACTION:

The Committee reviewed the area and were in agreement that this request is an intrusion into a single-family neighborhood with streets not suitable for higher-density zoning. Mrs. Mather suggested that duplex development would be suitable for the tract. The members recommend that this case be denied.

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

## COMMISSION ACTION:

The members reviewed the information on the existing development and the street pattern for the area.

C14-73-002 Norbert D. Hernandez, Sr.--Contd.

## COMMISSION VOTE:

To recommend that the request of Norbert D. Hernandez, Sr. for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 101 Nelray Boulevard and 5406-5410 Link Avenue be DENIED.

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

C14-73-003 Carl W. Cole: A, 1st to C, 1st  
112-132 Stassney Lane

## STAFF REPORT:

This property is located on a major arterial street in south Austin and is part of an area developed prior to annexation. The Master Plan for the west side of South Congress Avenue recommends residential uses, except for those tracts fronting on or oriented to South Congress Avenue. There are a number of non-conforming uses in this area, particularly along South Congress Avenue. The property which adjoins subject tract to the east is used as a non-conforming salvage yard that would require a "D" Industrial zoning classification. There is a pending case of "C-2" Commercial buffered by "B" Residence to the north of subject tract. There is no right-of-way requirement for this property as the widening of Stassney Lane will come from the south side.

## STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to a six-foot privacy fence on the west boundary line where adjoining "A" Residence.

The staff anticipates further rezoning requests along Stassney Lane and suggests that "C" Commercial zoning be terminated at the west boundary of subject tract, as protection for the homes in the area. This property is approximately 450 feet from South Congress Avenue.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Bennie Foitik: 2802 Ware Road

FOR

## PERSONS APPEARING

Carl Cole (applicant)

## COMMITTEE ACTION:

The members reviewed the information on the existing development and uses in this area. They concluded that this request should be granted, as proper use for the tract, subject to a six-foot privacy fence on the west boundary line.

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

## COMMISSION ACTION:

The members reviewed the zoning and development in the area.

C14-73-003 Carl W. Cole--Contd.

## COMMISSION VOTE:

To recommend that the request of Carl W. Cole for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 112-132 Stassney Lane be GRANTED, subject to a six-foot privacy fence on the west boundary line.

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

C14-73-004 W. T. Mobley and Ben H. Parrish: A, 1st to C, 1st  
2502-2504 Thornton Road

## STAFF REPORT:

This property is located in south Austin on a minor collector street 2,650 feet in length which deadends approximately 750 feet to the south. This street with poor access serves an older neighborhood with rural characteristics. A railroad track allowing no access along this section is located about 700 feet to the east of subject tract. This area was developed prior to annexation and is composed primarily of single-family homes. A non-conforming use east of the subject tract was rezoned to "C" Commercial with a "BB" Residence buffer in 1967.

The Planning Commission has recommended denial of the last two cases in this area, one to the north of subject tract requesting "C" Commercial and the other to the south requesting "B" Residence zoning. The Commission cited inadequate access to serve more intense uses or increased density. The City Council overruled the Commission which recommended "BB" Residence and granted "B" Residence on the southernmost tract. Subject tract is 1,500 feet from Oltoft Street, the closest major arterial street. There are approximately twenty-five acres of "A" Residence zoning in the immediate area which would be influenced by rezoning.

## STAFF RECOMMENDATION;

The staff recommends that this case be denied, and reluctantly recommends that "BB" Residence be granted, subject to five feet of right-of-way to bring Thornton Road to sixty feet and a subdivision to identify this tract.

The design, access and right-of-way in this area is inadequate to support the requested change in zoning. "C" Commercial would be incompatible with the remaining single-family homes. The most recent Planning Commission recommendation for tracts this distance from the major arterial street was "BB" Residence.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Wilford H. Rhodes & C. H. Dorman: 2404 Thornton Road	FOR
Herman H. Gunn: 2408 Thornton Road	AGAINST
Morris R. Kieke: 2509 Thornton Road	AGAINST
Winnie L. McCoy: 2505 Thornton Road	AGAINST

## PERSONS APPEARING

W. T. Mobley (applicant)  
Ben H. Parrish (applicant)

C14-73-004 W. T. Mobley and Ben H. Parrish--Contd.

COMMITTEE ACTION:

The members reviewed the information presented on the existing development of the area, and the street pattern. They were of the opinion that this request is too intense for the area and recommend that "BB" Residence, First Height and Area be granted, subject to five feet of right-of-way on Thornton Road and subdivision.

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

COMMISSION ACTION:

The members reviewed the area development and the adequacy of the streets in relation to this tract.

COMMISSION VOTE:

To recommend that the request of W. T. Mobley and Ben H. Parrish for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 2502-2504 Thornton Road be DENIED, but recommend that "BB" Residence, First Height and Area be GRANTED, subject to five feet of right-of-way on Thornton Road and subdivision.

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

C14-73-005 Austin Independent School District: A, 1st to C, 1st  
Rear of 6001 Guadalupe Street

STAFF REPORT:

This property is located in north Austin along a collector street in an area basically "undesignated" as to zoning and developed with permissive uses by the State and the Austin Independent School District. There is a single-family neighborhood to the southeast which is buffered by a drainage ditch. Sky Street is dedicated to Guadalupe Street but does not exist on the ground west of the drainage ditch.

STAFF RECOMMENDATION

The staff recommends that the requested zoning be granted as consistent with development in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Harole E. Selvey: 102 West Skyview Road

AGAINST

PERSONS APPEARING

Dan Driscoll (representing applicant)

COMMITTEE ACTION:

The members reviewed the information presented on the existing uses in this area. They concluded that this request should be granted, in conformance with the present uses.

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

C14-73-005 Austin Independent School District--Contd.

## COMMISSION ACTION:

The members reviewed the information on the uses and streets in the area.

## COMMISSION VOTE:

To recommend that the request of the Austin Independent School District for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at the rear of 6001 Guadalupe Street be GRANTED.

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

C14-73-006 Randall Butler: A, 1st to B, 1st  
4400 and 4402 Gillis Street  
1401-1407 Casey Street

## STAFF REPORT:

This property is located in south Austin and is part of a large low-density single-family neighborhood. Both Gillis and Casey Streets are residential with only thirty feet of surfaced width. Subject tract is over 500 feet south of Ben White Boulevard.

The original changes in zoning in this area resulted from an area study which recommended changes in zoning for properties with frontage on Ben White Boulevard. Subsequent changes have occurred southward on Gillis Street on a lot-by-lot basis. Last year the Commission reviewed this general area in conjunction with two zoning cases and recommended that the north boundary line of Casey Street should be the termination point of any rezoning along Gillis Street.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied, as an intrusion into a single-family neighborhood with inadequate streets to serve other than low-density residential uses.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Jerry Garnett: Route 8, Box 364

FOR

## PERSONS APPEARING

None

## COMMITTEE ACTION:

The members reviewed the information on the street pattern in this area, and the existing zoning. They concluded that this request should be denied, in conformance with the previous recommendation by the Commission that rezoning should not extend past Casey Street in this area.

