

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting - March 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
C. W. Hetherly
Jean Mather
Buford Stewart

Absent

Royce Faulkner

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
John German, Associate Director of Traffic and Transportation
Andrea Winchester, Clerk IV

ZONING

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

Present

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

Also Present

Jack Alexander, Assistant Dir. of Planning
*Al Baker, Zoning Administrator
**Brian Schuller, Planner I
**Ben McPherson, Environmental Specialist
*Fran Spezio, Secretary I
Caroline Schreffler, Administrative Secy.

* Present only on March 5, 1973

** Present only on March 6, 1973

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

CL4-72-311 Austex Development Co. Ltd. - contd.

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 a restriction on the subdivision plat.

STAFF RECOMMENDATION

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.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

None

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 duplex neighborhood which would create additional traffic across from the elementary school.

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

COMMISSION ACTION:

The members reviewed the information presented on this area.

COMMISSION VOTE:

To recommend that the request of 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, Hetherly, and Stewart. Mses. Ashworth and Mather

ABSENT: Mr. Faulkner

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

STAFF REPORT:

The staff reported that the applicant has requested a ninety day extension
 There is no reason why this extension cannot be given as far as the staff
 is concerned.

CITIZEN COMMUNICATION:

WRITTEN COMMENT:

Don L. Lawford: 830 Airport Boulevard FOR
 Robert C. Noren; 11903 Oak Trail FOR

PERSONS APPEARING

Ignacio Loreda: applicant

COMMITTEE ACTION:

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

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

C14-73-012 Cidmon Corporation: Interim A, Interim 1st to GR, 1st (as amended)
8131-8137 North Interstate Highway 35

STAFF REPORT:

This property is in north Austin and fronts on Interstate Highway 35
 and sides to a neighborhood collector street. Permissive zoning and
 development exist along this major route and more is anticipated.
 A single-family neighborhood adjoins to the east of subject tract.
 The neighborhood collector street abutting subject tract has seventy
 feet of right-of-way.

STAFF RECOMMENDATION:

That this case be granted, it is recommended that buffering or shielding
 be considered for the adjoining single-family neighborhood. Requested
 zoning is consistent with existing zoning and the plans for this area;
 however, consideration should be given to some type of buffering or
 shielding for the homes in this area.

CITIZEN COMMUNICATION:

WRITTEN COMMENT:

Harry E. Montandon: 2412 North Interregional Highway	FOR
Lt. Col. Donald M. Amundson: 8114 Shenandoah Drive	AGAINST
Ray E. Griego: 8304 Tecumseh Drive	AGAINST
William A. Preshaw: 8204 Shenandoah Drive	AGAINST
C. B. Sharbutt: 8303 Grayledge Drive	AGAINST
Don J. Pass: 8117 Shenandoah Drive	AGAINST
Walter F. Stenning: 8210 Shenandoah Drive	AGAINST
John R. Carter: 8200 Greyledge Drive	AGAINST
Harry R. Warren: 8210 Greyledge Drive	AGAINST
E. B. Kroeker: 8205 Grayledge Drive	AGAINST
Hilmar Von Schonfeldt: 8211 Shenandoah Drive	AGAINST

C14-73-012 Cidmon Corporation - contd.

Joseph R. Walta: 8110 Shenandoah Drive	AGAINST
William R. Bravenec: 8203 Grayledge Drive	AGAINST
R. Roy Souleyrette: 8209 Grayledge Drive	AGAINST
John B. Craig: 8207 Grayledge Drive	AGAINST
Helga E. Anderson: 8112 Shenandoah Drive	AGAINST
Jo Ann Crow: 903 Valley Forge Drive	AGAINST
William K. Kenwick: 8202 Grayledge Drive	AGAINST
Petition bearing 178 signatures	AGAINST

PERSONS APPEARING:

Richard Baker (representing the applicant)	
Doug Monzingo: 3105 Mohawk Road	FOR
A. R. Almoyist: 911 Hermitage Drive	AGAINST
Helga E. Anderson: 8112 Shenandoah Drive	AGAINST
Roland R. Koschel: 908 Pepperell Court	AGAINST
George Slaton: 8111 Grayledge Drive	AGAINST
June L. Karp: 8511 Grayledge Drive	AGAINST
Mrs. Robert Plante: 9402 Dallum Drive	AGAINST
Louis Henna, Jr.: 8306 Tecumseh Drive	AGAINST
Burle L. Robbins: 8203 Shenandoah Drive	AGAINST
Norman K. Whitehouse: 8308 Shenandoah Drive	AGAINST
Ruth Ravas: 6501 East Hills Drive, #117	AGAINST
W. C. Moyer: 8315 Tecumseh Drive	AGAINST
Cecil H. Rutherford: 8215 Grayledge Drive	AGAINST
Mr. and Mrs. George Schwab: 801 Potomac Path	AGAINST
J. D. Smitherman: 8305 Shenandoah Drive	AGAINST
Clarence Barnes: 8306 Shenandoah Drive	AGAINST
R. Roy Souleyrette: 8209 Grayledge Drive	AGAINST
Mrs. Harold Henderson: 8112 Grayledge Drive	AGAINST
Hilmar von Schonfeldt: 8211 Shenandoah Drive	AGAINST
E. B. Kroeker: 8205 Grayledge Drive	AGAINST
Mrs. D. Lambert: 8302 Shenandoah Drive	AGAINST
Curtis Wooten: 8308 Tecumseh Drive	AGAINST
Dr. and Mrs. Ernest M. Bernel, Jr.: 8201 Grayledge Drive	AGAINST
Benny D. McDavid: 8310 Tecumseh Drive	AGAINST
Margie Lyles: 8508 Grayledge Drive	AGAINST
August Clarence Swensen: 8115 Shenandoah Drive	AGAINST
Mr. & Mrs. Joseph R. Walta: 8110 Shenandoah Drive	AGAINST
Mr. & Mrs. Donald M. Amundson: 8114 Shenandoah Drive	AGAINST
Mr. & Mrs. William A. Preshaw: 8209 Shenandoah Drive	AGAINST
Mr. & Mrs. Bruce R. Allen: 8406 Shenandoah Drive	AGAINST
Mr. & Mrs. John B. Craig: 8207 Grayledge Drive	AGAINST
John R. Carter: 8200 Grayledge Drive	AGAINST
Mr. & Mrs. William K. Kenwick: 8202 Grayledge Drive	AGAINST
Mr. & Mrs. Winston Anderson: 8302 Tecumseh Drive	AGAINST
Mr. & Mrs. William D. Gooch: 8204 Grayledge Drive	AGAINST
Mr. & Mrs. Carlos Rodriguez: 8103 Grayledge Drive	AGAINST
Mr. & Mrs. J. W. Arnott: 8400 Shenandoah Drive	AGAINST
Mr. & Mrs. Joe Baker, Jr.: 8404 Shenandoah Drive	AGAINST
Mr. and Mrs. Johnny J. Stasny: 8402 Shenandoah Drive	AGAINST
Mr. and Mrs. William B. Wood: 8403 Shenandoah Drive	AGAINST
Mr. and Mrs. Clive Lankford III: 8506 Grayledge Drive	AGAINST
Robert L. Jernigan III: 8415 Shenandoah Drive	AGAINST

C14-73-012 Cedmon Corporation - contd.

COMMITTEE ACTION:

The members noted that this property fronts on Interstate Highway 35, making it suitable for the requested zoning. They expressed concern for the protection of the residential development to the east, and discussed the traffic problems on Rutherford Lane. Mrs. Ashworth suggested that curb cuts be restricted near the residential development. A buffer zone on the east property line, with a building setback, would be desirable for protection of the residences.

The staff reported that the existence of a thirty-foot roadway easement on the east property line had not been considered; the members concluded that this request should be granted for "GR" General Retail, but that the discussion on shielding and buffering should be referred to the full Commission for additional information.

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

COMMISSION ACTION:

The staff reported that a letter has been received from the agent amending the application to a request for "GR" General Retail zoning on all but thirty feet of the easternmost part of the tract. This will provide a thirty foot buffer for the single-family development to the east, in addition the applicant has agreed to construct and maintain a six-foot privacy fence at the easternmost end of the tract. This thirty-foot roadway is not developed and there are trees on this section of the tract. Mrs. Ashworth stated that there should not be any curb cuts allowed within 150 feet of the existing residential property.

COMMISSION VOTE:

To recommend that the request of the Cidmon Corporation for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area, as amended, for property located at 8131-8137 North Interstate Highway 35 be GRANTED, as amended, subject to a six-foot privacy fence along the easternmost property line and no curb cuts within 150 feet of west property line of the Heritage Hills subdivision.

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

ADDITIONAL COMMENT:

It was brought to the attention of the Commission after the interested parties had left the meeting that a short form subdivision has been received and recorded on the subject tract dividing the tract into two tracts, one of the tracts being located totally within the area restricted from allowing curb cuts. Due to this short form subdivision and the stipulation placed on this zoning case by the previous vote of the Commission, this second tract will have no access and therefore not be a legal lot. The Commission did not want to take any action on this matter, since the interested property owners in the area were not present.

C14-73-012 Cidmon Corporation - contd.

The Commission members requested that a special notation be placed in the Minutes to the City Council, stressing that the present conditions on these tracts are different from those considered at the time their decision was made, and noting that if the existing conditions had been known at the time of their discussion, this information would have influenced their decision on the restrictions placed on this tract of land.

C14-73-013 Harold Carter Chapman: A, 1st to O, 1st
7401 Geneva Drive

STAFF REPORT:

This property is located in northeast Austin on a minor collector street. Subject tract is the last lot in this area developed with a duplex that separates the new single-family neighborhood to the south (University Hills) from the commercial-retail development anticipated along U. S. 290. A new single-family home is presently under construction across the street and one lot south of subject tract.

Recently the Planning Commission recommended "O" Office zoning on a tract to the north to act as a buffer between the single-family neighborhood and the expected retail development along Highway 290.

The staff recommends that this case be denied as an intrusion into an "A" Residence neighborhood. The remaining duplex on Geneva Drive should act as the buffer for the single-family homes. Any further rezoning would be unwarranted with new single-family development under construction within this block.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Joe M. Wiley: 7403 Geneva Drive

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information; Mr. Barrow stated that this request would constitute an intrusion into the residential neighborhood. They concluded that this request should be denied.

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

COMMISSION ACTION:

The members reviewed the information on the development in the area, and the past zoning history.

COMMISSION VOTE:

To recommend that the request of Harold Carter Chapman for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 7401 Geneva Drive be DENIED.

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

ABSENT: Mr. Faulkner

C14-73-014 Karl J. Sladek: A, 1st to C, 1st
820-824 Capitol Court

STAFF REPORT:

This property is located in north Austin on a substandard, unsurfaced, minor residential street. Single-family homes exist to the west and approximately across the street from subject tract. "C" Commercial zoning adjoins to the east and originated from strip zoning along North Lamar which has moved westward into this older neighborhood. Subject tract is 250 feet from North Lamar, the closest major arterial street. The cul-de-sac serving this tract is 750 feet long, 350 feet in excess of the maximum length allowed by the Subdivision Ordinance.

The staff recommends that this case be denied. The requested zoning would be incompatible with the remaining homes in this area, and the access to this tract is inadequate with an unimproved 42-foot street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Brownstone Park, Ltd.: 1300 City National Building

James B. McKenzie: 10341 Checota Drive

Mrs. Angie May Hardin: 813 Capitol Court

FOR

FOR

AGAINST

PERSONS APPEARING

Bob J. Bailey (representing applicant)

Ada Summers: 902 Capitol Court

Mrs. Alvarez: Capitol Court

AGAINST

AGAINST

COMMITTEE ACTION:

Mr. Hetherly stated that the requested zoning will not be detrimental to the area, as the property is tied to property fronting on Lamar Boulevard. Mr. Betts stated that the proposed development would improve the area. Ms. Ashworth noted the existing residence across the street from the tract and suggested that curb cuts be restricted to provide protection against truck traffic. The members concluded that this request should be granted, subject to one-half the needed right-of-way to increase Capitol Court from forty-two to sixty feet, and no curb cuts to be allowed on the southwest fifty feet of the tract.

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

COMMISSION ACTION:

The members reviewed the information on the existing zoning and development in the area.

COMMISSION VOTE:

To recommend that the request of Karl J. Saldek for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 820-824 Capitol Court be granted, subject to one-half the right-of-way to increase Capitol Court from forty-two to sixty feet, and no curb cuts allowed on the southwest fifty feet of the tract.

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

ABSENT: Mr. Faulkner

C14-73-015 Bill E. Boatright: B, 1st to B, 2nd
4006-4010 Avenue C

STAFF REPORT:

This property is located north of the University in an area in transition to apartment zoning. Subject tract is served by a minor collector street. As noted, a number of zoning changes have been granted in this area since a 1967 area study proposed apartment zoning for Hyde Park neighborhood between Guadalupe, Speedway, 38th and 45th Streets.

STAFF RECOMMENDATION:

That the case be granted as consistent with the plans for this area, the right-of-way is adequate for the intended purpose.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Leopold Wolf: 4001 Avenue B

FOR

Joe R. Long: P. O. Box 222

FOR

Mrs. Zettie W. Salathe: 103 East 30th Street

FOR

PERSONS APPEARING

Bill E. Boatright (applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The Commission members reviewed the zoning history of the area.

COMMISSION VOTE:

To recommend that the request of Bill E. Boatright for a change of zoning from "B" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4006-4010 Avenue C be GRANTED.

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

ABSENT: Mr. Faulkner

C14-73- 016 The Austin National Bank, Executor: A, 1st to B, 2nd
201 East 33rd Street
3207-3209 Helms Street

STAFF REPORT:

This property is located in a transitional area north of the University and is served by residential streets with sixty feet of right-of-way. This case was included in a 1967 area study in which apartment use was recommended. Lots east and not fronting Speedway have been limited to "B" Residence and "BB" Residence, First Height and Area. In 1970, the Commission recommended "B" Residence, First Height and Area for a tract to the east and across 33rd Street from subject tract.