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

## COMMISSION ACTION:

The Commission reviewed the information on the history of zoning in this area.

C14-73-006      Randall Butler--Contd.

## COMMISSION VOTE:

To recommend that the request of Randall Butler for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4400-4402 Gillis Street and 1401-1407 Casey Street be DENIED.

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

C14-73-007      Carl W. Burnette, Trustee: A, 1st and C, 3rd to C, 3rd  
900 and 902 Reinli Street

## STAFF REPORT:

This property is located in north Austin near the intersection of Interstate Highway 35 and U. S. Highway 290. The land use in the area is mixed, ranging from apartments and remaining single-family homes to warehousing and wholesale activities.

Subject tract abuts a planned access road which is part of the planned interchange of Highway 290 and I. H. 35. The interchange is designed to permit subject tract ingress-egress to the planned frontage road. This property is within an outer flight approach which allows construction 780 feet above average level. Our records indicate subject tract is about 765 feet above sea level and construction may not be permitted to the full 120 feet allowed by Third Height and Area.

## STAFF RECOMMENDATION:

The staff recommends that the requested zoning be granted, subject to a subdivision to identify this tract.

The requested zoning is consistent with the zoning and uses in this area.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Dan Ragnan: Behrens, Inc.: 5775 Airport Boulevard                      AGAINST

## COMMITTEE ACTION:

The members reviewed the information and noted the existing commercial development in this area. They concluded that this request should be granted in conformance with the area, subject to subdivision.

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

## COMMISSION ACTION:

The members reviewed the information presented on the street pattern and the present development of the area.

C14-73-007 Carl W. Burnette, Trustee--Contd.

## COMMISSION VOTE:

To recommend that the request of Carl W. Burnette, Trustee, for a change of zoning from "A" Residence, First Height and Area and "C" Commercial, Third Height and Area to "C" Commercial, Third Height and Area for property located at 900-902 Reinli Street be GRANTED, subject to subdivision.

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

C14-73-008 Central Freight Lines, Inc: A, 1st and C, 6th to C, 6th  
7011-7015 North Interregional Highway

## STAFF REPORT:

This property is located in north Austin on a major arterial street along which permissive zoning and development exist. The St. John's Subdivision which adjoins on the east was recently recommended for redevelopment under an Urban Renewal Plan. This plan calls for residences or apartments along the west side of Bennett Avenue and proposes the vacation of Booker Avenue, between subject tract and Bennett Avenue

Twice in the last two years the Planning Commission has recommended for denial of "GR" General Retail zoning for the southwest corner of St. John's and Bennett Avenues. Also, the City Council has twice denied a change in zoning for the northeast corner of Bennett Avenue and Atkinson Road, the first for "GR" General Retail and the second for "O" Office. A seventy-five foot strip of "B" Residence zoning was required on the property to the south which was rezoned in 1957.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that the requested zoning be granted, except for the easternmost twenty-five feet which is proposed for "B" Residence, First Height and Area, subject to a six-foot privacy fence along the east boundary line and no access permitted to Booker Avenue

The requested zoning would be reasonably compatible with the inclusion of adequate shielding for the St. John's neighborhood.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Nat H. Ricker: 912 Keith Lane  
PERSONS APPEARING

FOR

Phillip Robinson (representing applicant)

Wallace Nations (representing applicant)

Harvey Cornwell: P. O. Box 7506, Waco, Texas

FOR

Allen Hulme: 2904 Pincrest Drive

FOR

Mrs. Calvin Brown

AGAINST

F. E. Bragg: 6900 Blessing Avenue

AGAINST

Mrs. Snell: 919 Delmar Avenue

AGAINST

Ten persons present

AGAINST

C14-73-008 Central Freight Lines, Inc.--Contd.

## COMMITTEE ACTION:

The members reviewed the information on the existing development in the area and the applicant's proposed development. They were of the opinion that the ten-foot chain link fence, with a planted buffer, would provide better protection for the adjacent residences than a twenty-five-foot buffer strip. The members expressed approval of the applicant's plan to install adequate drainage for his property; they pointed out that the paving of this tract for truck parking will greatly increase the surface run-off.

The Committee heard testimony from the area residents concerning the severe flooding problems in this area. While the development plan for this tract will handle the drainage from the tracts in the immediate area, the drainage will then go into Buttermilk Creek and cause heavier flooding, which is a very serious problem in the St. John's Area.

Mr. Hetherly stated that the applicant should not be penalized for this flooding problem, which is the responsibility of the City of Austin. Mr. Barrow stated that special consideration of the drainage should be requested of the City Council, who may decide that this zoning should not be granted until the flooding problems in the area are solved.

The members concluded that this request should be granted, subject to restrictive covenants requiring a ten-foot setback that is to be a planted buffer with a ten-foot chain link fence on the rear property line (in accordance with the site plan on file); and a comment to the City Council on flooding problems in this area.

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

## COMMISSION ACTION:

The Commission reviewed the information as presented on the development of this area, and the problems of drainage.

## COMMISSION VOTE:

To recommend that the request of Central Freight Lines, Inc., for a change of zoning from "A" Residence, First Height and Area and "C" Commercial, Sixth Height and Area to "C" Commercial, Sixth Height and Area for property located at 7011-7015 North Interregional Highway be GRANTED, subject to restrictive covenants requiring a ten-foot setback that is to be a planted buffer with a ten-foot chain link fence on the rear property line (in accordance with the site plan on file).

The members of the Planning Commission would like to direct the attention of the City Council to the severe problems in the St. John's area caused by the flooding of Buttermilk Creek, particularly as related to the proposed development under consideration at this time. It is felt that a definite plan for the correction of this flooding problem should be reached as soon as possible, in view of the property damage and inconvenience being suffered by the residents of this area.

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

C14-73-009 Edward R. Rathgaber, Jr., et al: Int. A, 1st to LR, 1st & GR, 1st  
 6600-6628 South First Street (Tract 1) (Tract 1) (as amended)  
 6601-6633 Cooper Lane (Tract 1) and GR, 1st (Tract 2)  
 701-703 King Edward Place (Tract 2) (as amended)  
 6514-6516 South First Street (Tract 2)

## STAFF REPORT:

Tract 1 is located in south Austin south of a single-family subdivision known as Buckingham Place, and is bounded by two major arterial streets and a minor collector street. King Edward Place is fully developed with homes except for the northwest and southwest corners. General Retail zoning granted in 1971 exists south across the planned William Cannon Drive from subject tract.

Tract 2 adjoins the northeast corner of Tract 1 and is at the intersection of a minor residential street and a major arterial street. A single-family home, separated by a drainage ditch, adjoins subject tract to the west. Property north and across King Edward Place is zoned "BB" Residence and developed with apartments.

Recently the Planning Commission has been recommending for 25-50 foot strips of "A" Residence zoning and a six-foot privacy fence where retail or commercial uses would adjoin single-family development. Also limitations as to densities, height of buildings and setbacks have been recent conditions for the protection of neighborhoods in north Austin.

## STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that "GR" General Retail be granted for Tract 1 except for sufficient buffering to be provided for the single-family development to the north. "O" Office is recommended for Tract 2 with apartment density limited to "BB" Residence and access to King Edward Place denied.

The only way the staff can recommend for the requested zoning would be with sufficient buffering and shielding to protect the quality of the single-family neighborhood. Tract 1 does have sufficient circulation, being serviced by two major arterials and a neighborhood collector street. Tract 2, located on a major arterial street, has some merit for a change in zoning, particularly if "GR" General Retail is granted for Tract 1 and apartment development is limited in density and possibly height of buildings. We would recommend five feet of right-of-way on King Edward Place if access is not denied to this street.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

John E. Park: 6511 Pevensey Drive	AGAINST
Gerald L. White: 809 King Edward Place	AGAINST
John R. Holderread: 805 King Edward Place	AGAINST

## PERSONS APPEARING

Tom Curtis (representing applicant)	
Mr. & Mrs. Merlin Lester: 711 King Edward Place	AGAINST
Peter J. Palmersheim: 6515 Pevensey Drive	AGAINST
Donald L. Sevedge: 713 King Edward Place	AGAINST
Edwin M. Allison: 707 King Edward Place	AGAINST
Mary Luna	AGAINST

C14-73-009 Edward R. Rathgaber, Jr., et al--Contd.

## COMMITTEE ACTION:

The members reviewed the information, noting that the western portion of Tract 1 is higher in elevation and overlooks the single-family development to the north. Mr. Barrow stated that commercial zoning is undesirable where abutting residential homes; however, the applicant has worked with the neighborhood for a solution. Mrs. Mather stated that a planted buffer and a building setback would afford the most protection for the residences.

A majority of the Committee concluded that this request should be granted, as amended, as follows:

LR, 1st on the westerly 300 feet of Tract 1, with the remainder of Tract 1 to be GR, 1st; subject to a 50-foot building setback on the tract, with 25 feet adjacent to the north boundary line to be a planted buffer, with a six-foot privacy fence on the north boundary line; height of buildings limited to one story on the LR, Local Retail portion of the tract;

O, 1st on Tract 2, subject to a 25-foot building setback and a six-foot privacy fence where abutting residential development; no access to King Edward Place.

AYE: Messrs. Barrow and Faulkner. Mmes Ashworth and Mather  
NAY: Mr. Hetherly

## COMMISSION ACTION:

The members reviewed the information. Mr. Hetherly stated that a twenty-five foot planted buffer would not be maintained; he suggested a ten-foot planted buffer, to be of a height to provide a visual screen for the protection of the adjacent residential development.

## COMMISSION VOTE:

To recommend that the request of Edward R. Rathgaber, Jr., et al, for a change of zoning from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area on the westernly 300 feet of Tract 1; "GR" General Retail, First Height and Area on the remainder of Tract 1; and "O" Office, First Height and Area on Tract 2, (as amended) for property located at 6600-6628 South First Street and 6601-6633 Cooper Lane (Tract 1); and 701-703 King Edward Place and 6514-6516 South First Street (Tract 2) be GRANTED, (as amended), subject to a restrictive covenant requiring a ten-foot planted buffer to provide visual screening along the north boundary line of Tract 1, further requiring that a plan for this buffer is to be brought before the Zoning Committee for approval; a twenty-six foot building setback from the ten-foot planted buffer along the north boundary line of Tract 1; a six-foot privacy fence on the north boundary line of Tract 1; height of buildings limited to one story on the "LR" Local Retail portion of Tract 1; a twenty-five foot building setback and a six-foot privacy fence where property abuts residential development on Tract 2; and no access to King Edward Place on Tract 2.

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

C14-73-010      David G. Beverage: A, 1st to BB, 1st  
4402-4410 Barrow Avenue

## STAFF REPORT:

This property is located in north Austin on a minor residential street developed with modest homes. This street extends south approximately one block from 45th Street, a major arterial street. Although no properties have been rezoned on Barrow Avenue, there is a substantial amount of apartment and retail-commercial zoning on the perimeter of this small area. A drainage problem exists and subject tract is divided by an unbridged portion of Waller Creek.

"B" Residence zoning was requested last July but recommended for denial by the Planning Commission. At the request of the applicant, the case was referred back to the Commission by the City Council as a request for "BB" Residence, zoning and was subsequently withdrawn prior to a second hearing by the Planning Commission.

## STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to five feet of right-of-way on Barrow Avenue. As stated at the July, 1972 Planning Commission hearing, the staff would prefer that this area remain "A" Residence, but with the development existing and planned along its access, it is felt that some usage other than "A" Residence may be appropriate. It is recommended that the density be limited to eight apartment units, due to the creek and drainage problems. Barrow Avenue, a stub street, is not adequate for servicing higher densities, due to its narrow right-of-way and lack of turnaround at the south end. A bridge has been investigated but was not considered due to the high cost relative to the few properties involved. A cul-de-sac is questionable due to the creek and the resulting drainage problems.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Zidell Properties & Construction Company:  
7007 Preston Road, Suite 290, Dallas

AGAINST

## PERSONS APPEARING

Martin Boozer (representing applicant)  
Molses A. Castaneda: 4418 Barrow Avenue

NO OPINION

## COMMITTEE ACTION:

The members reviewed the information presented on this site and the development in the area. Mrs. Mather stated that the creek area is very lovely and should be protected. The members concluded that this request should be granted, as proper use for the tract, subject to five feet of right-of-way on Barrow Avenue and limitation to eight units.

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

## COMMISSION ACTION:

The members reviewed the information presented on the existing development in the area and the topography of the tract.

C14-73-010 David G. Beverage--Contd.

COMMISSION VOTE:

To recommend that the request of David G. Beverage for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 4402-4410 Barrow Avenue be GRANTED, subject to five feet of right-of-way on Barrow Avenue and limitation of density to eight units.