Cl4-73-016 The Austin National Bank, Executor - contd.

The staff recommends that this case be denied, but recommends that "B" Residence, First Height and Area be granted. The density of First Height and Area is more compatible with the remaining single-family homes and the narrow surfacing of the streets within the interior.

CITIZEN COMMUNICATION

WRITTEN COMMENT:

Joe R. Long: P. O. Box 222	FOR
Ms. Carrie Pryor: 3309 Speedway	FOR
Mrs. E. R. Huck: 200 East 33rd Street	AGAINST
Mr. & Mrs. R. J. Nix: 368 Questend Ave. Pittsburg, Pennsylvania	AGAINST
C. R. McNamee: 203 East 34th Street	AGAINST
Mrs. W. L. Darnell: 201 East 34th Street	AGAINST
Mr. & Mrs. Virgil E. Barnes: 207 East 33rd Street	AGAINST

PERSONS APPEARING

Mr. and Mrs. Raymond Owens: 206 East 33rd Street	AGAINST
Mrs. Edith Huck Turner: 200 East 33rd Street	AGAINST
Charles W. Hackett, Jr.: 102 West 33rd Street	AGAINST
Mrs. Virgil E. Barnes: 207 East 33rd Street	AGAINST
Jerry Buttry: East 33rd Street	AGAINST

COMMITTEE ACTION:

The members reviewed the information presented on the existing zoning and the past zoning history of this area. Mr. Barrow stated that a mixture of densities is desirable for this neighborhood, rather than all apartment development. Ms. Ashworth pointed out that this block has no intrusion of apartment zoning, and the homes are very well-maintained. Mr. Betts noted the existence of "B" and "BB" Residence zoning in the immediate area; he feels that this property owner deserves a higher and better use for the property. Mr. Hetherly stated that the small size of this tract would make its development an intrusion upon this block of single-family homes. A majority of the Committee concluded that this request should be denied.

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

COMMISSION ACTION:

Ms. Ashworth stated that she is more convinced after seeing the property, that this area should remain "A" Residence. The apartments along Speedway are an appropriate buffer for this property. Mr. Hetherly stated that this tract is just too small for the zoning requested, he might vote for it if it were included in a larger request. Mr. Barrow pointed out that the Commission needs to protect some of these single-family areas. Ms. Ashworth proposed that the staff look at this area and see what can be done to preserve pockets of single-family homes like this one. Ms. Mather agreed that there should be a mixture of zoning.

COMMISSION VOTE:

To recommend that the request of The Austin National Bank, Executor for a zoning change from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 201 East 33rd Street and 3207-3209 Helms Street be DENIED.

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

C14-73-017 Marvin M. Henry: Interim A, Interim 1st to GR, 1st
7534-7540 Cameron Road

STAFF REPORT:

This property is located on a major arterial street in an area north of Reagan High School. The zoning pattern for this immediate area is basically retail. General retail development surrounds this tract in all directions.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to a subdivision to identify this property.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Richard Dorrell: 223 East Anderson Lane

FOR

PERSONS APPEARING

M. J. Schroeder (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted in conformance with the zoning in the area, subject to subdivision.

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

COMMISSION ACTION:

The members reviewed the information on the area.

COMMISSION VOTE:

To recommend that the request of Marvin M. Henry for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area for property located at 7534-7540 Cameron Road be GRANTED, subject to subdivision.

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

ABSENT: Mr. Faulkner

C14-73-018 Texas AFL-CIO: C, 3rd to C, 4th
300-310 West 11th Street
1100-1110 Lavaca

STAFF REPORT:

This property is located at the intersection of two major arterial streets near the State Capitol complex and diagonally across from the Governor's Mansion. Subject tract adjoins that portion of the central business district to the south which is zoned Fourth Height and Area. The property adjoining subject tract to the north and the West Gate Building at 12th and Lavaca are also zoned Fourth Height and Area. The Commission recommended for both these tracts, one in 1962 and the other in 1968. The staff

STAFF RECOMMENDATION

That this case be granted, subject to a subdivision to identify this tract.

C14-73-018 Texas AFL-CIO - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Howard E. Brunson (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The members reviewed the information presented on this area.

COMMISSION VOTE:

To recommend that the request of the Texas AFL-CIO for a change of zoning from "C" Commercial, Third Height and Area to "C" Commercial, Fourth Height and Area for property located at 300-310 West 11th Street and 1100-1110 Lavaca be GRANTED, subject to subdivision.

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

ABSENT: Mr. Faulkner

C14-73-019 Jacob Bauerle, Inc.: A, 1st and C, 2nd to LR, 1st (as amended)
2110 Kinney Avenue (Tract 1)
2117 Oxford Street (Tract 2)

STAFF REPORT:

These properties are located in south Austin and are part of a single-family neighborhood west of South Lamar Boulevard. Both tracts are partially zoned non-residential as the result of 150 feet of "C" Commercial zoning established westward from South Lamar Boulevard many years ago.

Tract 1, the closest to the commercial activity, is served by Kinney Avenue, a neighborhood collector street, which is a gravel street for two blocks into the interior of this neighborhood. Tract 2, farther into the interior of this neighborhood, is served by a minor residential street with narrow surfacing.

STAFF RECOMMENDATION:

That this case be denied but recommends that "O" Office be granted on Tract 1 with Tract 2 remaining "A" Residence to the extent it is currently classified as such. "C" Commercial is too intense for this area as it permits semi-industrial, wholesale, secondhand stores and other very permissive uses. With the street situation and single-family homes in this area, it is felt that office is the most appropriate zoning for Tract 1. Rezoning Tract 2 oriented to single-family homes would be incompatible with this older neighborhood which is not designed for other than "A" Residence use. Tract 2, unlike the Tract on Kinney Avenue, is much farther removed from a major arterial street.

C14-73-019 Jacob Bauerle, Inc.- contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jacob Bauerle (applicant)

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that the request as amended is appropriate for the area, but were concerned about the protection of the residences in the area. They concluded that this request should be granted, as amended, with the development to be oriented to Lamar Boulevard, subject to no access to Oxford Avenue; a six-foot privacy fence on Oxford Avenue; a six-foot privacy fence where property is adjacent to "A" Residence zoned property; and field notes to identify portions of the property zoned "A" Residence.

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

COMMISSION ACTION:

The members reviewed the information on the zoning and the street pattern in this area.

COMMISSION VOTE:

To recommend that the request of Jacob Bauerle, Inc., for a change of zoning from "A" Residence, First Height and Area and "C" Commercial, Second Height and Area to "LR" Local Retail, First Height and Area (as amended) for property located at 2110 Kinney Avenue (Tract 1) and 2117 Oxford Avenue (Tract 2) be GRANTED, (as amended), subject to orientation of development to South Lamar Boulevard; no access to Oxford Avenue; a six-foot privacy fence on Oxford Avenue; a six-foot privacy fence where property is adjacent to "A" Residence zoned property; and field notes to identify portions of the property zoned "A" Residence.

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

ABSENT: Mr. Faulkner

C14-73-020 Teddy M. Sousares: Interim A, Interim 1st to C, 1st
8425-8441 Research Boulevard (U.S. Hwy. 183)

STAFF REPORT:

This property is located in north Austin on a major arterial street which is permissively zoned and developed. Apartments adjoin subject tract to the east and act as a buffer to the single-family neighborhood further eastward.

STAFF RECOMMENDATION:

That this case be granted, subject to subdivision to identify this property and a six-foot privacy fence along the east boundary line.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Nelson Puett: 5425 Burnet Road

FOR

PERSONS APPEARING

Teddy M. Sousares (applicant)

C14-73-020 Teddy M. Sousares - contd.

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, subject to subdivision and a six-foot privacy fence along the east boundary line.

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

COMMISSION ACTION:

The members reviewed the information on the zoning in the area.

COMMISSION VOTE:

To recommend that the request of Teddy M. Sousares for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area for property located at 8425-8441 Research Boulevard (U.S. Highway 183) be GRANTED, subject to subdivision and a six-foot privacy fence along the east boundary line.

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

ABSENT: Mr. Faulkner

C14-73-021 William Champion: A, 1st to B, 1st
 5701-5703 Clay Avenue

STAFF REPORT:

This property is located in north Austin on an inadequate minor residential street with 40-45 feet of right-of-way and only twenty-six feet of surfacing. Subject tracts are within the interior of an older single-family neighborhood and the streets through this area also serve the more recent single-family subdivision to the north. This property faces well-maintained homes across Clay Avenue. Commercial zoning to the southwest is closer to Burnet Road.

Two years ago apartment zoning was denied by both the Commission and the City Council for a portion of subject tract. The Commission cited the street pattern as being inadequate for other than "A" Residence uses and a desire to protect the overall residential character of the area, particularly the subdivision to the north. Any rezoning along this street would cause additional traffic through the single-family neighborhood to the north.

"O" Office zoning was requested twice for the church site to the south on Clay Avenue. In early 1971, the Commission recommended denial, and the case was withdrawn. Later in the year, the Commission recommended "O" Office and suggested the Council consider a restrictive covenant proposed by the applicant. The Council changed the zoning without requiring a covenant as to specific uses. This property is now being used by a different church. The "O" Office zoning to the west on Adams Avenue was recommended for denial by the Commission in 1971 and granted by the City Council.

C14-73-021 William Champion - contd.

STAFF RECOMMENDATION:

That this case be denied as too intensive use for this area. Increased traffic generated by more intense development would cause premature deterioration of both single-family neighborhoods.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Salvador B. Macias, Sr.: 5700 Clay Avenue
John C. Horton: 904 San Antonio Street
Mr. & Mrs. E. P. Farmer: 5700 Jeff Davis Avenue
J. M. Huff: 1709 Ullrich Avenue
Mrs. Reba A. Davis: 5707 Jeff Davis Avenue

FOR
FOR
FOR
FOR
AGAINST

PERSONS APPEARING

One present

AGAINST

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The Commission reviewed the information on the zoning history and the street pattern in this area.

COMMISSION VOTE:

To recommend that the request of William Champion for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5701-5703 Clay Avenue be DENIED.

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

ABSENT: Mr. Faulkner

C14-73-022 Davis-Jarvis, Inc.: A, 1st to BB, 1st
8609-8611 Hathaway Drive
2107-2109 Polaris Avenue

STAFF REPORT:

This property is located in north Austin on inadequate minor residential streets and is part of the Bowling Green neighborhood. The large tract across Polaris Avenue from subject tract was recently zoned "C" Commercial, 2nd Height and Area. No vehicular access is allowed from this tract to Polaris Avenue and a six-foot privacy fence is required along this street to shield the neighborhood to the south.

C14-73-022 Davis-Jarvis, Inc.- contd.

Two "BB" Residence zoned tracts exist on opposite ends of Polaris Avenue. The east end of Polaris Avenue was recommended for denial by the Commission in 1967 but granted by the Council. The Commission recently recommended "BB" Residence toward the west end of this same street as a buffer between the residential area and the "C" Commercial zoning and uses to the west and the north. The remaining "A" Residence lots fronting the south side of Polaris Avenue are vacant.

STAFF RECOMMENDATION:

That this case be granted, subject to five feet of right-of-way on both Polaris Avenue and Hathaway Drive to bring these streets to sixty feet of right-of-way, and no access to Hathaway Drive. If access is denied to Hathaway Drive, the Commission may wish to waive any right-of-way requirement for this street. It is suggested also that the Commission consider establishing a policy limiting rezoning of properties in the Bowling Green neighborhood to those tracts presently fronting on Polaris Avenue. A tier of "BB" Residence zoning along Polaris Avenue with adequate buffering would be reasonable with the "C" Commercial zoning to the north, but that rezoning should not be allowed farther to the south into the single-family neighborhood. Duplex development would be very appropriate for any other vacant lots in this neighborhood without frontage on Polaris Avenue.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

George J. Howard, Jr.: P. O. Box 1291

Cecil J. Shafer: 8605 Hathaway Drive

PERSONS APPEARING

None

FOR

AGAINST

COMMITTEE ACTION:

The members reviewed the information on the area and the zoning history of the area. They concluded that this request should be granted, as appropriate for the tract, subject to six-foot privacy fencing on the south boundary line, no access to Hathaway Drive, and five feet of right-of-way on Polaris Avenue.

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

COMMISSION ACTION:

The members reviewed the information on the existing zoning and the streets for the area.

COMMISSION VOTE:

To recommend that the request of Davis-Jarvis, Inc. for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 8609-8611 Hathaway Drive and 2107-2109 Polaris Avenue be GRANTED, subject to six-foot privacy fencing on the south boundary line, no access to Hathaway Drive, and five feet of right-of-way on Polaris Avenue.

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

ABSENT: Mr. Faulkner

C14-73-023 West 7th Street Partnership; O, 2nd to GR, 1st
704-710 West 7th Street
705-709 West Avenue

STAFF REPORT:

The applicant has requested that this case be withdrawn.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Horace X. Barnhart, et al: 707 Rio Grande Avenue FOR
Sam Houston Clinton, Jr. & David R. Richards:
600 West Seventh Street FOR

Louis F. Southerland: 602 West Avenue AGAINST

Robert L. Wagner: 706 Rio Grande Avenue AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

At the request of the applicant the Committee

VOTED: To WITHDRAW the request of the West Seventh Street Partnership for a change of zoning from "O" Office, First Height and Area to "GR" General Retail, First Height and Area for property located at 704-710 West Seventh Street and 705-709 West Avenue.

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

C14-73-024 Richard Dorrell: Int. A, Int. 1st to C, 1st (as amended)
8315-8505 Balcones Drive

STAFF REPORT:

This property is located in north Austin and is part of a section of land bounded by the planned MoPac Expressway to the west and a railroad track to the east. Subject tract will be affected by a 150-foot building setback due to anticipated acquisition of right-of-way for the MoPac Expressway. The Master Plan designates semi-industrial and commercial services for this property. There is no Second Height and Area in this general locale.