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

C14-73-011 Buckingham Ridge Developers: A, 1st to GR, 1st  
101-131 Eberhart Lane  
6400-7004 South Congress Avenue

STAFF REPORT:

This recently annexed property is located in south Austin and lies within an area that is largely undeveloped and outside the City. Subject tract shows strip characteristics, being only two hundred feet in depth and with approximately 1,450 feet of frontage on South Congress Avenue. A portion of the land across South Congress Avenue is developed with homes and apartments which front on Circle "S" Road. Adjoining the west boundary of subject tract is the Buckingham Ridge Subdivision zoned "A" Residence. Lots adjoining subject tract are planned for duplex development.

Subject property is bounded on the north by a minor collector street. Eberhart Lane, on the east by South Congress Avenue, and on the south by William Cannon Drive, both major arterial streets.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to subdivision, limitation of four curb cuts along South Congress Avenue, and a six-foot privacy fence where adjoining "A" Residence.

We would prefer that the tract had more depth for internal access, but feel the requested zoning should be fairly workable with curb cuts being minimized and duplexes being developed where adjoining the retail development. The applicant has removed a similarly shaped tract south of William Cannon Drive from this rezoning request to create a proposed retail tract with significantly more depth than subject tract.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14-73-011 Buckingham Ridge Developers--Contd.

COMMITTEE ACTION:

The members reviewed the information on the existing and proposed development in the area. They noted that the area proposed for duplex development has not been developed at this time. They concluded that this request should be granted, as suitable use for the tract, subject to subdivision; limitation of four curb cuts along South Congress Avenue; and a six-foot privacy fence where adjoining "A" Residence property.

AYE: Messrs. Barrow and Faulkner. Mmes Ashworth and Mather  
ABSTAIN: Mr. Hetherly

COMMISSION ACTION:

The members reviewed the existing land use in the area and the proposed plan for the development of this tract.

COMMISSION VOTE:

To recommend that the request of the Buckingham Ridge Developers for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area (Tract 1) and "LR" Local Retail, First Height and Area (Tract 2), for property located at 101-131 Eberhart Lane and 6400-7004 South Congress Avenue be granted, subject to subdivision; limitation of four curb cuts along South Congress Avenue; and a six-foot privacy fence where adjoining "A" Residence property.

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

PLANNED UNIT DEVELOPMENTS

C814-72-012 W. R. Coleman: 12 Attached Single-family Units  
2005 Lakeshore Drive

STAFF REPORT:

The staff reported that this application was referred back to the Zoning Committee by the City Council to allow the applicant to present information not presented at the original Zoning Committee hearing. The applicant has stated that his development could be accomplished under a standard subdivision. The staff has not been in communication with the applicant and recommends that this request be approved, subject to departmental requirements.

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Leon Chandler: 4019 Marathon Boulevard	FOR
John C. Horton: 904 San Antonio Street	AGAINST
Mr. & Mrs. Dabney Cauley: 1911 Lakeshore Drive	AGAINST
Mr. & Mrs. William Roger Louis: 2003 Lakeshore Drive	AGAINST
Lt. Col. & Mrs. J. L. Reed: Apt. 220, Posado Del Rey	AGAINST

PERSONS APPEARING

John C. Horton: 904 San Antonio Street	AGAINST
Dr. Roger Louis: 2003 Lakeshore Drive	AGAINST

COMMITTEE ACTION:

The members reviewed the information; Mr. Hetherly stated that no change has been made in this application. The members concluded that this request should be denied.

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

COMMISSION ACTION:

The members reviewed the information on the history of this zoning application.

COMMISSION VOTE:

To recommend that the request of W. R. Coleman for a Planned Unit Development to be located at 2005 Lakeshore Drive be denied.

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

C814-73-001 Wilson Kih Sang Chu: 20 Attached Single-Family Dwelling Units.  
5711-5821 Parkcrest Drive (Bullcreek Road)

STAFF REPORT:

This is an application for a Planned Unit Development on 2.459 acres of land located on FM 2222 (Bull Creek Road), between Highland Pass and Highland Hills Circle. The proposed development consists of two clusters of attached single-family dwellings. Each cluster will have ten units, a density of 8.1 units per acre. Access will be through two driveways from FM 2222. One swimming pool will be provided, with the remaining open area left in its natural state. The existing residential area adjoining the site is developed to a density of approximately three units per acre. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

C814-73-001 Wilson Kih Sang Chu--Contd.

## CITIZEN COMMUNICATION

## OPEN COMMENT

Donald H. Cummins: 3400 Northland Drive	FOR
Jack Dillard: P.O. Box 12487 Capitol Station	AGAINST
Harry L. Thomas: 3508 Lakeland Drive	AGAINST
T. Tamura: 5807 Highland Hills Drive	AGAINST
Merle S. Brower: 5801 Highland Hills Terrace	AGAINST
Paul J. Ayers: 5716 Highland Hills Drive	AGAINST
John Krieg, Jr.: 5704 Highland Hills Circle	AGAINST
Robert L. Cook: 5811 Highland Hills Drive	AGAINST
Mrs. J. Q. Edwards: 5800 Highland Hills Terrace	AGAINST
Mr. & Mrs. Dale Maness: 5803 Highland Hills Terrace	AGAINST
Mr. & Mrs. Leo R. Beard: 5813 Highland Hills Drive	AGAINST
Mrs. Jerry D. Todd: 5802 Highland Hills Terrace	AGAINST
James P. Gage, Jr.: 5800 Highland Hills Drive	AGAINST
Mr. & Mrs. Charles Perry: 5721 Highland Hills Drive	AGAINST
Mr. & Mrs. Dee E. Roberts: 5719 Highland Hills Drive	AGAINST
Vernon A. Mohr: 5717 Highland Hills Drive	AGAINST
Mr. & Mrs. Floyd S. Brandt: 5720 Highland Hills Drive	AGAINST
Doris Virginia Bell Goewey: 5718 Highland Hills Drive	AGAINST
Mr. & Mrs. Joe A. Stewart: 5723 Highland Hills Drive	AGAINST
Mr. & Mrs. Leslie King: 5804 Highland Hills Drive	AGAINST
Petition bearing sixteen signatures	AGAINST

## PERSONS APPEARING

Doug Trevey (representing applicant)	
Mr. & Mrs. Jack H. Dillard: 3502 Lakeland Drive	AGAINST
Mr. & Mrs. L. Roger Adkins: 3510 Lakeland Drive	AGAINST
Mr. & Mrs. James P. Gage, Jr.: 5800 Highland Hills Dr.	AGAINST
Dr. & Mrs. Pruett Watkins: 5700 Highland Hills Circle	AGAINST
Mr. & Mrs. Ralph D. Spencer: 5804 Highland Pass	AGAINST
Mr. & Mrs. Roland Kaderli: 5724 Highland Hills Drive	AGAINST
Mr. & Mrs. Floyd S. Brandt: 5720 Highland Hills Drive	AGAINST
Carrie Beth Foster: 5722 Highland Hills Drive	AGAINST
Mrs. C. P. Henderson: 5722 Highland Hills Drive	AGAINST
James M. Perdue for Southwest Austin Civic Association	AGAINST
Dr. Floyd Grant: 5720 Highland Hills Drive	AGAINST
Leslie King: 5804 Highland Hills Drive	AGAINST
L. B. Helbrun: 3602 Lakeland Drive	AGAINST
Doris V. Bell Golway: 5718 Highland Hills Drive	AGAINST
Roland Catelty	AGAINST
Dr. & Mrs. Hamilton: 5802 Highland Hills Drive	AGAINST
Mrs. L. G. Whitehead: 5806 Highland Hills Drive	AGAINST
Mrs. Carolyn Leaper: 5808 Highland Hills Drive	AGAINST
Greg Fisher	AGAINST
James Warden: 5802 Highland Pass	AGAINST
Donald H. Bunnell: 6302 Highland Hills Drive	AGAINST
Sandra M. Fox: 5809 Highland Hills Drive	AGAINST
Nancy Patterson: 3516 Lakeland Drive	AGAINST
Joe A. Stewart: 5723 Highland Hills Drive	AGAINST
Approximately thirty persons present	AGAINST

C814-73-001 Wilson Kih Sang Chu--Contd.

## COMMITTEE ACTION:

The members reviewed information presented on the site plan and the surrounding area. Testimony was heard from area residents concerning the topography and drainage of the tract, the traffic problems in the area and traffic which would be generated from the proposed development, which is adjacent to a dangerous curve at this location. The area residents wish to negotiate with the owner of this tract for its purchase. The members expressed concern regarding the heavy traffic in this area and the density of the proposed development. They concluded that this request should be denied.

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

## COMMISSION action;

The Commission reviewed the information on the area and the site plan.

## COMMISSION VOTE:

To recommend that the request of Wilson Kih Sang Chu for a Planned Unit Development on property located at 5711-5821 Parkcrest Drive (Bullcreek Road) be DENIED.

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

C814-73-002 Monesson and Company: 434 Attached and Detached Single-family  
Bounded by U.S. Highway 290 East and the Dwelling Units  
M.K. & T. Railroad (east of Springdale Road)

## STAFF REPORT:

The staff reported that this application is requested to be postponed for thirty days to allow additional work on the site plan.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Dorothy M. Gross: 1601 S.W. River Street, Elyria, Ohio	FOR
Eugene L. Jeffus: 3638 Quietie Drive	AGAINST
Owen A. Reischman: 3637 Quietie Drive	AGAINST

## PERSONS APPEARING

Two persons present	AGAINST
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## COMMITTEE ACTION:

The members voted to postpone this application for thirty days.

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

## COMMISSION ACTION:

The members concurred with the Committee recommendation.

C814-73-002 Monesson and Company--Contd.

## COMMISSION VOTE:

To POSTPONE FOR THIRTY DAYS the request of Monesson and Company for the development of a Planned Unit Development on property bounded by U.S. Highway 290 East, and the M.K. & T. Railroad (east of Springdale Road).

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

CP14-72-061 David L. Maddox: 295-Unit Apartment Project  
1109-1113 Post Oak Street  
Rear of 700-1100 South 5th Street (Dawson Road)

## 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. The applicant proposes the construction of 295 apartment units on this 12.67 acres tract of land, a density of 23.3 units per acre. The north end of the tract adjoins the east side of the I & G N Railroad and Post Oak Street, a fifty-foot street; the south end of the tract adjoins South Seventh Street and South Sixth Street. West Bouldin Creek runs through the tract, approximately dividing it in half. "BB" Residence, First Height and Area zoning was granted on this tract, subject to an approved special permit. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

James K. Little: 3705 Amherst, Dallas	FOR
Mr. & Mrs. H. L. Black: 906 Dawson Road	AGAINST
Edward E. Bartlet: 514 Dawson Road	AGAINST

## PERSONS APPEARING

G. A. McPherson (representing applicant)	
Mr. H. L. Black: 906 Dawson Road	AGAINST

## COMMITTEE ACTION:

The members reviewed the information presented on the area and the tract; they noted that the City engineer has approved the concept of the development of the creek area. Mrs. Mather stated that Bouldin Creek is included in the City's plan to preserve creek areas within the City. She stated that the plan by the developer is of such density that there is very little play area.

The members noted that the zoning on this tract was granted subject to the review of the special permit site plan. A majority of the Committee concluded that this request should be granted, subject to departmental requirements.

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

C814-72-061 David L. Maddox--Contd.

## COMMISSION ACTION:

The staff requested that this application be referred back to the Zoning Committee for further study of the plan for the creek area on this tract; under the proposed plan several of the buildings are located within the drainage easement for Bouldin Creek. In addition, construction of the full density allowed under "BB" Residence zoning will necessitate the removal of the majority of the trees on the tract. Letters have been received from the neighborhood organization and the Parent-Teachers Association in this area requesting this further review.

## COMMISSION VOTE:

To REFER TO THE ZONING COMMITTEE the request of David L. Maddox for a special permit for the development of a 295-unit apartment project on property located at 1109-1113 Post Oak Street and the rear of 700-1100 South Fifth Street.

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

CP14-73-001 Ruben H. Johnson: Seven Townhouse Units  
601-607 West 15th Street  
1406-1410 Nueces Street

## STAFF REPORT:

This application has been filed as required under Section 45-20, Sub-Section a, Paragraph 1, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of seven townhouse units on a tract of land located directly across West 15th Street from St. Martins Lutheran Church. The property is currently zoned "O" Office, First Height and Area. There will be four two-story and three three-story units, varying in size from approximately 3,000 square feet to 4,000 square feet of living area, with an enclosed two-car garage. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Leonard L. Franklin: 607 West 14th Street	FOR
J. K. Hurst: 3913 Balcones Drive	FOR
Thomas R. McElhenney, MD: 604 West 14th Street	AGAINST

## PERSONS APPEARING

Houston Daniel (representing applicant)

## COMMITTEE ACTION:

The members reviewed the information on the zoning and uses in the area. They concluded that this request should be granted, subject to departmental requirements.

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

CP14-73-001 Ruben H. Johnson--Contd.

COMMISSION ACTION:

The members reviewed the information on the area development and the plans for the development of this tract.

COMMISSION VOTE:

To APPROVE the request of Ruben H. Johnson for a special permit for the construction of seven townhouse units on property located at 601-607 West 15th Street and 1406-1410 Nueces Street, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-73-002 Andy Kivlin: 68 Condominium Units  
Silvermine Drive and Racoon Run  
(also bounded by Williamson Creek)

STAFF REPORT:

This application has been filed as required under Section XX, Sub-Section XX, Paragraph XX, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The planned construction will be sixty-eight condominium units on Lot 2, Block A, Valley View Acres Revised. The tract covers 3.563 acres of land and is located south of Highway 71; approximately 1.2 miles north of the intersection of U.S. Highway 71 and U.S. Highway 290.