Property adjoining to the south of subject tract is zoned "DL" Light Industrial, First Height and Area. In 1971, the Commission recommended First Height and Area in lieu of Second in conjunction with a request for "GR" General Retail zoning on the west side of Balcones Drive, north of subject tract. The Commission stated that the lower Height and Area was more appropriate with the existing single-family development in this area.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "C" Commercial, First Height and Area be granted, subject to a 150-foot building setback.

C14-73-024 Richard Dorrell - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Norris (representing applicant)

COMMITTEE ACTION:

Mr. Barrow stated that the existing development in this area is of high quality; the uses allowed under "C" Commercial, First Height and Area would not be compatible with the present development. Mr. Faulkner concurred, particularly as the applicant does not have a specific use for the tract. The members concluded that this request should be denied, but recommend that "GR" General Retail, First Height and Area be granted, subject to a 150-foot building setback from the west property line.

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

COMMISSION ACTION:

The members reviewed the zoning and development in the area.

COMMISSION VOTE:

To recommend that the request of Richard Dorrell for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area (as amended), for property located at 8315-8505 Balcones Drive be DENIED, but recommend that "GR" General Retail, First Height and Area be GRANTED, subject to a 150-foot building setback from the west property line.

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

ABSENT: Mr. Faulkner

C14-73-025 L. C. Hobbs: A, 1st to B, 1st
5100 Grover Avenue
1200-1202 West 51st Street

STAFF REPORT:

This property is located in north Austin at the corner of a minor residential street and a neighborhood collector street. Subject tract is part of a single-family neighborhood located west of the State Health Department complex and north of the Texas School for the Blind. A tract zoned "O" Office exists to the south of subject tract. The Planning Commission, on a split vote, recommended for the office zoning across 51st Street to allow development of a credit union. The minority view against a change in zoning stressed the setting of a bad precedent for the well-maintained single-family neighborhood to the north and west of which subject property is a part.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood. There is no logical point at which to terminate further zoning requests.

C14-73-025 L. C. Hobbs - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information existing development in this area; they concluded that this request should be denied as inappropriate use for the single-family neighborhood.

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

COMMISSION ACTION:

The Commission reviewed the information on the past history of zoning in this area, and the existing development.

COMMISSION VOTE:

To recommend that the request of L. C. Hobbs for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5100 Grover Avenue and 1200-1202 West 51st Street be DENIED.

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

ABSENT: Mr. Faulkner

C14-73-026 Ruby Reissig Meschke and Eddie Meschke: Interim A, 1st to LR, 1st 5700 East 19th Street

STAFF REPORT:

This property is located in east Austin and adjoins a larger tract to the east which lies at the intersection of 19th Street and Ed Bluestein Boulevard, two major arterial streets. A single-family neighborhood, Springdale Hills, exists to the west of subject tract across Tannehill Lane.

STAFF RECOMMENDATION:

That this request be granted, subject to subdivision to identify subject tract. There is no objection to the proposed zoning. It is suggested, however, that the Commission consider a transition to more restrictive zoning to the west in deference to the single-family neighborhood. The staff recommends that a tier of duplex lots remain along the east side of Tannehill Lane to buffer the homes fronting on this street from the anticipated development at the major intersection.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Elberta Burba (representing applicant)

C14-73-026 Ruby Reissig Meschke and Eddie Meschke - contd.

COMMITTEE ACTION:

The members reviewed the information and were of the opinion that the requested zoning is appropriate for the area and should be granted.

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

COMMISSION ACTION:

The Commission reviewed information presented on this area.

COMMISSION VOTE:

To recommend that the request of Ruby Reissig Meschke and Eddie Meschke 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 5700 East 19th Street be GRANTED.

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

ABSENT: Mr. Faulkner

C14-73-027 Land Equities, Inc. & Chevy Chase South, Ltd.: BB, 1st to GR, 1st
4617-4713 East Riverside Drive
2001-2201 Wickersham Lane (proposed)

STAFF REPORT:

This property is located in southeast Austin on a major arterial street and is east of the major intersection of Riverside Drive and Pleasant Valley Road. All four corners of this intersection are either zoned retail or pending retail zoning cases. Last month the Commission recommended "O" Office zoning for the tract adjoining to the east of subject tract. This tract is farther removed from the intersection than subject tract and establishes a transition of zoning downward from the major intersection.

STAFF RECOMMENDATION:

That this case be granted, subject to subdivision to identify subject tract and dedication of a varying right-of-way of approximately twenty feet to increase Riverside Drive to 120 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Richard Baker (representing applicant)

COMMITTEE ACTION:

The members reviewed the information; Ms. Ashworth suggested limiting the density of apartment development to "BB" Residence density, as density is a major problem in this area. The members noted that all recent cases in this area have been required to provide right-of-way. The members concluded that this request should be granted, subject to subdivision and varying right-of-way of approximately twenty feet to bring Riverside Drive to 120 feet.

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

C14-73-027 Land Equities, Inc. and Chevy Chase South, Ltd. - contd.

COMMISSION ACTION:

The members reviewed the information as presented on the area.

COMMISSION VOTE:

To recommend that the request of Land Equities, Inc., and Chevy Chase South, Ltd., for a change of zoning from "BB" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 4617-4713 East Riverside Drive and 2001-2201 Wickersham Lane (proposed), be GRANTED, subject to subdivision and varying right-of-way of approximately twenty feet to bring Riverside Drive to 120 feet.

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

ABSENT: Mr. Faulkner

C14-73-028 Raymond Leifeste: C, 6th to C, 2nd
7841-7847 Burnet Road
2305-2317 Anderson Lane

STAFF REPORT:

The staff reported that the applicant had requested that the case be postponed thirty days.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Rodger E. Bolton, DDS: 1819 Anderson Lane

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

At the request of the applicant, the members

VOTED: To POSTPONE for thirty days the request of Raymond Leifeste for a change of zoning from "C" Commercial, Sixth Height and Area to "C" Commercial, Second Height and Area for property located at 7841-7847 Burnet Road and 2305-2317 Anderson Lane.

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

COMMISSION ACTION:

The Commission concurred with the committee recommendation.

COMMISSION VOTE:

To POSTPONE for thirty days the request of Raymond Leifeste for a change of zoning from "C" Commercial, Sixth Height and Area to "C" Commercial, Second Height and Area for property located at 7841-7847 Burnet Road and 2305-2317 Anderson Lane.

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

ABSENT: Mr. Faulkner

C14-73-029 John E. Hathaway: A, 1st to O, 1st (Trs. 1 and 2) (as amended)
5802-5806 Woodrow Avenue

STAFF REPORT:

These properties are located in north Austin on a major arterial street. The properties fronting on Woodrow Avenue are in transition as noted by the apartment zoning and development. The "O" Office zoned tract to the south is developed with apartments rather than offices. Well-maintained single-family homes exist across the street from subject tract. The intersection of Woodrow Avenue and Koenig Lane to the north is zoned and developed with retail-commercial uses. However, subject tracts are removed from this intersection and lack adequate circulation for commercial uses. Within the last two months, the Commission recommended "B" Residence rather than the "O" Office zoning on a tract near the south end of this block. The City Council concurred with the Planning Commission.

STAFF RECOMMENDATION:

That this case be denied, but that "B" Residence subject to a six-foot privacy fence where adjoining "A" Residence zoning to the west. Apartments are more appropriate due to the remaining well-maintained single-family homes in this block.

CITIZEN COMMUNICATION:

WRITTEN COMMENT

None

PERSONS APPEARING

John E. Hathaway (applicant)

COMMITTEE ACTION:

The members reviewed the existing development and zoning in this area. Mr. Barrow stated that the extension of office zoning into the residential area is not desirable, as there seems to be no logical cut-off point. The members concluded that this request should be denied, but recommend that "O" Office, First Height and Area be granted on the two northern tracts, and that "B" Residence, First Height and Area be granted on the southern tract, subject to a six-foot privacy fence where adjoining "A" Residence property.

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

COMMISSION ACTION:

The members reviewed the zoning and development in the area.

COMMISSION VOTE:

To recommend that the request of John E. Hathaway for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area (as amended), for property located at 5802-5806 Woodrow Avenue be DENIED, but that "O" Office, First Height and Area be GRANTED on the two northern tracts, and that "B" Residence, First Height and Area be granted on the southern tract, subject to a six-foot privacy fence where adjoining "A" Residence property.

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

ABSENT: Mr. Faulkner

C14-73-030 I. H. Silberberg and Jeannette Ann Gilden: Int. A, 1st to LR, 1st
4000-4110 Spicewood Springs Road

STAFF REPORT:

This property is located in northwest Austin and is at the intersection of two major arterial streets. The other three corners of this intersection are already zoned for retail use and the requested zoning is in agreement with the plan for this area.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify this tract and provision for right-of-way to increase Spicewood Springs Road to ninety feet.

CITIZEN COMMUNICATION:**WRITTEN COMMENT**

Northwest Joint Venture, Hubert J. Harrison, Tr.:
5820 Trailridge Drive

PERSONS APPEARING

Mr. & Mrs. I. H. Silberberg: (applicant)
Jeryl D. Hart (representing applicant)
George Douglas: 909 Salem Lane

AGAINST

COMMITTEE ACTION

The members reviewed the information and noted that the requested zoning is in agreement with the plan for this area and should be granted, subject to right-of-way.

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

COMMISSION ACTION:

The Commission members reviewed the information presented on this application

COMMISSION VOTE:

To recommend that the request of I. H. Silberberg and Jeannette Ann Gilden 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 4000-4110 Spicewood Springs Road be GRANTED, subject to subdivision and provisions for right-of-way to increase Spicewood Springs Road to ninety feet.

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

ABSENT: Mr. Faulkner

C14-73-031 Allen R. Rundell: Interim A, 1st to LR, 1st and O, 1st
3930-3960 Spicewood Springs Road (as amended)

STAFF REPORT:

This property is located in northwest Austin in an area of existing and planned low-density development. Subject tract is served by a neighborhood collector street on its north boundary and a major arterial street on the south side, but it is not part of a major intersection. The plan for this area calls for retail development at the intersection of Mesa Drive and Spicewood Springs Road, to the west of subject tract,

C14-73-031 Allen R. Rundell - contd.

with the use of low-density Planned Unit Developments to act as buffer for the existing and planned single-family neighborhood. One such Planned Unit Development containing approximately six to seven units per acre has been recently approved for property on Mesa Drive, south of Spicewood Springs Road.

Sufficient non-residential zoning is available on the perimeter of this low-density area, and in addition there are approximately ninety-three acres of land in the area of the gravel pit available for commercial development. The east side of the applicant-proposed street to the east of subject tract would create "A" Residence uses facing the proposed non-residential development. The staff would be unable to recommend a zoning change for this small strip which would be between subject tract and the Balcones Hills neighborhood.

The staff recommends that this case be denied. Sufficient zoning is available to serve the retail needs of this area without creating strip zoning along Spicewood Springs Road. It is important to protect the single-family area to the east. If granted a change in zoning, a subdivision is required to identify this property, dedication of right-of-way on Spicewood Springs Road to increase it to ninety feet, and provision for right-of-way for internal streets.

CITIZEN COMMUNICATION

WRITTEN COMMENT

David R. Passarella: 8004 Hillrise Drive	AGAINST
Petition bearing 103 signatures	AGAINST

PERSONS APPEARING

Allen R. Rundell: applicant	
Jeryl D. Hart: representing applicant	
Travis Phillips: 101 West Bee Caves Road	FOR
Mrs. Robert Sobczak: 3808 Greenvview Drive	AGAINST
Preston C. Kronkosky: 8101 Hillrise Drive	AGAINST
David R. Passarella: 8004 Hillrise Drive	AGAINST
Lamar Hocker: 8107 Greenslope Drive	AGAINST
Marie H. Hendrick: 8002 Greenslope Drive	AGAINST
Mrs. Paul J. Szaniszlo: 8015 Greenslope drive	AGAINST
Dr. Paul Rogers: 8100 Hillrise Drive	AGAINST
Mrs. Walter Brown: 8106 Hillrise Drive	AGAINST
Dudley Wayne Malone: 8001 Hillrise Drive	AGAINST
Mrs. E. Linn Draper: 8007 Hillrise Drive	AGAINST
George Douglas: 909 Salem Lane	AGAINST
Mr. & Mrs. Donald P. Herzog: 8002 Hillrise Drive	AGAINST
Dr. & Mrs. James P. Barufeldi: 8104 Hillrise Drive	AGAINST
Mr. & Mrs. David T. Gibson: 8105 Hillrise Drive	AGAINST
Mr. & Mrs. Paul Gamel: 8108 Hillrise Drive	AGAINST
Mr. & Mrs. G. W. Pyland: 8108 Greenslope Drive	AGAINST

COMMITTEE ACTION:

Ms. Ashworth stated that this requested zoning will establish a great deal of additional non-residential use away from the planned commercial development in this area, which will isolate the single-family development in existence. She suggested a Planned Unit Development as an alternative for the site. Mr. Betts stated that local retail use is reasonable along Spicewood Springs Road, but the existing residential development should be protected.

C14-73-031 Allen R. Rundell - contd.

Mr. Faulkner stated that the plan of development as presented by the applicant, which includes two streets and the retention of a strip of Interim "A" Residence zoning along the east property line, is suitable and would provide protection for the existing homes. He stated that it would not be good for this strip to come back for "B" Residence zoning at a later date. In addition, he feels that the development of a street between Spicewood Springs Road and Steck Avenue, as proposed by the applicant, will relieve the residential area of traffic.

The majority of the Committee concluded that this request should be granted, as amended, to "LR" Local Retail on the southern portion, and "O" Office on the northern portion, with the retention of 120 feet in depth west from the proposed street on the east side of the tract, to be Interim "A" Residence, subject to subdivision and right-of-way requirements. This would be in addition to the tier of lots adjacent to the Balcones Hills, Section 3, which was not included in this zoning application.