At the time this subdivision was approved, this site was designated for apartment use, which would not normally require a special permit for development. However, through a misunderstanding, the applicant has begun construction of multi-family units on the site, with the intent of selling these units. In conformance with the City Ordinance, the applicant has agreed to submit a special permit for development. However, through a misunderstanding, the applicant has begun construction of multi-family units on the site, with the intent of selling these units. In conformance with the City Ordinance, the applicant has agreed to submit a special permit application. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mr. & Mrs. Andy Kivlin and Terry Kivlin (applicant)

CP14-73-002 Andy Kivlin--Contd.

## COMMITTEE ACTION:

The members reviewed the site plan for this application; they noted this tract is outside the City limits, and the applicant has voluntarily applied for a special permit. Mrs. Mather pointed out that approval of a wastewater treatment plant is one of the departmental requirements. The members concluded that this request should be granted, subject to departmental requirements.

## COMMISSION ACTION:

The members reviewed the information presented on the proposed development.

## COMMISSION VOTE:

To APPROVE the request of Andy Kivlin for a special permit for the construction of sixty-eight condominium units on property located at Silvermine Drive and Racoon Run (also bounded by Williamson Creek), subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-73-003 Northeast Investors, Ltd: 57-Unit Garden Apartment Complex  
6733-6803 Enterprise Court

## STAFF REPORT:

This application has been filed as required under Section 45-19, Sub-Section (i), Paragraph (5), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This an application to construct fifty-seven apartment units on Lot 4-A, Northeast Terrace Subdivision. The tract is zoned "B" Residence, First Height and Area, and is located south of U.S. Highway 290 and east of Berkman Drive. The project will consist of fifteen efficiency apartments, thirty-two one-bedroom and ten two-bedroom apartments, and will have access to Enterprise Court, a sixty-foot street. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

## CITIZEN COMMUNICATION

## WIRTTEN COMMENT

Howard S. Speirs: 6804 Mira Loma Lane  
Odas Jung: 400 East St. Elmo Road

FOR  
FOR

## PERSONS APPEARING

C. B. Carpenter (representing applicant)  
Doug G. Lasiter: 510 South Congress, Suite 404  
Joe L. Daiza: 510 South Congress Avenue, Suite 404

FOR  
FOR

CP14-73-003 Northeast Investors, Ltd--Contd.

## COMMITTEE ACTION:

The members reviewed the information on the surrounding area and the site plan. Mrs. Mather stated that the site plan shows no open space. The members concluded that this request should be granted, subject to departmental requirements.

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

## COMMISSION ACTION:

The members reviewed the information presented on the area and the site plan.

## COMMISSION VOTE:

To APPROVE the request of Northeast Investors, Ltd., for a special permit for the development of a fifty-seven-unit garden apartment complex on property located at 6733-6803 Enterprise Court, subject to departmental requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-73-004 John D. Byram: 100-Unit Garden Apartment Complex  
114-200 Cumberland Road  
2530-2532 South Congress Avenue

## STAFF REPORT:

This application has been filed as required under Section 45-19, 45-22, 45-23, Sub-Section (i) (39) (73), Paragraph (5) (f) (e), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of one hundred apartment units on a tract of land containing 3.96 acres; the tract has access to South Congress Avenue. The project consists of eighty-four one-bedroom apartments and sixteen two-bedroom apartments. The tract is zoned "B" Residence, First Height and Area, "C" Commercial, First Height and Area, and "GR" General Retail, First Height and Area. There are many large trees on the tract, which are to be retained as shown on the site plan. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

Forrest B. Scott: 2705 Edens Drive	FOR
J. B. Roberts: 2606 Euclid Avenue	FOR
Bank of Austin Employee Profit Sharing Trust: 2501 South Congress Avenue	FOR

## PERSONS APPEARING

Garland Evans (representing applicant)	
C. B. Carpenter: 4017 Far West Boulevard	FOR
Dcn G. Lasiter: 510 South Congress Avenue, Suite 404	FOR
Joe L. Daisa: 510 South Congress Avenue, Suite 404	FOR

CP14-73-004 John D. Byram--Contd.

COMMITTEE ACTION:

The members reviewed the information and the site plan of the proposed development. They concluded that this request should be granted, subject to departmental requirements, and a restrictive covenant for the retention of trees as shown on the site plan.

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

COMMISSION ACTION:

The Commission reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE the request of John D. Byram for a special permit for the construction of a one-hundred-unit garden apartment project on property located at 114-200 Cumberland Road and 2530-2532 South Congress Avenue, subject to departmental requirements and a restrictive covenant for the retention of trees as shown on the site plan, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-73-005 The City of Austin: Regional Branch Library  
5500 Manchaca Road

STAFF REPORT:

This application has been filed as required under Section 45-28, Sub-Section b, 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 a regional branch library to serve as a base for mobile library units, to accomodate semi-specialized reference needs, relieve some routine demands on the main library, and to provide adult and youth-oriented neighborhood service programs. The site is located on Manchaca Road just north of Stassney Lane. The design of the facility has taken advantage of the many large trees on the tract. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department. The staff recommends approval, subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

James D. Dement: 2446 Cee Gee, Suite 100

FOR

PERSONS APPEARING:

Tom Sheffelman (representing applicant)

COMMITTEE ACTION:

The members reviewed the site plan for the proposed development. They concluded that this request should be granted, subject to departmental requirements, and a restrictive covenant for the retention of trees as shown on the site plan.

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

CP14-73-005 The City of Austin--Cont.

COMMISSION ACTION:

The members reviewed the information as presented.

COMMISSION VOTE:

To APPROVE the request of the City of Austin for a special permit for the construction of a regional branch library on property located at 5500 Manchaca Road, subject to departmental requirements and a restrictive covenant for the retention of trees as shown on the site plan, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

STREET VACATIONS

C10-73-100 Hale and Associates, Inc.  
Vacation of Spanish Bluff Drive (cul-de-sac)

The staff reported that the vacation of this cul-de-sac is one of the departmental requirements for the development of the subdivision, The Park at Battle Bend. All City departments recommend the vacation of this cul-de-sac, subject to the retention of utility easements. The members reviewed the information and

VOTED: To recommend that the cul-de-sac on Spanish Bluff Drive be VACATED, subject to the retention of utility easements.

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

C10-73-101 Charles Maund, Oldsmobile-Cadillac, Inc.  
and W. Cleigh Nease  
Portion of West Sixth Street Alley

The staff reported that the adjacent property owners are making this request; the alley to the west has been vacated in the past. This vacation is recommended by all departments, subject to the retention of utility easements. The members reviewed the information and

VOTED: To recommend that the portion of the West Sixty Street Alley be VACATED, subject to the retention of utility easements.

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

OTHER BUSINESS

C2-73-2a      Zoning

Amendment to Section 45-17 (g) (3) of the Zoning Ordinance: Barber Shops

STAFF REPORT:

Mr. Richard Lillie, Director of Planning, reported that the Ordinance now allows the use of a beauty shop in "A" Residence zoning, in a limited area of a residence. A recent zoning application was made for the use of a barber shop in a residential area, and was denied as the zoning change was considered inappropriate for the neighborhood. At that time, the City Council suggested that the Ordinance be amended to allow a barber shop under the same limited conditions.

No citizens appeared either for or against this Ordinance amendment.

The Commission members reviewed the information; Mr. Betts stated that both uses of a beauty shop and a barber shop are inappropriate for a residential neighborhood. The Commission then

VOTED: To recommend to the City Council that the amendment to Section 45-17 (g) (3) of the Zoning Ordinance, as follows, be APPROVED.

(3) Beauty shop or barber shop in a dwelling, subject to the following conditions:

a. It shall be located within or attached to the main dwelling; and,

b. It shall employ no person other than family members who reside in the dwelling; and,

c. The area it utilizes shall not be more than twenty-five per cent of the total of the floor area of such dwelling premises, including the shop, and shall not exceed three hundred square feet in any event; and,

d. There shall be no signs, advertising devices or displays to create outside the building any external evidence of the beauty shop or barber shop operation; and,

e. One single-family type off-street parking space shall be provided in addition to that required for the residence, which shall not be located within the required front yard or within a side yard along a street.

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

NAY: Mr. Betts

C2-73-8a      Subdivision

Ordinance change: deleting the lake areas from the definition of Urban Subdivision.

## STAFF REPORT:

Mr. Richard Lillie, Director of Planning, reported that in December, 1972 the Planning Commission recommended, and the City Council adopted an amendment to the subdivision regulations extending the requirements, or standards, for an urban subdivision to two miles from the City limits. On review it has been noted that these requirements extend two miles beyond the Mansfield Dam because Austin's City limits extend to the Dam. The intent of the Ordinance amendment was to exclude Lake Austin and Lake Austin Metropolitan Park as falling within the definition of "City". On Lake Austin, the two-mile radius would be measured from the point Dry Creek enters the Lake.

VOTED: To recommend to the City Council that the area within two miles of Lake Austin and Lake Austin Metropolitan Park be excluded from the Ordinance requiring all subdivisions to meet proper standards for development. The area along Lake Austin, two miles upstream from the point Dry Creek enters the Lake is not included in this recommendation.

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

C5-73-4      Urban Renewal Projects: NDP

Change in land use in the Plan for the Brackenridge Area, NDP No. Tep. A-11

## STAFF REPORT:

Mr. Leon Lurie, Executive Director of the Urban Renewal Agency, reported that the Board of Commissioners have reviewed the Plan and have recommended that Disposal Parcel 15a be changed from Residential Use "R" to Public Use "P-2". This parcel is located on Eleventh Street, adjacent and west of the park area. It was originally scheduled for multi-family residential use; the land adjacent to the east is undeveloped, with no immediate plans for development. Several inquiries have been received in the past two years by State agencies and semi-public entities on the purchase and use of this property, with the possibility of the land being placed on the tax rolls of the City. It is recommended that this request be granted, in order that the property may be offered for sale.

The members reviewed the information and

VOTED: To recommend that the request of the Urban Renewal Agency for a change in land use on Disposal Parcel 15a from Residential use "R" to Public Use "P-2" be GRANTED.

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

C1-73-3            Minutes

The members then

VOTED:     To APPROVE the October, 1972 Planning Commission minutes, as submitted.

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

R146            SUBDIVISION

The Committee Chairman reported action taken on the subdivisions at the meeting of January 23, 1973, and requested that this action be made a part of the minutes of the Planning Commission meeting.

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

C8-72-166       Point Vista, Section One  
                 Rundberg Lane and Taunton Drive

The staff reported that all requirements on this subdivision have been met; it is recommended that the plat be accepted for filing and approved. The members reviewed the history of the proposed development for this tract. The applicant had originally proposed a Planned Unit Development, which was recommended by the Planning Commission, but denied by the City Council, based on problems of traffic, density, and drainage. There was strong neighborhood opposition to the Planned Unit Development. The developer is now planning to develop this tract as a duplex subdivision, and has complied with all requirements of the City Ordinance.

Mrs. Sonia Ashworth stated that the primary concern of the Planning Commission on this case has been the density of the zoning, particularly around the periphery of the area, abutting single-family residential development. She suggested that the Commission make a recommendation to the City Council that this perimeter be zoned "AA" Residence, to provide a buffer. The members reviewed the information; Mr. Barrow stated that the applicant had changed the plans for the Planned Unit Development several times, but could not reach an agreement with the area residents.

Messrs. Donald Sontag and Frank Hoagland were present on behalf of the applicants. They pointed out that under consideration at this time is the first section of the development, consisting of thirty lots. All requirements of the Ordinance have been met.

The Commission then

VOTED:     To ACCEPT FOR FILING and APPROVE C8-72-166 Point Vista, Section One.

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

C8-72-166 Point Vista, Section One--Contd.

The members then discussed the motion to the Council for consideration of zoning the periphery of the total development "AA" Residence. Mrs. Ashworth stated that such a request is the only tool available to the Planning Commission to indicate their concern on the proposed density and for development compatible with the single-family residences. Mr. Buford Stewart stated that he could not support this motion, as it is in effect zoning an individual's property when he has not requested such zoning. He stated that the applicant is entitled to the uses under "A" Residence zoning, and he has complied with the Ordinance. Mr. Barrow stated that duplexes are generally considered compatible with single-family development. The members then voted and the motion failed for lack of a majority.

VOTED: To recommend that the City Council consider zoning the periphery of this development to "AA" Residence, First Height and Area of C8-72-166 Point Vista, Section One, to include the applicant's additional planned development in this area.