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

COMMISSION ACTION:

Mr. Betts stated that from looking at this neighborhood, it was his opinion that the higher zoning has a pretty well defined line and the residential area has been put in a squeeze. It seems to be a logical place for a Planned Unit Development. Mr. Stewart stated that he felt the opening of the proposed streets would be a help to the neighborhood in traffic flow to the new high school. Mr. Barrow pointed out the decision of the development of Spicewood Springs Road had to be made; there should not be continuous office zoning from Mesa Drive to Balcones Drive. He stated that he would not vote on this case but did want to make some comments. Ms. Mather reconfirmed the information given in the staff report concerning the zoning in the area. A motion to grant the requested zoning failed by the following vote.

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

COMMISSION VOTE:

To recommend that the request of Allen R. Rundell for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area and "O" Office, First Height and Area on property located at 390330-3960 Spicewood Springs Road (as amended) be DENIED.

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

CL4-73-032 Women's Division of Christian Service: B, 1st to O, 1st
300-310 West 29th Street
2901-2907 Hemphill Park

STAFF REPORT:

This property is located north of the University and within an area predominantly developed with dormitories, fraternities and sororities. Commercial zoning and use exist diagonally across the street. Subject tract abuts a collector streets and a residential street and is approximately one block east of Guadalupe, a major arterial street. This property was granted a special permit a little over a year ago to allow an existing structure to be used as a graduate school for environmental studies.

STAFF RECOMMENDATION:

That this case be granted. There is no objection to the requested change in zoning as it appears compatible with this area and is a short distance from a major arterial street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

H. T. Hibler (representing applicant)

COMMITTEE ACTION:

The members reviewed the information presented on the area streets and the existing zoning; a majority concluded that this request should be granted, as compatible with the area.

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

ABSTAIN: Mr. Barrow

COMMISSION ACTION:

The Commission reviewed the action of the Committee and the information presented stating that this application is in conformance with uses and zoning in the area.

COMMISSION VOTE:

To recommend that the request of the Women's Division of Christian Service for a zoning change from "B" Residence, First Height and Area to "O" Office, First Height and Area for property located at 300-310 West 29th Street and 2901-2907 Hemphill Park be GRANTED.

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

ABSTAIN: Mr. Barrow

ABSENT: Mr. Faulkner

C14-73-033 Ernest Wylie Harkins; A, 1st to B, 2nd
404 West 35th Street

STAFF REPORT:

This property is located north of the University in an older single-family neighborhood which is in transition to apartment zoning and development. Subject tract is served by a residential street which needs to be increased from fifty to sixty feet of right-of-way.

The Commission recently approved several apartment zoning cases in the area, the latest being across the street from subject tract and the other to the northeast at the corner of 38th Street and Home Lane. In 1971, the Commission recommended against a tract near the east end of 35th Street due to the lot being substandard, and the off-set, inadequate street pattern to the east. The more recent cases have been fronting on or closer to major arterial streets.

STAFF RECOMMENDATION:

That this case be granted, subject to five feet of right-of-way to bring 35th Street to sixty feet. The requested zoning was recommended as the result of a recent area review and is consistent with recent Commission recommendations.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Thomas C. Hazlewood: R. 1, Box 65, Rio Vista, Texas

FOR

Wilhelmine B. Sheffield: 506 West 34th Street

AGAINST

PERSONS APPEARING

Sam Meyers (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, in conformance with the area, subject to five feet of right-of-way on West 35th Street.

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

COMMISSION ACTION:

The Commission reviewed the information on the existing zoning in the area.

COMMISSION VOTE:

To recommend that the request of Ernest Wylie Harkins for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 404 West 35th Street be GRANTED, subject to five feet of right-of-way on West 35th Street.

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

ABSENT: Mr. Faulkner

C14-73-034 Amanda Williamson: A, 1st to LR, 1st
511-517 Krebs Lane
3813-3817 South First Street
512-518 Fort McGruder Lane

STAFF REPORT:

This property is located in south Austin and is part of a single-family neighborhood, which is approximately one block north of retail-commercial developments on Ben White Boulevard. Subject tract is served by South First Street, a major arterial; Krebs Lane, a minor residential street with narrow surfacing; and Fort McGruder Lane, a substandard street, essentially a paved alley. In 1969, in conjunction with the rezoning of the tract to the south, the City decided to take no action with regard to improving Fort McGruder Lane.

Properties fronting South First Street are in transition between Oltorf Street and Ben White Boulevard. Recently the approach has been to recommend for the less intense zoning changes and provide buffering where a tract adjoins single-family homes. Subject tract, in this case, is located across Krebs Lane from three homes and another home adjoins its east boundary.

STAFF RECOMMENDATION:

That this case be denied, but that "O" Office be granted, subject to shielding and/or buffering of the single-family homes and access denied to Krebs Lane. "O" Office permits flexibility of use and would have less adverse affect on the modest, but well-maintained homes on the east side of South First Street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Texas General Corporation: P. O. Box 222
Loyler L. Chandler: 501 Krebs Lane
Ralph Munsey: 500 Krebs Lane

FOR
FOR
AGAINST

PERSONS APPEARING

L. C. Reese (representing applicant)
Ralph Munsey: 500 Krebs Lane
Donald Price: 502 Krebs Lane

AGAINST
AGAINST

COMMITTEE ACTION:

The members reviewed the zoning and development in the area and expressed concern for the residential homes which are adjacent and across the street from the tract. Mr. Betts stated that this request is an obvious intrusion upon the residential development, but the "GR" General Retail zoning across the street implies a higher and better use for this tract. Mr. Hetherly stated that a precedent will be set by this change; while "A" Residence is not proper zoning for the tract, he feels that "LR" Local Retail zoning is too permissive. Mr. Barrow pointed out the homes across the street from the tract and stated that even "O" Office zoning would have a detrimental effect.

A majority of the Committee concluded that this request should be denied, and recommend that "O" Office, First Height and Area be granted, subject to a six-foot privacy fence on the east property line, a 25-foot building setback from the east property line, and no access to Krebs Lane.

C14-73-034 Amanda Williamson - contd.

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

COMMISSION ACTION:

Ms. Ashworth stated that her concern was with protecting the homes in the area; there are several homes along South First Street that front on the street. The proposed zoning would alter the character of Krebs Lane, but it is difficult to deny zoning. A motion to deny the recommendation of the Zoning Committee resulted in the following split vote.

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

A motion to deny "LR" Local Retail zoning, leaving the property "A" Residence, was made and withdrawn. Mr. Barrow stated that he might vote for "BB" Residence, but this has not been discussed. Mr. Stewart stated that perhaps "LR" Local Retail zoning would be too lenient, but he could not see why "O" Office was inappropriate, considering the new bank and office building across South First Street and the Kroger Center across Fort McGruder Lane. Several members of the Commission expressed the desire to send the previous motion to the City Council with an expression of the two views; however, Mr. Milstead stated that the Commission would not be fulfilling its obligation in doing this.

Mr. Stewart stated that "O" Office would be less detrimental than apartment zoning to the neighborhood, realizing that apartments could be built on the property if granted "O" Office. Mr. Barrow and Ms. Mather agreed. The motion to deny the "LR" Local Retail zoning and grant "O" Office, subject to a six-foot privacy fence on the east boundary, a building setback of twenty-five feet on the east boundary and no access to Krebs Lane resulted in the following split vote.

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

Mr. Hetherly stated that he would be willing to change his vote and vote against the "O" Office, rather than have an eight to zero vote against "LR" Local Retail. Mr. Barrow suggested that the same members who voted for the "O" Office could vote against the "LR" Local Retail motion and deny it, adding a comment to the City Council, that the preceeding vote on "O" Office represents that several members feel that some zoning higher than "A" or "BB" Residence is appropriate for this tract.

Mr. Lillie pointed out that the City Council would surely ask about the consideration of apartment zoning. Mr. Hetherly and Mr. Stewart stated that they would vote against apartment development. Mr. Stewart suggested that a restrictive covenant be placed on the property limiting it to office use with no apartment use. A motion to deny "LR" Local Retail, First Height and Area but to grant "O" Office, First Height and Area, restricting

FOR
AGAINST
AGAINST
AGAINST
AGAINST

C14-73-035 Steve B. Valdez - contd.

Queenie Littman: 1210 West 12th Street	AGAINST
PERSONS APPEARING	
Mrs. Eddie Booth: 3617 Munson Street	AGAINST
J. C. Awalt: 3703 Munson Street	AGAINST
Mrs. Peterson: 3711 Munson Street	AGAINST

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be denied, as inappropriate for this residential area.

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

COMMISSION ACTION:

The members reviewed information on the existing zoning and uses in this area.

COMMISSION VOTE:

To recommend that the request of Steve B. Valdez for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 3618-3704 Munson Street be DENIED.

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

ABSENT: Mr. Faulkner

C14-73-036 Cinco-Quad Investments, Inc.; A, 1st to B, 1st (as amended)
 1500-1502 Collier Street

STAFF REPORT:

This property is located in south Austin on a neighborhood collector street. Subject property lies within an area largely undeveloped and in transition to apartment zoning. This tract is about 600 feet east of the closest major arterial street, South Lamar Boulevard. Second Height and Area zoning exists only along South Lamar Boulevard.

The Commission recently recommended "B" Residence, First Height and Area, instead of the requested Second Height and Area, for a tract to the north also fronting on a neighborhood collector street. Combining this tract with property fronting on South Lamar Boulevard was also required.

STAFF RECOMMENDATION:

That this case be denied, but that "B" Residence, First Height and Area be granted. "B" Residence zoning is consistent with the zoning pattern developing east of Kinney Avenue; First Height and Area is more appropriate as subject tract does not have frontage on a major arterial street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Cinco Investments, Inc.: 4314 Medical Parkway	FOR
PERSONS APPEARING	
Kirk Williamson (representing applicant)	

C14-73-036 Cinco-Quad Investments, Inc. - contd.

COMMITTEE ACTION:

The members reviewed the information on the exiting zoning and development in the area. They concluded that this request should be granted, as amended, as suitable use for the tract.

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

COMMISSION ACTION:

The Commission reviewed the information on the area development.

COMMISSION VOTE:

To recommend that the request of Cinco-Quad Investments, Inc., 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 1500-1502 Collier Street be GRANTED, (as amended).

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

ABSENT: Mr. Faulkner

C14-73-037 Chevy Chase South, Ltd.: BB, 1st to B, 1st
4509-4607 Sheringham Drive
2208-2416 Wickersham Lane

STAFF REPORT:

The staff reported that the applicant has requested that this case be withdrawn. The staff has no objection to this action being taken.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

At the request of the applicant, the Committee

VOTED: To WITHDRAW the request of Chevy Chase South, Ltd., for a change of zoning from "BB" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4509-4607 Sheringham Drive and 2208-2416 Wickersham Lane.

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

C14-73-038 C. B. Carpenter, et al: LR, 2nd to C-2, 2nd
Rear of 1801-1815 East Riverside Drive
Rear of 1313-1321 Parker Lane

STAFF REPORT:

Subject tract consists of 1,250 square feet of land located within the River Hills Shopping Center in south Austin. Two other "C-2" Commercial tracts exist within this center which fronts on Riverside Drive, a major arterial street. The immediate area is one of mixed zoning ranging from "B" Residence to "GR" General Retail.

C14-73-038 C. B. Carpenter, et al - contd.

STAFF RECOMMENDATION:

That this case be granted, as it is consistent with the Commission's policy of limiting the size of "C-2" Commercial tracts, and preferably locating this use within a shopping center or in a predominantly zoned "C" Commercial area.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

H. H. Rothell, Jr.: 8401 Shoal Creek Boulevard

Mr. & Mrs. J. W. Cahill: 1406 Parker Lane

Jim R. Largent: 1303 Loma Drive

FOR

AGAINST

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information presented on this area; they concluded that this request should be granted, as a suitable location for this zoning.

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

COMMISSION ACTION:

The Commission reviewed the information on the zoning and development in the area.

COMMISSION VOTE:

To recommend that the request of C. B. Carpenter, et al, for a change of zoning from "LR" Local Retail, Second Height and Area to "C-2" Commercial, Second Height and Area for property located at the rear of 1801-1815 East Riverside Drive and the rear of 1313-1321 Parker Lane be GRANTED.

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

ABSENT: Mr. Faulkner

C14-73-039 Robert P. Joseph: A, 1st to O, 1st
 807 Stark Street

STAFF REPORT:

This property is located in north Austin on a minor residential street less than one-half block from commercial development on North Lamar Boulevard. "C" Commercial zoning adjoins to the east and also across the street from subject tract.

STAFF RECOMMENDATION:

That this case be granted, subject to dedication of five feet on Stark Street to increase this street to sixty feet of right-of-way. The granting of a zoning change on this tract will form an alignment of non-residential zoning running parallel to North Lamar Boulevard. It is recommended that the Commission consider establishing the west boundary line of subject tract as the termination point of non-residential zoning on this minor residential street.

CITIZEN COMMUNICATION**WRITTEN COMMENT:**

Walter Wukasch: 403 West 19th Street

AGAINST

PERSONS APPEARING

Robert P. Joseph (applicant)

C14-73-039 Robert P. Joseph - contd.

COMMITTEE ACTION:

The members reviewed the information presented on the zoning and the development in the area. They concluded that this request should be granted, subject to five feet of right-of-way on Stark Street.

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

COMMISSION ACTION:

The members reviewed the information as presented on this area.

COMMISSION VOTE:

To recommend that the request of Robert P. Joseph for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 807 Stark Street be GRANTED, subject to five feet of right-of-way on Stark Street.

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

ABSENT: Mr. Faulkner

C14-73-040 Watt Schieffer: A, 1st to BB, 1st
 5101-5107 Old Manor Road
 4705-4907 Old Manor Road
 4706-4904 Old Manor Road
 4644-4818 (New) Manor Road

STAFF REPORT:

This property totaling thirty-three acres is located east of the Municipal Airport and lies between the Old Manor Road and the New Manor Road, both major arterial streets. The immediate area is basically undeveloped. Partially developed retail and apartment zoning adjoins to the east of subject tract. Three minor residential streets stub into this property which is approximately 1,200 to 1,500 feet in depth in an east to west direction.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify Tracts 1, 2 and 6 and to provide for the proper termination of the two stub streets on Old Manor Road. It is also suggested that the Commission consider an east to west sixty foot street through subject tract, between Old Manor Road and New Manor Road, due to the depth involved. The staff recommends that the minor residential street stubbing into subject tract from the south be terminated with a six-foot privacy fence. The requested zoning is considered consistent with the area which is largely undeveloped. However, a tract of this size should have additional access, as it will be some time before the planned 51st Street extension to the north of subject tract is finalized.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

Greg S. Barron (representing applicant)

C14-73-040 Watt Schieffer - contd.