AYE: Mmes Ashworth and Mather

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

Thirteen 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>C8-69-011</u>	<u>Kingsbery Park, Section Two</u>
	Lockwood Springs Road & Trappers Trail
<u>C8-71-116</u>	<u>Onion Creek Forest</u>
	Pleasant Valley Road & Onion Creek Drive
<u>C8-72-005</u>	<u>Onion Creek Forest, Section Two</u>
	Pleasant Valley Road & Thornwood
<u>C8-72-045</u>	<u>Indian Hills, Section Three</u>
	North Bluff Drive & Stoneleigh Place
<u>C8-72-072</u>	<u>Horseshoe Bend</u>
	Barton Hills Drive & Chaparal Drive
<u>C8-72-075</u>	<u>Carroll Oaks, Section Two</u>
	Mathews Lane & Meadow Run
<u>C8-72-093</u>	<u>River Ridge</u>
	U.S. 290 & Terjo Lane
<u>C8-72-104</u>	<u>Timberline</u>
	Wallingwood Drive
<u>C8-72-108</u>	<u>Northwest Hills, Section 14-A</u>
	North Hills Drive & Hart Lane
	ABSTAIN: Mr. Barrow
<u>C8-72-116</u>	<u>Wood Shadows, Section Five</u>
	Baywood Drive
<u>C8-72-132</u>	<u>Glenclyff</u>
	Glenclyff & Barton Hills Drive
<u>C8-72-135</u>	<u>Spicewood at Balcones Village, Section Two</u>
	Spicewood Club Drive & Mandville Circle
<u>C8-72-141</u>	<u>Quail Creek West, Phase II, Section II</u>
	Mearns Meadow Boulevard

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

Final Subdivision Plats--Contd.

The Commission then

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

C8-71-067 Meadow Creek, Section One (Revised)  
West Dittmar Road

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

C8-72-079 Mesa Park, Section Six  
Wind River Road & Pyrenees Drive

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

C8-72-111 Shiloh, Phase One  
Manchaca Road & Shiloh Drive  
C8-72-139 South Creek, Section Two  
Bluff Springs Road & Pleasant Valley Road  
C8-72-155 Indian Hills, Section Five  
Blue Meadow Drive & Branchwood Drive

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending compliance with departmental requirements, current tax certificates, required easements, and required right-of-way along Riverside Drive.

C8-72-136 Riverview Addition, Section One  
Pleasant Valley Road & Oltorf Street

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

C8-72-138 Cooper Oaks, Section One  
Emerald Forest Drive & Parson Lane  
C814-72-015 The Village Square (P.U.D.)  
Nuchols Crossing Road & Pleasant Valley Road

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

C8-72-148 Mesa Park, Phase Two, Section One  
Mesa Wood Drive & Navajo Trail

Final Subdivision Plats--Contd.

C8-73-004      Mesa Park, Phase Two, Section Two  
Santa Cruz Drive & Navajo Trail

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

C8-72-159      Crest Hills, Section Two  
Bundyhill Drive & Howden Circle

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

C8-73-165      D & J Properties Subdivision  
Cannon League Drive & Matthews Lane

C8-73-001      Cherry Creek, Phase III, Section Four  
Chester Hill and Aldford Drive

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

## SHORT FORM SUBDIVISIONS

The Commission then

VOTED:      To APPROVE the following short form subdivisions:

C8s-72-271      Resubdivision of Lots 1 & 2, Manor Estates  
Manor Road and Sweeney Lane  
C8s-72-311      Sixth Resubdivision of Lot 2, Frontier Village, Sect. 3  
Frontier Trail & Western Trail Boulevard  
C8s-72-325      4th Resubdivision of The Park at Quail Creek, Amended  
Rutland Drive  
C8s-72-337      S. R. Sheppard, Jr. Subdivision, Section One  
Wheless Lane & Bristol Drive  
C8s-72-352      First Resubdivision of Peppertree Park No. 1  
Palo Blanco Lane & Cocoa Lane  
C8s-72-358      2nd Resubdivision Lot D, Quail Creek, Section Six  
Galewood Drive & Peyton Gin Road  
C8s-72-409      Centex South  
East St. Elmo Road  
C8s-72-406      South Towne Plaza Resubdivision No. 1  
I.H. 35 and Royal Hill Drive  
C8s-72-411      3rd Resubdivision of Lot D, Quail Creek, Section Six  
Galewood Drive & Peyton Gin Road  
C8s-72-413      Davol Park  
U.S. 183 & Old Highway No. 29  
C8s-73-001      Kieffer Addition  
Ben White Boulevard & Burleson Road  
C8s-73-006      Resubdivision of Lots 1 & 2, Giles Place, Section One  
Cherrywood Road & 38 1/2 Street

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

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision plats, pending current tax certificates, GRANTING the requested variance on the signature of the adjoining owner.

C8s-73-010      Lot 5-A, Block Y, Point West of  
Westover Hills, Section Three  
Currywood Circle

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

C8s-73-012      Resubdivision of Lots 6 & 7, Block 8, Broadacres

North Loop & Jim Hogg Avenue  
C8s-73-017      Resubdivision of Wilkes Acres  
Wilke Drive & West Ridge

C8s-73-021      Resubdivision of Lots  
10 & 11 Walnut Hills, Section Three  
Betty Cook Drive

VOTED: To POSTPONE the following short form subdivision plats pending receipt of a variance letter from the owners.

C8s-73-013      Roxanne & Robert's Addition  
West Rim Drive

C8s-73-027      Walnut Bluff

June Drive & Cameron Road  
C8s-73-028      National Mobile Parks Subdivision, Section One  
State Highway 71

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

C8s-73-014      Francis Place  
South First Street & Alpine Road

C8s-73-015      Retreat Addition  
South Congress Avenue & Cumberland Road

C8s-73-030      Bill B. Cox Addition  
Westview Street

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

C8s-73-016      Mary Sala Subdivision  
Patton Lane

Short Form Subdivisions--Contd.

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

C8s-73-018      Resubdivision of Lots 9 & 10, Block 3, M.E. Wilson Subd.  
West Oltorf & Durwood Street  
C8s-73-020      Resubdivision of Lots 5 & 6, Block M,  
Mesa Park, Section One  
Powder River Road & Fast Horse

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

C8s-73-019      Rather Sanford Addition  
State Highway 183 & Clearfield

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

C8s-73-022      Resubdivision of Lots 1-13, Block H,  
Balcones Woods, Section Two  
C8s-73-024      Alahambra & Cordova Drive  
Braker Oaks Subdivision  
Braker Lane & Cameron Road  
C8s-73-029      First Resubdivision of Block N,  
Quail Creek, Phase Two, Section Three  
Peyton Gin Road, Parkfield Drive & Norseman Terrace

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

C8s-73-023      South Acres  
Gunter Street

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

C8s-73-025      Meadow Oak Apartments  
Balcones Drive & Cima Serena

Short Form Subdivisions--Contd.

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision plat, pending compliance with departmental requirements, and requiring the right-of-way on East Riverside Drive.

C8s-73-026      Dean Johnston, Inc. Subdivision  
Congress Avenue & East Riverside Drive

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

The meeting was adjourned at 9:25 p.m.

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Richard Lillie  
Executive Secretary