COMMITTEE ACTION:

The members reviewed the area; they were of the opinion that this request is consistent with the area and should be granted, subject to subdivision to identify Tracts 1, 2 and 6, and to provide for the proper termination of the two stub streets on Old Manor Road; the termination of the stub street on the south boundary line with a six-foot privacy fence; and a sixty-foot street to be provided through this tract between Old Manor Road and New Manor Road.

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

COMMISSION ACTION:

The members reviewed the information on the development in this area, and the proposed zoning for this tract.

COMMISSION VOTE:

To recommend that the request of Watt Schieffer for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 5101-5107, 4705-4907 and 4706-4904 Old Manor Road, and 4644-4818 New Manor Road, be GRANTED, subject to subdivision to identify Tracts 1, 2 and 6, and to provide for the proper termination of the two stub streets on Old Manor Road; the termination of the stub street on the south boundary line with a six-foot privacy fence; and a sixty-foot street to be provided through the tract between Old Manor Road and New Manor Road.

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

ABSENT: Mr. Faulkner

C14-73-041 Estates of M. H. Crockett and Mae Crockett: C-2, 2nd and D, 2nd
 to C, 3rd
 126-152 East Riverside Drive

STAFF REPORT:

This property is located in south Austin along a major arterial street which is permissively zoned and developed. Land adjoining to the east and north of this property is included in the "L" Lake District. The planned Trinity Street overpass, with a proposed right-of-way of ninety feet, will affect the eastern boundary and part of the northern boundary of subject tract.

STAFF RECOMMENDATION:

That this case be granted, subject to 115-foot building setback line on the east property line and provision for a five-foot right-of-way along Riverside Drive. The 115-foot building setback line is required to provide for the Trinity Street overpass connection with Riverside Drive.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Austin Engineering Company: P. O. Box 3255

FOR

PERSONS APPEARING

Moton H. Crockett, Jr. (applicant)

Sam Perry (representing applicant)

That this case be granted, as consistent with recent Commission recommendations. It is proposed that the Commission adopt a policy that rezoning along Bluebonnet Lane be limited to the east side of this street and terminate at the back property lines of the properties on the south side of Frazier Avenue as a protection for the adjoining neighborhoods. It is also recommended that a six-foot privacy fence be considered along the south boundary line in deference to a single-family home.

C14-73-042 John J. and Ann M. Stumpf - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Catherine Smothers: 1011 Possom Trot	AGAINST
PERSONS APPEARING	
Barry Vance: 2305 Bluebonnet Lane	AGAINST
Catherine Smothers: 2300-2302 Bluebonnet Lane	AGAINST
Mrs. Alice Addcox: 2216 Bluebonnet Lane	AGAINST

COMMITTEE ACTION:

The members reviewed the information presented; they were of the opinion that the requested zoning is appropriate, in view of the existing zoning in the area. The members concluded that this request should be granted, subject to a six-foot privacy fence on the south property line.

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

COMMISSION ACTION:

The members reviewed the information on the zoning in the area.

COMMISSION VOTE:

To recommend that the request of John J. and Ann M. Stumpf for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2301 Bluebonnet Lane be GRANTED, subject to a six-foot privacy fence on the south property line.

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

ABSENT: Mr. Faulkner

C14-73-043 Ronald B. Zent: A, 1st to LR, 1st
 607-609 Deen Avenue

STAFF REPORT:

This property is located in north Austin on a substandard, minor residential street east of commercial developments along North Lamar Boulevard. Subject tract is part of a residential neighborhood which improves toward its eastern half. "BB" Residence zoning is established to the east of this property. The "LR" Local Retail zoning across from subject tract was established during 1969 and 1970 for the purpose of a mobile home park. At that time, "LR" Local Retail and an approved special permit were necessary to permit said use. This mobile home development has frontage on North Lamar Boulevard, a major street.

An earlier case of non-residential zoning was requested on the property south of subject tract which was part of a tract with frontage on North Lamar Boulevard. The Commission recommended the change after the application was amended to exclude that area which intruded into the neighborhood to the southeast.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "O" Office be granted, subject to one-half the right-of-way necessary to increase Deen Avenue to sixty feet. The requested zoning would be an intrusion into a residential area with inadequate streets. All zoning cases recommended by the Commission have been those properties with frontage on the major arterial streets.

C14-73-043 Ronald B. Zent - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Robert F. Higginbotham: 8723 North Lamar Boulevard

FOR

Mr. & Mrs. Judith A. Schiebout: 605 Deen Avenue

FOR

Robert L. Pickle: 3904 Bailey Lane

FOR

PERSONS APPEARING

Tom Curtis (representing applicant)

COMMITTEE ACTION:

The members reviewed the information; Mr. Hetherly stated that the requested zoning is appropriate for the area. Ms. Ashworth stated that this is a narrow street with poor access; the zoning would be suitable only if the property could be tied to property fronting on North Lamar Boulevard.

A majority of the Committee concluded that this request should be granted, subject to one-half the right-of-way necessary to increase Deen Avenue to sixty feet.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

NAY: Ms. Ashworth

COMMISSION ACTION:

Ms. Ashworth stated that she still felt the same way she had at the committee meeting. Mr. Hetherly stated that he could see no reason not to grant this request, pointing out the depth of commercial zoning along North Lamar Boulevard.

COMMISSION VOTE:

To recommend that the request of Ronald B. Zent for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 607-609 Deen Avenue be GRANTED, subject to one-half the right-of-way necessary to increase Deen Avenue to sixty feet.

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

NAY: Mses. Ashworth and Mather

ABSENT: Mr. Faulkner

C14-73-044 Northgate Shopping Center #1: GR, 1st to C-2, 1st
Rear of 9210 North Lamar Boulevard

STAFF REPORT:

The applicant has requested "C-2" Commercial zoning for the limited area of a building. This property is located in north Austin within the Northgate Shopping Center which fronts on a major arterial street.

STAFF RECOMMENDATION:

That this case be granted.

C14-73-044 Northgate Shopping Center #1 - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The Commission reviewed the information on the existing zoning and development in this area.

COMMISSION VOTE:

To recommend that the request of the Northgate Shopping Center #1 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 the rear of 9210 North Lamar Boulevard be GRANTED.

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

ABSENT: Mr. Faulkner

C14-73-045 John P. Nieman, et al: A, 1st to O, 1st (as amended)
on Tracts 1, 2, 3 and 4
800-804 and 801-807 West 37th Street
3510-3704 Gaffney Street

STAFF REPORT:

These tracts are located on substandard minor residential streets south of West 38th Street and east of North Lamar Boulevard. The retail-commercial zoning and uses, as well as the Second (Fifth) Height and Area, exist on the perimeter of this older neighborhood and either front on or are part of properties along the major arterial street. Subject tracts are located within the interior and both streets servicing these properties are unimproved graveled streets. Circulation to subject tracts is limited due to the awkward intersection of 37th Street, West Avenue and Gaffney Street. "C" Commercial, Fifth Height and Area was recently recommended for a lot on 37th Street but was combined by subdivision with a tract fronting on North Lamar Boulevard.

STAFF RECOMMENDATION:

That this case be denied, but that "BB" Residence, First Height and Area be granted, subject to subdivision to identify properties at the southwest corner, and dedication of right-of-way necessary to bring streets to sixty feet of right-of-way. It is also recommended that no intense development be allowed to occur until these streets have been physically improved.

C14-73-045 John P. Nieman, et al - contd.

The staff would have no objection to more intense zoning if these tracts were combined with properties fronting on West 38th Street or Lamar Boulevard or if the circulation pattern is improved. Presently and in the foreseeable future, these properties to the interior have very inadequate access for intense uses, particularly to the Second Height and Area category.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Emile Jamail: 4200 North Lamar Boulevard	FOR
Hulda Koester: 3513 West Avenue	AGAINST
Felipe Latorre: 3506 West Avenue	AGAINST
Francis Baldeschwiler: 3413 West Avenue	AGAINST
Edward C. Flores: 3602 West Avenue	AGAINST
Dolores P. Heston: 3507 West Avenue	AGAINST
Jennie Fee Seekatz Davis: 3409 West Avenue	NO OPINION

PERSONS APPEARING

Richard Baker (representing applicant)	
Mary Earle Barrier: 3504 West Avenue	AGAINST
Mrs. Arthelia Cook Smith: 3415 West Avenue	AGAINST
Mr. & Mrs. Felipe LaTorre: 3506 West Avenue	AGAINST

COMMITTEE ACTION:

The members reviewed the zoning and the street pattern for the area. Mr. Barrow stated that development will cause the upgrading of the streets. Mr. Hetherly stated that office development would be more appropriate for this area than apartments, and noted that there is very little area within one block of the tracts not already zoned. Mr. Betts stated that the requested zoning would not be an intrusion, but the existing homes adjacent should be protected. The members concluded that this request should be granted, subject to six-foot privacy fencing on the south and east property lines, subdivision to identify the properties at the southwest corner, and dedication of right-of-way to bring West 37th Street and Gaffney Street to sixty feet.

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

COMMISSION ACTION:

The Commission reviewed the information on the zoning in the area and the street pattern.

COMMISSION VOTE:

To recommend that the request of John P. Nieman, et al, for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area, (as amended) for property located at 800-804 and 801-807 west 37th Street, and 3510-3704 Gaffney Street be GRANTED, (as amended), subject to six-foot privacy fencing on the south and east property lines; subdivision to identify the properties at the southwest corner, and dedication of right-of-way on West 37th Street and Gaffney Street to sixty feet.

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

ABSENT: Mr. Faulkner

PLANNED UNIT DEVELOPMENTS

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

STAFF REPORT:

This is a 40.57 acre tract which is to be developed as a Planned Unit Development in conjunction with the 196.8 acre Planned Unit Development site immediately to the west of this tract, which was approved by the Zoning Committee in January of this year. This tract was not considered by the Committee with the larger tract in January as adequate information was not available for consideration by the Zoning Committee. This section of Kings Point includes seventy attached dwellings, seven detached dwellings, a site for a water tank for the proposed water system for Kings Point, Sections One and Two, and two commercial sites totaling 3.58 acres adjacent to F.M. 620. The project will be developed with an overall density of approximately 1.8 units per acre. The applicant proposes one tennis court and one swimming pool on this section, in addition to those to be provided in Section One. Kings Point, Sections One and Two, will be developed as one project with one Homeowners Association.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Killigan Fehr (representing applicant)

John Avent: 2021-B Wheless Lane

FOR

COMMITTEE ACTION:

The members reviewed the information on the area and the site plan of the proposed development. They concluded that this request should be granted, subject to departmental requirements as on file with the City of Austin Planning Department. They also granted a variance not to require building locations on site plan, but show building areas.

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

COMMISSION ACTION:

The members reviewed the information presented on the area.

COMMISSION VOTE:

To APPROVE the request of Fred Earhart, Trustee, for a Planned Unit Development to be located 2.5 miles west of Mansfield Dam on F.M. Road 620 and to grant a variance not to require building locations on the site plan, but show building areas, subject to departmental requirements as on file with the City of Austin Planning Department.

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

ABSENT: Mr. Faulkner

C814-73-002

Monesson and Company: "Chimney Hill"

Bounded by U. S. Highway 290, East and
the M.K. & T. Railroad (east of Springdale Road)

STAFF REPORT:

This is an application for a planned unit development to be located on 60.34 acres north of U. S. Highway 290 between Walnut Creek and the M.K. & T Railroad. The proposed density will be 7.2 units per acre. Amenities shown on the application include a community recreation center with adjacent swimming pools, six tennis courts and hike and bike trails along the creek. Walnut Creek is designated as a major green belt area in the current master plan.

This tract of land was previously submitted in June, 1972, as Summerlawn, a Planned Unit Development, and prior to that in 1971, as Summerlawn, a conventional residential subdivision. At the time these two previous applications were considered by the Commission, a special study of the potential flooding problems of Walnut Creek was requested of the developer and the Planned Unit Development Summerlawn was submitted with no buildings in the flood plain, as identified in the study. The greenbelt area is within the flood plain and covers approximately the western one-third of the tract. Most of the trees on the property are within the flood plain. The applicant proposes to construct a flood control dike that will be up to six feet in height; the westernmost tier of buildings will be built on top of this dike. The applicant has presented a modified site plan to the staff which is more acceptable than the original presentation. Some of the major revisions are:

- A. Lowered density by twenty-nine (29) units.
- B. Removal of the dwellings below the 25-year flood plain, which were of major concern by the staff.
- C. More recreational and open space has been provided.
- D. Additional guest parking has been provided.

The primary concerns of the staff are:

- A. Preservation of the natural creek area and the many large trees within the 25-year flood plain.
- B. Pedestrian circulation and usable open space toward the interior of the project.
- C. The desirability of using the lake for recreation purposes since it is a holding pond for surface drainage.
- D. Compatibility with the existing neighborhood.
- E. Construction of dwellings within the existing 25-year flood plain.
- F. The effects on adjacent properties due to alteration of the natural drainage way.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements as on file in the City of Austin Planning Department.

C814-73-002 Monesson and Company - contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Otis E. McCain: 3608 Vara Drive	AGAINST
John A. Malcolm: 3625 Quietette Drive	AGAINST
Eugene L. Jeffus: 3638 Quietette Drive	AGAINST
Carl A. Feuerbacher: 3603 Ferguson Lane	AGAINST
Hugh A. Reeder: 3609 Vara Drive	AGAINST
Mr. & Mrs. Bob E. Schutz: 3636 Quietette Drive	AGAINST
Otto Cruetzner, Jr.: 3629 Quietette Drive	AGAINST

PERSONS APPEARING

Ronald J. Monesson (Applicant)	
Tom Watts (representing applicant)	
Martin Boozer (representing applicant)	
Joe E. Harris	FOR
Mr. & Mrs. Garland O'Quinn, Jr.: 3614 Quietette Drive	AGAINST
Jerry R. Ingram: 3612 Quietette Drive	AGAINST
Nell Robbins: 3615 Quietette Drive	AGAINST
Hugh A. Reeder: 3609 Vara Drive	AGAINST
Mr. & Mrs. John A. Malcolm: 3622 Quietette Drive	AGAINST
Mr. & Mrs. Jim Newman: 3618 Quietette Drive	AGAINST
Ted H. Knippa: 3607 E. K. Lane	AGAINST
Bart Kelly	AGAINST
Carl A. Feuerbacher: 3603 Ferguson Lane	AGAINST
Chartier Newton (representing Sierra Club)	AGAINST
Bob Schutz: 3636 Quietette Drive	AGAINST
Mr. & Mrs. Otis E. McCain: 3608 Vara Drive	No Opinion
Dr. & Mrs. George W. Watt: 2510 Janice Drive	No Opinion
Wallace T. Fowler: 3604 E. K. Lane	No Opinion
Ben McPherson: Environment Resource Management	No Opinion

COMMITTEE ACTION:

The members reviewed the information presented and heard testimony from property owners in the area on the flooding problems of Walnut Creek. They expressed concern for the protection of the homes in the area. Ms. Ashworth pointed out that the area along the creek is part of the greenbelt system, and will have a hike and bike trail through it. The members expressed approval of the developer's overall plan, but felt more information should be available on the effect of the dike as proposed along a portion of the creek.

The members concluded that this request should be granted, subject to departmental requirements, with the exception of Advanced Planning No. 1, (no alteration of creek within eighty feet of bank), and requiring submission of reports from engineers on the effect on Walnut Creek to be submitted to the Planning Commission for approval.

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

COMMISSION ACTION:

The members reviewed the information presented on the area and the proposed development. They expressed a concern about the use of a gradual slope from the proposed dike to the creek bank and requested the staff to contact the applicant and express their concern.

C814-73-002 Monesson and Company - contd.

COMMISSION VOTE:

To APPROVE the request of Monesson and Company for a Planned Unit Development on property bounded by U.S. Highway 290 East and the M.K. & T. Railroad (east of Springdale Road), subject to departmental requirements, excluding Advanced Planning comment No. 1, (no alteration of creek within eighty feet of the bank), and requiring submission of reports from engineers on the effect on Walnut Creek to be submitted to the Planning Commission for approval.

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

ABSENT: Mr. Faulkner

C814-73-003 Fred Earhart III, Trustee: Commander's Point, Section Two
0.2 mile north of Mansfield Dam and adjacent to L.C.R.A.
Park on Agarita Road

STAFF REPORT:

This is an application for a Planned Unit Development on 8.9 acres of land located adjacent to the north side of L.C.R.A. Park at Mansfield Dam. The tract has approximately 1,100 feet of frontage on Lake Travis; however, lake access is very limited due to the vertical bluff along the lake frontage.

The applicant is asking for approval of the eleven units at the northern end of the tract at this time. The area shown as a proposed motel site is being revised to show additional attached single-family residences and a large restaurant site. This additional area will be submitted for departmental comments and approval by the Zoning Committee at the April meeting.

The tract has access to Agarita Road, a sixty-foot street and will be developed with a density of 4.2 units per acre. The applicant proposes a swimming pool and recreation area in the second phase of this development. The tract is heavily wooded and the applicant proposes to retain all the trees in the areas not occupied by the structures or drives.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Chartier Newton (representing applicant)
John Avent: 2021-B Wheless Lane

FOR

COMMITTEE ACTION:

The members reviewed the information on the area and the proposed development. They concluded that this request should be granted, subject to departmental requirements as on file with the City of Austin Planning Department.

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

C814-73-003 Fred Earhart III, Trustee - contd.

COMMISSION ACTION:

The members reviewed the information on the area and the development proposed.

COMMISSION VOTE:

To APPROVE the request of Fred Earhart III, Trustee for a Planned Unit Development on property located 0.2 miles north of Mansfield Dam and adjacent to the L.C.R.A. Park on Agarita Road, subject to departmental requirements.

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

ABSENT: Mr. Faulkner

SPECIAL PERMITS

CP14-68-021 Baker-Jones-Crow
8200-8246 U. S. Highway 183

STAFF REPORT:

The request for this hearing was to consider access to Wooten Drive.
The applicant has since requested that it be withdrawn. The staff recommends that the request for access to Wooten Drive be allowed to be withdrawn.

CITIZEN COMMUNICATION:

PERSONS APPEARING

Mrs. F. J. Medrich: 8111 Lazy Lane	AGAINST
Mr. and Mrs. D. R. Skinner: 8201 Lazy Lane	AGAINST
Mr. and Mrs. Grady J. Griffith: 8010 Gault St.	AGAINST
Mr. and Mrs. Charles Beutnagel: 8013 Tisdale Dr.	AGAINST
C. L. McGee: 8016 Tisdale Drive	AGAINST
Frank Tomasek: 8014 Tisdale Drive	AGAINST
Tony Satsky: 8015 Tisdale Drive	AGAINST

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To WITHDRAW the request of Baker-Jones-Crow to allow access to Wooten Drive from the apartment complex.

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

ABSENT: Mr. Faulkner

CP14-72-061 David L. Maddox: 295-Unit Apartment Project
1109-1113 Post Oak Street
Rear of 700-1100 South Fifth Street

STAFF REPORT:

This application has been filed as required under Section 4-A, Sub-Section G, Paragraph 6, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This application appeared in February before the Zoning Committee and was approved subject to departmental

CP14-72-061 David L. Maddox - contd.

requirements. At the time the full Planning Commission considered the application there was concern with encroachment into Bouldin Creek, which runs through the property, with the density proposed on the site, and the preservation of the trees on the tract.

The applicant has provided a revised site plan which shows the proposed channel to accommodate the estimated volume of water. The applicant has conferred with the City Engineering Department to obtain the preliminary drainage information. The density on the tract has been reduced by thirteen units which lowers the density from 23.3 to 22.3 units per acre. In addition, the applicant has indicated that he intends to save all of the major trees on the tract (four inch caliber and above) but has not provided a tree location map. Four hundred sixty-eight parking spaces are required and 480 are provided; this will allow the retention of major trees that might fall within any parking space.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements as on file with the City Planning Department.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

James K. Little: 3705 Amherst, Dallas, Texas	FOR
William O. Goge: 1112 South Fifth Street	AGAINST
Edward E. Bartelt: 514 Dawson Road	AGAINST

PERSONS APPEARING

G. A. McPherson (representing applicant)	
Norma Guerra: 600 Bouldin Avenue	AGAINST
(representing Becker School PTA and South Austin Neighborhood Council)	
Jean Mather: 1611 Alameda Drive	AGAINST
H. T. Black: Dawson Road	AGAINST

COMMITTEE ACTION:

The members reviewed the information on the area and the site plan. Concern was expressed on the access to the tract and the relation of the parking spaces to the units; Ms. Ashworth pointed out two buildings adjacent to the railroad track, which would present a noise problem for the occupants. Mr. Betts stated that the purpose of a special permit is that the plan of development will be sensitive to the particular tract, such as the preservation of large trees and a creek area. Such concerns should be made clear to the developer, in the interest of his time and money, and for the residents of the area who appear at hearings.

The members noted that a tree plan for this site should be submitted, and that the engineering studies for the creek must be met. Mr. Hetherly stated that this request should be discussed by the full Commission, and pointed out that the developer has no way to improve the access to the tract. The members agreed that this tract would be a desirable park area which is needed for the neighborhood, and heard testimony on the overcrowded conditions of the school in the area. However, the tract is presently zoned "BB" Residence, and a request would have to be made to the City Council for the purchase of the tract for a park area. A majority of the Committee concluded that this request should be denied.

CP14-72-061 David L. Maddox - contd.

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

COMMISSION ACTION:

At the Commission meeting the staff reported that the applicant has requested a sixty-day postponement on this request, to allow revision of the site plan. Mr. Barrow stated that he was in favor of the postponement, as he feels that a better plan can be worked out for the development of this tract.

COMMISSION VOTE:

To POSTPONE FOR SIXTY DAYS the request of Davil L. Maddox for a special permit for property located at 1109-1113 Post Oak Street and the rear of 700-1100 South Fifth Street.

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

CP14-73-006 Chevy Chase South, Ltd.: 388-Unit Apartment Complex
4509-4607 Sheringham Drive and
2208-2416 Wickersham Lane

STAFF REPORT:

This application has been filed as required under Section 45-45, Sub-Section 34-19, Paragraph 2-5, 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 384 apartment units on 16.11 acres of land, for a density of 23.8 units per acre. The proposed amenities include two tennis courts and two swimming pools. There is a small branch of the Country Club Creek which runs through the tract.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION:

WRITTEN COMMENT

None

PERSONS APPEARING

Jack Schulke (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

CP14-73-006 Chevy Chase South, Ltd. - contd.

COMMISSION VOTE:

To APPROVE the request of Chevy Chase South, Ltd., for a special permit for the construction of a 388-unit apartment complex on property located at 4509-4607 Sheringham Drive and 2208-2416 Wickersham Lane, subject to departmental requirements as on file with the City of Austin Planning Department.

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

Mses. Ashworth and Mather

ABSENT: Mr. Faulkner

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.

CP14-73-007 Emile Jamail: 308-Unit Apartment Complex
West side of Pleasant Valley Road, approximately 700 feet
south of East Riverside Drive

STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section G, 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 to construct 308 apartment units on 14.06 acres of land for a density of 21.9 units per acre. The tract is located west of Pleasant Valley Road, approximately 700 feet south of Riverside Drive. The property is zoned "BB" Residence, First Height and Area.

STAFF RECOMMENDATION:

That this plan be approved, subject to departmental requirements, as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

John C. Horton: 904 San Antonio Street

FOR

PERSONS APPEARING

Emile Jamail (applicant)

COMMITTEE ACTION:

The members reviewed the information presented, including the site plan for the proposed development. They concluded that this request should be granted, subject to departmental requirements.

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

COMMISSION ACTION:

The Commission reviewed the information on the area and the proposed development.

CP14-73-007 Emile Jamail - contd.

COMMISSION VOTE:

To APPROVE the request of Emile Jamail for a special permit for the construction of a 308-unit apartment complex to be located on the west side of Pleasant Valley Road, approximately 1,000 feet south of East Riverside Drive, subject to departmental requirements.

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

ABSENT: Mr. Faulkner

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.

PUBLIC HEARINGS

C2-73-3a Zoning

Status of state owned land after acquired by private interests.

STAFF REPORT:

At the present time the state does not have to meet the city's zoning ordinance regulation on any property that it owns. When state property is sold, which is unzoned, it would retain the undesignated classification unless a change is made in the city's zoning ordinance. The purchaser could develop the property with any type of use without applying for any zoning change or classification. It is the staff recommendation that if the state chooses to sell any of its land, that land should become "A" Residence, First Height and Area. Any action taken toward amending the ordinance would not be retroactive. State land that has come into the city through annexation has come in under the same classification as all other annexed land, Interim "A" Residence, Interim First Height and Area. The city is concerned at present with state land that was within the city limits at the time the zoning ordinance was written and currently has no zoning classification.

The proposal from the city legal department is to amend the zoning ordinance as follows:

"Any unzoned state or federally owned land within the city which is transferred to private interests shall assume an interim classification as an "A" Residence District and First Height and Area District pending final determination of its proper zoning classification in accordance with the provisions of state law and this chapter."

STAFF RECOMMENDATION:

That the proposed amendment to the zoning ordinance be approved.

C2-73-3a Zoning - Status of state owned land - contd.

COMMISSION ACTION:

Mr. Milstead expressed concern over any property that the state has sold but has not been developed. Mr. Lillie stated that since this amendment would not be retroactive it could not apply to property that might have previously been sold by the state as unzoned property. There was some concern among Commission members about whether or not to hold another public hearing as no interested persons had appeared for this hearing. Mr. Bobbitt stated that he felt it should be heard again by the Planning Commission with more public notice given.

COMMISSION VOTE:

To RECOMMEND that an amendment to the zoning ordinance be made as follows:

Any unzoned state or federally owned land within the city which is transferred to private interests shall assume an interim classification as an "A" Residence District and First Height and Area District pending final determination of its proper zoning classification in accordance with the provisions of state law and this chapter."

and to RECOMMEND that proper notification be given to state and university officials before the City Council public hearing.

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

C2-73-3a Zoning

Amendment to Zoning Ordinance Section 45-24.1 "C-2" Commercial District
Section 45-24.2 "C-3" Commercial District
Section 45-30 Amendment to include the above.

STAFF REPORT:

Mr. Lillie presented an outline of the changes that would occur in the ordinance if the Commission approved the ordinance changes before them.

Section 45.24.1 "C-2" Commercial District

In a "C-2" Commercial district no building or land shall be used and no building shall be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:

- (a) The sale, storage, dispensing or otherwise handling of malt, vinous and spiritous liquors for off-site consumption.
- (b) Any uses permitted in the "GR" General Retail district.

Section 45-24.2 "C-3" Commercial District

In a "C-3" Commercial district no building or land shall be used and no building shall be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:

- (a) The sale, storage, dispensing or otherwise handling of malt, vinous and spiritous liquors for one-site or off-site consumption.
- (b) Any uses permitted in the "C" Commercial district.

Section 45-30

- The Commission reviewed the information presented which included a memorandum from Mr. Dick Jordan, Director of the Building Department, outlining changes that would need to take place in the Zoning Ordinance to implement the use of the table. The Commission felt the use of a table was a good idea and would be a benefit to the City departments and individuals needing to provide parking areas.

C2-73-3a Zoning - Ordinance amendment on parking spaces - contd.

COMMISSION VOTE:

To RECOMMEND that the Zoning Ordinance be amended to designate the off-street parking diagram (on file with the Planning Department) as Table 45-30(e)(3)a, to leave 45-30(e)(3) b and c as they are, to amend the definition of "Parking Space" in 45-1 to read as follows:

An area not on a public street or alley and having an all-weather surface; enclosed or unenclosed, together with an all-weather surface driveway connecting the parking area with a street or alley permitting free ingress and egress and designed in accordance with Table 45-30(e)(3)a.

For single-family and duplex residences all-weather surface may include gravel.

For multi-family dwellings, business and industrial uses, public and semipublic parking areas, all-weather surface shall mean penetration surface, asphaltic concrete, or Portland cement concrete.

To amend 45-30(e)(3) to read as follows:

All parking areas shall be developed to conform with the following requirements and shall be surfaced in accordance with the provision of a parking space as defined in Section 45-1 and designed in accordance with Table 45-30(e)(3) (3)a.

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

ABSENT: Mr. Faulkner

C2-73-3b Zoning

Policy change on driveways and head-in parking.

STAFF REPORT:

Standards for Two-Way Driveways with general requirements and a diagram of a "Typical Driveway Layout" were presented to the Planning Commission as items to be considered for adoption as policy. A list of major arterial and collector streets on which head-in parking should not be allowed was also presented to the Commission. (Copies of these items are on file with the City of Austin Planning Department.)

Mr. John German, Associate Director of Traffic and Transportation, stated that the standards as submitted have been agreed upon by various departments that review driveways. He also pointed out that the minimums appearing on the "Standards for Two-Way Driveways" are sufficient to take care of any given situation. He felt that the policy method would be better than an ordinance on the standards because policy is easier to change than an ordinance and there might be a need for change at some time in the future.

C2-73-3b Zoning - policy on driveways, etc. - contd.

STAFF RECOMMENDATION:

That the items presented for policy review be adopted.

COMMISSION ACTION:

Ms. Mather stated that she thought these policies would be a good tool to work with, but had some reservations concerning the inclusion of all the streets that appear on the list as some of them might change classification with the review of the Master Plan.

COMMISSION VOTE:

To ADOPT as policy the "Standards for Two-Way Driveways" with general requirements and to ADOPT as policy no allowing head-in parking on any major arterial or collector street that appears on the list as presented to the Planning Commission and on file with the City of Austin Planning Department.

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

ABSENT: Mr. Faulkner

C7-73-2 NATURAL RESOURCES

Request for a permit to alter the channel of Harpers
Branch through Lot 6, Avah Subdivision.

STAFF REPORT:

The City Council adopted the recommendation by the Planning Commission to strengthen the regulations along major creeks in the City through the Flood Management Program. Part of those requirements was the requirement that the Planning Commission shall approve plans to enclose any creek with a flow of more than 300 cubic feet per second. This is the first request to make this type of alteration. The request is to enclose a portion of Harper's Creek and permit the construction of a building over it. The plan proposes the encasement of the creek in a double reinforced concrete box culvert. There seem to be no special engineering problems connected with this application. The Engineering Department is expecting the applicant to complete detailed plans prior to the issuance of a permit.

The Creek goes through this property about 2/3 of the way back from IH 35 and is about ten feet deep and about six feet wide at the base and widens to twenty feet at the top. There are twenty to thirty oak trees along the creek. The applicant has expressed a desire to preserve as many trees as possible and has prepared a site plan for the Commission.

Ms. Mather reported that there is at the present time a bill before the State House of Representatives to provide for a scenic easement along IH 35 a little to the north of this subject property. It is the proposal of the bill that the State Highway Department would purchase any land between the creek and IH 35. Ms. Mather stated that she did not think this particular piece of property was crucial to the proposed scenic easement.

C7-73-2 Natural Resources - contd.

CITIZEN COMMUNICATION:

Mr. Jack Peevy, the owner of the property, was present and stated that he had spent considerable time and money trying to develop this land without putting the creek in a culvert. Due to the size of the property and the location of the creek through the tract enclosing the creek is the only way he could develop this property commercially. The building will be constructed in such a way as to allow easy access to the creek should it be necessary to get into the creek for drainage problems etc.

COMMISSION ACTION:

The Commission members were in agreement that this piece of property did not appear to be curcial to the scenic easement, as proposed, and there is no other way the property could be developed commercially.

COMMISSION VOTE:

To GRANT A PERMIT for the encasement of Harper's Branch through Lot 6 of the Avah Subdivision.

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

ABSTAIN: Mr. Stewart

ABSENT: Mr. Faulkner

STREET VACATIONS

C10-73-102 Austin Savings and Loan

West 10th Street alley from Guadalupe Street to Lavaca Street

The staff reported that Austin Savings and Loan owns the entire block and has paid the fee for this vacation request. The Departments have recommended the vacation of this alley subject to the retention of easements that exist. If Austin Savings and Loan would like to remove the utilities, this could be done at their expense. The recommendation was that this alley be vacated subject to the retention of easements as indicated by various departments and as on file with the Department of Public Works. The Commission then

VOTED: To recommend that the West 19th Street alley from Guadalupe Street to Lavaca Street be VACATED, subject to the retention of easements as on file with the Department of Public Works.

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

ABSENT: Mr. Faulkner

C10-73-103 Lamar Savings

West 7th Street alley from Guadalupe Street to Lavaca Street

The staff reported that Lamar Savings owns this entire block and would like to have this land for parking and to eliminate the traffic through the block. The recommendation was that this vacation be granted subject to the retention of easements as on file with the Department of Public Works. The Commission then

C10-73-103 Lamar Savings - contd.

VOTED: To recommend that the West 7th Street alley from Guadalupe Street to Lavaca Street be VACATED, subject to the retention of easements as on file with the Department of Public Works.

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

ABSENT: Mr. Faulkner

C10-73-104 Mrs. A. W. Johnson, Sidney White, Jr. and Sylvester Bradford,
J. Alton Bauerle and C. A. Davis
East 18th Street alley from Ferdinand Street westerly 200' to termination of the alley

The staff reported that this alley deadends into a drainage ditch and has never been open. Two departments have recommended the retention of easements. The recommendation was that the vacation be granted subject to the retention of easements as on file with the Department of Public Works. The Commission then

VOTED: To recommend that the East 18th Street alley from Ferdinand Street westerly 200' to the termination of the alley be VACATED, subject to the retention of easements as on file with the Department of Public Works.

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

ABSENT: Mr. Faulkner

OTHER BUSINESS

C2-73-3a Zoning
Sign Ordinance

The staff reported that the ordinance distributed to the Commission (on file in the City of Austin Planning and Legal Departments) reflects changes made by the Signs Committee at their meeting of February 21, 1973. The ordinance has been reviewed by Mr. Tom Curtis and he was in attendance at the public hearing of the 21st of February. The staff recommended that the Commission take action on the proposed ordinance amendment at this time so that it can go on to the City Council. The Legal Department and Mr. Curtis are still working on the posting of signs within subdivisions outside the City limits. The Commission then

VOTED: To recommend that the ordinance amending Chapter 45 of the Code of the City of Austin by adding Sections 45-14.1 and 45-14.2 providing for deferring the passage of zoning ordinances which reflect certain zoning changes approved by the City Council; providing for the placement of signs reflecting certain zoning applications approved by the City Council be APPROVED as presented and on file with the Departments of Planning and Legal in the City of Austin.

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

ABSENT: Mr. Faulkner

C2-73-8a

SUBDIVISION

Clearance of property along rivers, creeks and water courses.

STAFF REPORT:

The City Manager has suggested four ways to regulate clearance of property along creeks and water courses. The City Manager's suggestions are as follows:

1. To study performance standards within the zoning ordinance with a view toward including any reasonable means of protecting natural features which enhance the City's environment. Features would include trees, distinctive topographical areas of the City, or water courses.
2. Creation of a special zone for use adjacent to major waterways in the City of Austin. The idea would be similar to the new ordinance adopted by the City Council which governs the development along Town Lake. (It should be emphasized that the Harper's Creek property in question would not qualify as a major creek.)
3. Requirement within the flood management program that would require a special permit prior to the grading or clearance of virgin land when that property is located within a certain distance of a creek or drainageway within the City of Austin.
4. The City Attorney re-examine practices used at this time to record commitments of property owners extended as they obtain a zoning change from the City Council, the idea, of course, being that as desired by the City Council, there are certain commitments that should be made a part of the record in such a way that the commitments are binding upon subsequent property owners.

Mr. Lillie reported that the staff does not feel that the zoning ordinance should be amended to require performance standards. A performance standard ordinance should come out of the new Master Plan to replace the one we have, and it is suggested that this not be done in a piece-meal manner at this time. It is not felt that a special zoning district should be adopted for land along creeks and streams, this would not appear to be the answer to the problem. What is being done is as follows:

The present rivers, creeks and watercourses chapter of the City Code would have to be strengthened to include the city's extraterritorial jurisdiction area and require that plans and specifications be approved not only by the Director of Engineering but also by the Department of Planning and the requirement placed on creeks that have over 300 cubic feet per second of flow would be retained. A provision would have to be added setting forth that, work shall be prohibited along all creeks and streams without first obtaining approval of plans and specifications that would include the removal or disturbance of natural ground cover and trees other than lawn maintenance, weed control or tree care. This would be enforced in the following areas, 1) within the limits of the 25 year flood plain as determined by the Engineering Department, 2) within 150 feet from the center line of a creek, 3) within the 100 year flood plain as identified by the Corps of Engineers, whichever is greater.

This means that before any alteration can be made to land within any of those areas a permit would have to first be requested by the owner and approved by the City after a public hearing. With those horizontal distances from the creek that it will not permit "the Harper's Creek" without first going through a public hearing.

C2-73-8a Subdivision - clearance along rivers, etc. - contd.

It is felt that the way to approach this problem is through the Flood Management Program rather than through changes in the Zoning Ordinance. The number 4 item on the City Manager's list is also being followed through with, as it is necessary in the adoption of the above to the Flood Management Program.

COMMISSION ACTION:

Ms. Mather expressed concern on establishing grounds for denying a request. Mr. Lillie stated that the review committee was at this point now, criteria is being set up as to how the permits would be reviewed and recommended to the Planning Commission. Creeks will also be identified in this study as to the necessity of their being included in the protection plan. Some members of the Commission stated that they felt a special hearing would be necessary due to the amount of interest this type of change would create. The Commission concurred that more study would be needed of this material and a public hearing would be necessary but did not set one at this time.

<u>C7-73-8(a)</u>	<u>SALE OF CITY PROPERTY</u>	
	1101-1201 West Ben White Boulevard	#S114

STAFF REPORT:

This property was acquired as right-of-way for Ben White Boulevard and is no longer needed. There is an embankment here and access to Ben White Boulevard would be impossible without spending a prohibitive amount of money. The adjacent property owner is interested in the property. The staff recommends that it be declared surplus property.

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To DECLARE City Property #114 at 1101-1201 West Ben White Boulevard as SURPLUS PROPERTY.

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

ABSENT: Mr. Faulkner

C1-73-3 MINUTES

The members then

VOTED: To APPROVE the January 1973, Subdivision Ccommittee minutes as previously distributed.

AYE: Messrs. Milstead, Barrow, Betts, Bobbitt, Hethrly
and Stewart Msrs. Ashworth and Mather

ABSENT: Mr. Faulkner

SUBDIVISIONS

The Committee Chairman reporting action taken on the subdivisions at the meeting of February 27, 1973, and requesting that this action be made a part of the minutes of the Planning Commission meeting.

C8s-73-050 O. A. Dobbins Subdivision
Leland Street and Nickerson Street

STAFF REPORT:

Mr. Lillie, Director of Planning stated that this subdivision has been appealed to the full Commission by the applicant. This area is off South Congress Avenue and south of Fullmore Junior High School. A zoning application was filed on the property late last year for "O" Office for the total area and was amended to "O" Office on lot two only. Lot 1 is presently zoned "BB" Residence. The zoning required a right-of-way dedication of five feet on Nickerson for Lot 1. A short form subdivision was filed and the right-of-way is still required. The applicant is appealing on the question of right-of-way.

Nickerson Street is a short dead-end street of about 200 or 300 feet in length. The lot adjacent to subject tract is zoned "B" Residence. It is department policy, that when applications for zoning change such as this one are received additional right-of-way is required to bring the street up to sixty feet of right-of-way to accomodate the kinds of traffic generated by this type zoning. It is felt that the right-of-way is necessary, it is very likely that the lots across the street will be rezoned to "BB" or "B" Residence in the future.

Mr. Lillie stated that five feet of right-of-way was taken from this property in 1971 for a subdivision. Another five feet was required with the zoning. He pointed out that at the most four units could be developed on this property without a zoning change.

CITIZEN COMMUNICATION

Mr. Ben Bishop, representing the applicant, addressed the Commission stating that according to the survey plat there is only eight feet from the northeast corner of the house to the existing right-of-way. If the five feet is given there will be three feet left between the house and the proposed right-of-way. The house would be harder to sell or rent in this condition. There would not be sufficient room for steps. The street is curbed and there seems to be adequate room for the present traffic. Most other streets running north and south in the area are forty feet wide and this is sufficient. It is not likely that this street will ever be opened up to Live Oak Street.

COMMISSION ACTION:

Mr. Barrow stated that the owner would at some time in the future realize a profit on this property and the five feet would not make that much difference. Ms. Mather suggested that the applicant be required to roll-back the zoning on the property zoned "BB" Residence to "A" Residence and not be required to give the right-of-way unless another change in zoning is requested. It was pointed out that the property could only be developed with four units under the present zoning and for economical purposes anyone wishing to develop it would probably want higher zoning and the right-of-way could be obtained at that time.

C8s-73-050 O. A. Dobbins Subdivision - contd.

COMMISSION VOTE:

To APPROVE the subdivision plat of O. A. DOBBINS SUBDIVISION not requiring the five feet of right-of-way on Nickerson Street.

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

ABSENT: Mr. Faulkner

C8-72-161 Travis Oak Trails
Gebron Drive and Kohlers Trail

Mr. Jess Webb addressed the Commission stating that this subdivision was delayed and never went to the Subdivision Committee and came to the Commission because it was thought that everything had been worked out. He stated that he was questioning the comment made by the Health Department, which was not available in time for the Subdivision Committee meeting. The Health Department is recommending that a stipulation be placed on the plat stating that the subdivision be restricted to single-family, three bedroom homes. It was his opinion that since each individual lot requires Health Department approval the condition is not valid. At some future time when a property owner wants to get a building permit they will have to get approval from the Health Department for a particular size house.

Mr. Lillie reported that at the Subdivision Committee meeting of January 23, 1973, the staff recommendation was that this subdivision be postponed pending further considerations by the Health Department for the use of septic tanks. The Committee followed this recommendation. Subsequent to that the department did get a report from the Health Department requiring that the subdivision be restricted to single-family dwellings with no more than three bedrooms each and that this restriction be placed on the plat. There are two alternatives, this subdivision could be sent back to the Committee for it to consider the report or the conditions could be made a part of the requirements of the Commission, as it was a recommendation to consider the Health Department reports as they came in.

Ms. Mather stated that if the Health Department is going to restrict it to a three bedroom house then it should be on the deed so that the purchaser knows what they are getting into.

Mr. Webb stated that he did not feel that it is a valid restriction since the Health Department is going to, prior to the home buyer building their house, set a standard for the lot according to the percolation tests. There may be lots in the subdivision that would qualify for a four bedroom house and they will find that out at the time they make the test.

Mr. Milstead pointed out that Mr. Webb had rather have each lot checked rather than having the restriction attached to the plat.

Mr. Webb stated that he would be willing to place the Health Department statement on the plat and add the following "more than three bedrooms may be approved subject to specific individual lot approval by the Health Department."

C8-72-161 Travis Oak Trails - contd.

COMMISSION VOTE:

To ACCEPT FOR FILING AND DISAPPROVE the subdivision of TRAVIS OAK TRAILS, pending compliance with departmental requirements and adding to the Health Department comment "more than three bedrooms may be approved subject to specific individual lot approval by the Health Department."

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

ABSENT: Mr. Faulkner

C8s-73-55 Beardslee Subdivision
Chisholm Trail off Slaughter Lane

The staff recommendation on this short form subdivision is that it be accepted for filing and disapproved subject to compliance with departmental requirements and connection to a waste water collection system.

Mr. Webb stated that there is no waste water collection system this far south and he did not think this stipulation was valid on this subdivision.

The Commission reviewed the information and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form subdivision of BEARDSLEE SUBDIVISION, subject to compliance with departmental requirements and working out the comment made by the Health Department.

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

ABSENT: Mr. Faulkner

PRELIMINARY PLANS

Requests have been received to reapprove two preliminary subdivision plats, the staff recommends that this be granted. The Commission then

VOTED: To REAPPROVE the preliminary subdivision plats of
C8-72-83 Bull Creek Bluff Estates
Taylor-Draper Lane and Penny Creek Drive
C8-72-97 Camelot, Section Five
Ledge Drive and Castle Ridge Road

C8-72-149 Westhill Estates, Section 1
Texas Plume and D-K Ranch Road

The staff recommended that this preliminary subdivision be accepted for filing and approved pending compliance with departmental requirements and a cul-de-sac at the south end of the unnamed street in Block G. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the subdivision plat of WESTHILL ESTATES, SECTION 1, pending compliance with departmental requirements and a cul-de-sac at the south end of the unnamed street in Block G.

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

ABSENT: Mr. Faulkner

FINAL SUBDIVISION PLATS

Twelve final subdivision plats have appeared before the Planning Commission in the past and have now met the departmental requirements and it is recommended that they be approved. The Commission then

VOTED: To APPROVE the following final subdivision plats.

<u>C814-71-04</u>	<u>Timber Ridge at Greenbriar (P.U.D.)</u>
	<u>Parker Lane and Royal Hills Drive</u>
<u>C8-72-42</u>	<u>Peppertree Park, Section 3</u>
	<u>Peppertree Parkway and Stassney Lane</u>
<u>C8-72-87</u>	<u>Indian Hills, Section 4</u>
	<u>North Bluff Drive and Ripple Road</u>
<u>C8-72-89</u>	<u>Oak Plantations</u>
	<u>Brodie Lane and Thomas Kincheon Street</u>
<u>C8-72-107</u>	<u>Northwest Hills, Section 14-c</u>
	<u>North Hills Drive and Hart Lane</u>
<u>C8-72-118</u>	<u>Twin Creek Park, Section 2</u>
	<u>Ridge Road and Twin Creek Park Drive</u>
<u>C8-72-153</u>	<u>Windsor Hills, Section 7</u>
	<u>Warrington Drive and Applegate Road</u>
<u>C8-72-154</u>	<u>Spicewood at Balcones Village, Section 3</u>
	<u>Spicewood Club Drive</u>
<u>C8-72-160</u>	<u>Yaupon Terrace, Section 2</u>
	<u>Cliffsage Drive</u>
<u>C8-72-166</u>	<u>Point Vista, Section 1</u>
	<u>Rundberg Lane and Taunton Drive</u>
<u>C8-73-01</u>	<u>Cherry Creek, Phase III, Section 4</u>
	<u>Chester Hills and Aldford Drive</u>
<u>C8-73-10</u>	<u>Vista West IV, First Resubdivision</u>
	<u>Valburn Drive and Seran Circle</u>

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

ABSTAIN: Mr. Barrow on C8-72-107

ABSENT: Mr. Faulkner

C8-72-168 Palomino Park, Section 5-A
Brodie Lane and Dobbin Drive

The staff reported that this subdivision has appeared before the Commission in the past and is before the Commission requesting a variance on the radius of the cul-de-sac in Dobbin Drive. The staff recommends that this subdivision be disapproved subject to compliance with departmental requirements and granting the variance on the radius of the cul-de-sac in Dobbin Drive. The Commission then

VOTED: To DISAPPROVE the preliminary subdivision plat of PALOMINO PARK, SECTION 5-A, subject to compliance with departmental requirements and granting a variance on the radius of the cul-de-sac in Dobbin Drive.

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

ABSENT: Mr. Faulkner

C8-72-099 Lake City Estates, Section 1
Elroy Austin Road

The staff reported that this preliminary subdivision has appeared before the Commission in the past and the final plat is now before the Commission requesting a variance from the Commission policy on a fifteen foot property line radius. The staff recommends that the variance be granted and the subdivision be disapproved subject to compliance with departmental requirements and granting the variance as requested. The Commission then

VOTED: To DISAPPROVE the preliminary subdivision plat of LAKE CITY ESTATES, SECTION 1 subject to compliance with departmental requirements and granting a variance from Commission policy on a fifteen foot property line radius.

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

ABSENT: Mr. Faulkner

NEW FINAL SUBDIVISIONS

C8-71-11 Scenic Brook West, Section 3
Scenic Brook Drive and Red Willow Drive

The staff reported that this final subdivision plat is appearing before the Commission for the first time and has not met with all departmental requirements and it is being recommended that it be accepted for filing and disapproved, pending compliance with departmental requirements, easements and fiscal arrangements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of SCENIC BROOK WEST, SECTION 3, pending compliance with departmental requirements, easements and fiscal arrangements.

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

ABSENT: Mr. Faulkner

The staff reported that two final subdivision plats have been received requiring approval subject to connection to a waste water collection system. The staff is recommending that these subdivisions be accepted for filing and disapproved pending compliance with departmental requirements and the above stated. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivisions pending compliance with departmental requirements and connection to a waste water collection system.

C8-72-20 Lakeway, Section 23

Lakeway Boulevard and Colorado Circle

C8-73-13 Lakeway, Section 22-B

Rolling Green Drive and Top of the Lake Drive

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

ABSENT: Mr. Faulkner

The staff reported that two final subdivision plats have been received and it is recommended that they be accepted for filing and disapproved pending compliance with departmental requirements, easements, fiscal arrangements and connection to a waste water collection system. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivisions pending compliance with departmental requirements, easements, fiscal arrangements and connection to a waste water collection system.

<u>C8-72-128</u>	<u>Westlake Highlands, Section 7</u>
	Ridgecrest Road and South Oak Canyon Road
<u>C8-73-06</u>	<u>Cameron Acres</u>
	Future Drive and Pleasant Lane

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

ABSENT: Mr. Faulkner

C8-73-02 Vista West VI
Valburn Circle Drive and North Rim

The staff reported that this subdivision has met all the departmental requirements and it is recommended that it be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the subdivision plat of VISTA WEST VI.

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

ABSENT: Mr. Faulkner

C8-73-10 Vista West IV, First Resubdivision
Valburn Drive and Seran Circle

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to compliance with departmental requirements, fiscal arrangements and connection to a waste water collection system. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of VISTA WEST IV, FIRST RESUBDIVISION, subject to compliance with departmental requirements, fiscal arrangements and connection to a waste water collection system.

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

ABSENT: Mr. Faulkner

C8-73-30 Highland Hills, Section 10
Shadow Mountain Drive and Shadow Mountain Cove

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove pending compliance with departmental requirements and easements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of HIGHLAND HILLS, SECTION 10, subject to compliance with departmental requirements and easements.

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

ABSENT: Mr. Faulkner

OLD SHORT FORMS

The staff reported that five short form subdivisions have met all departmental requirements and are before the Commission with a recommendation to approve. The Commission then

VOTED: To APPROVE the following short form subdivisions

C8s-72-112	<u>Island Way</u>
	Lakeshore Drive and Island Way
C8s-72-367	<u>Cherry Creek Manor Condominiums</u>
	Berkeley Avenue and Manchaca Road
C8s-72-403	<u>Northwest Village in Northwest Hills, Section 14</u>
	North Hills Drive and Hart Lane
C8s-73-21	<u>Resubdivision of Lots 10 and 11,</u>
	<u>Walnut Hills, Section 3</u>
	Betty Cook Drive
C8s-73-34	<u>Resubdivision No. 4 of the Resubdivision of</u>
	<u>Lot 1, Research Boulevard Commercial Area</u>
	Research Boulevard

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

ABSTAIN: Mr. Barrow on C8s-72-403

ABSENT: Mr. Faulkner

NEW SHORT FORM SUBDIVISIONS

C8s-73-43 The Louis Herrera Subdivision
Oak Springs Road

The staff reported that a request for postponement has been received on this subdivision plat. The Commission then

VOTED: To POSTPONE the short form subdivision plat of THE LOUIS HERRERA SUBDIVISION.

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

ABSENT: Mr. Faulkner

The staff reported that four short form subdivisions have been received and have met all departmental requirements, therefore it is recommended that they be accepted for filing and approved. The Commission then

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

C8s-73-28	<u>National Mobile Park Subdivision #1</u>
	State Highway 71
C8s-73-44	<u>Rosell's Subdivision, Resubdivision Lot 2 and 3</u>
	Pecan Springs Road

C8s-73-52	Resub. Lots 2 and 3, Block A, Angus Valley Annex., Sec. 1
	<u>Pony Chase</u>
C8s-73-54	<u>Bednar Addition</u>
	Lamar Boulevard and North Loop Boulevard

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

ABSENT: Mr. Faulkner

C8s-73-46 Tract 1B of the Resub. of the Oscar Cedar Addition
Daffan Lane and Old Manor Road

The staff reported that this short form subdivision is appearing before the Commission for the first time and requires a variance on the width of Daffan Lane, the staff recommends that the variance be granted and the subdivision be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the short form subdivision of TRACT 1B OF THE RESUB. OF THE OSCAR CEDER ADDITION granting a variance on the width of Daffan Lane.

AYE: Messrs. Milstead, Barrow, Betts, Bobbitt, Hetherly and
Stewart Mses. Ashwroth and Mather

ABSENT: Mr. Faulkner

The staff reported that seven short form subdivisions are now before the Commission for the first time and they are recommended to be accepted for filing and disapproved, pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND ~~APPROVE~~ **DISAPPROVE** the following short form subdivisions pending compliance with departmental requirements:

C8s-73-47	<u>53rd and Duval Subdivision</u>
	Duval Street and 53rd Street
C8s-73-48	<u>Priesmeyer and McKean Subdivision #2</u>
	Braker Lane
C8s-73-51	<u>Whitehead Subdivision</u>
	U. S. Highway 183
C8s-73-56	<u>Sousares Subdivision</u>
	U. S. 183 and Beech Street
C8s-73-57	<u>First Properties Realty Subdivision</u>
	State Highway 71
C8s-73-58	<u>MRI System Corporation Subdivision</u>
	U. S. 183

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

ABSENT: Mr. Faulkner

C8s-73-49 Harold Addition
Ben White Boulevard and Chapman Lane

The staff reported that this short form subdivision is appearing before the Commission for the first time and requesting a variance on the signature of adjoining owner. It is recommended that the subdivision be accepted for filing and disapproved granting the requested variance. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form subdivision of HAROLD ADDITION, pending compliance with departmental requirements and granting a variance on the signature of an adjoining owner.

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

ABSENT: Mr. Faulkner

C8s-73-53 Priester Mell Subdivision
East 56th Street

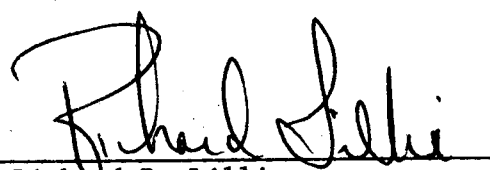
The staff reported that this short form subdivision is appearing before the Commission for the first time and it is recommended that it be accepted for filing and disapproved pending compliance with departmental requirements and fiscal arrangements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of PRIESTER MELL SUBDIVISION subject to compliance with departmental requirements and fiscal arrangements.

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

ABSENT: Mr. Faulkner

The meeting was adjourned at 11:45 p.m.


Richard R. Lillie
Executive Secretary