

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- April 10, 1973

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

Present

William Milstead, Chairman
David Barrow, Jr.
Charles Betts
Royce Faulkner
C. W. Hetherly
Jean Mather
Buford Stewart

Absent

Bob Bobbitt

Also Present

Richard Lillie, Director fo Planning
Jack Alexander, Assistant Director of Planning
Wayne Golden, Planner
Charles Graves, Engineering
Stuart Henry, Environmental Resource Management
Caroline Schreffler, Admin. Secretary

ZONING

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

Present

C. W. Hetherly, Chairman
David Barrow, Jr.
Charles Betts
Royce Faulkner
Jean Mather

Also Present

Jack Alexander, Assistant Director
of Planning
*Al Baker, Zoning Administrator
**Brian Schuller, Planner I
Caroline Schreffler, Admin. Secretary

*Present only on April 2, 1973

**Present only on April 3, 1973

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C14-73-046 Don Fergusson: A, 1st to O, 1st
 1803 Koenig Lane

STAFF REPORT:

This property is located in north Austin on a major arterial street. Properties fronting on this street have been in transition to "O" Office zoning and use for several years. The development plan calls for Koenig Lane to be increased from seventy to ninety feet of right-of-way in this block.

STAFF RECOMMENDATION:

The staff recommends that the request be granted, subject to ten feet of right-of-way on Koenig Lane and a six-foot privacy fence on the south boundary line. The Commission has been consistently recommending office zoning for lots fronting on Koenig Lane. Normally the staff would recommend a building setback line from the homes to the south, but this has not been a Commission requirement on past zoning changes in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Joe C. Franzette: 812 West Fifth Street

FOR

Joe Badgett Const. Co.: P.O. Box 9401

FOR

Sidney S. Smith: P. O. Box 9116

FOR

PERSONS APPEARING

Don Fergusson (applicant)

COMMITTEE ACTION:

The members reviewed the information and agreed that this request is in conformance with the area and should be granted, subject to ten feet of right-of-way on Koenig Lane and a six-foot privacy fence on the south boundary of the tract.

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

COMMISSION ACTION:

The members reviewed the zoning history of this area.

COMMISSION VOTE:

To recommend that the request of Don Fergusson for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1803 Koenig Lane be GRANTED, subject to ten feet of right-of-way on Koenig Lane and a six-foot privacy fence on the south boundary line.

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

ABSENT: Mr. Bobbitt

None

C14-73-047 Southwest Christian Church & Vernon O. Barnes--Contd.

COMMITTEE ACTION:

The members reviewed the information on this area. They concluded that this request should be denied, but recommend that "GR" General Retail, First Height and Area be granted except for the north thirty-five feet on both tracts, which should be granted "B" Residence, First Height and Area zoning. This recommendation is subject to subdivision to identify the property and to provide for right-of-way on Banister Lane; a six-foot privacy fence on the west boundary line of Tract 2; and no curb cuts to be allowed to Morgan Lane from Tract 2.

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

COMMISSION ACTION:

The members reviewed the zoning in this area and the traffic pattern as related to these tracts.

COMMISSION VOTE:

To recommend that the request of the Southwest Christian Church and Vernon O. Barnes for a change of zoning from "A" Residence, First Height and Area and "GR" General Retail, First Height and Area to "GR" General Retail, First Height and Area for property located at 1300-1318 West Ben White Boulevard, 4100-4108 Banister Lane and 1301-1307 Morgan Lane be DENIED, but recommend that "GR" General Retail, First Height and Area be GRANTED, except for the north thirty-five feet on both tracts, and recommend that "B" Residence, First Height and Area be GRANTED on the north thirty-five feet of both tracts. This recommendation is subject to subdivision to identify the property and to provide for right-of-way on Banister Lane; a six-foot privacy fence on the west boundary of Tract 2; and no curb cuts allowed to Morgan Lane from Tract 2.

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

ABSENT: Mr. Bobbitt

C14-73-048 Thomas P. Francis, et ux: B, 1st to LR, 1st
509-517 Alpine Road
3601-3613 South First Street

STAFF REPORT:

This heavily wooded property is located in south Austin at the corner of a major arterial street and a minor residential street. Properties fronting South First Street between Oltorf Street and Ben White Boulevard have been in transition for several years, as noted by the current zoning pattern. The "LR" Local Retail zoning directly north of subject tract is developed with a single-family home and a new apartment dwelling group which is nearing completion. There are additional remaining homes across South First Street from subject tract. We have another zoning case this month for "B" Residence zoning to the east and a special permit application for an apartment dwelling group to adjoin subject tract. Last month on a request for "LR" Local Retail for the south corner of Krebs Lane and South First Street, the Planning Commission seemed more inclined to recommend for office, or more restrictive zoning, but on a split vote recommended for no change in zoning.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that "O" Office be granted, subject to a subdivision to identify this tract. We feel that the "O" Office would be more appropriate with site characteristics, the remaining homes in this area and the recent apartments developing to the north on the "LR" Local Retail zoned tract. Sufficient retail zoning to serve this area is already available near the intersection of other major arterial streets.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information; Mr. Hetherly stated that with the existing zoning in the area, this request is logical. Ms. Mather stated that the tract is heavily wooded; she feels that the requested zoning should not be allowed to extend further down South First Street. A majority of the Committee concluded that this request should be granted, subject to subdivision.

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

COMMISSION ACTION:

The members reviewed the information. Ms. Mather stated that the requested zoning is premature and will set a precedent for strip zoning along South First Street. She pointed out the existing single-family homes in this area. In addition, there are several large trees on this tract and there is no indication from the applicant that these trees will be preserved.

COMMISSION VOTE:

To recommend that the request of Thomas P. Francis, et ux, for a change of zoning from "B" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 509-517 Alpine Road and 3601-3613 South First Street be GRANTED, subject to subdivision.

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

C14-73-050 A. E. Rhodes, Jr.: BB, 2nd to B, 2nd
 311 East 34th Street
 3306-3310 Tom Green Street

STAFF REPORT:

This property is located north of the University of Texas and is served by residential streets with adequate right-of-way for apartment development. Subject tract is within an area south of 38th Street and between Speedway and Duval Street, which has been recommended for apartment zoning following an area study in 1967. Most of the more intense "B" Residence, Second Height and Area has been granted on the perimeter of the area along the major arterial streets. Two recent cases of "B" Residence, Second Height and Area zoning exist in this same block to the west of subject tract. Last month on a similar request located two blocks to the northwest of subject tract, the Commission recommended denial for a change in a block still predominately zoned "A" Residence.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, as there is adequate right-of-way and the requested zoning is consistent with the recent zoning recommendations for properties in this block.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. Mattie C. Park:	3304 Tom Green Street	AGAINST
Elizabeth M. Johnson:	3307-B Tom Green Street	AGAINST
James G. Holloway, Jr.:	404 East 34th Street	AGAINST

PERSONS APPEARING

Judith Searcy:	121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)		

COMMITTEE ACTION:

The members reviewed the existing zoning in this area. Ms. Mather stated that additional zoning in this area is undesirable, as it will create even heavier traffic. A majority of the Committee concluded that this request should be granted.

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

COMMISSION ACTION:

The members reviewed the information on the zoning and street pattern for this neighborhood.

COMMISSION VOTE:

To recommend that the request of A. E. Rhodes, Jr. for a change of zoning from "BB" Residence, Second Height and Area to "B" Residence, Second Height and Area for property located at 311 East 34th Street and 3306-3310 Tom Green Street be GRANTED.

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

C14-73-051 H. G. Linscomb, et ux: A, 1st to BB, 1st
 3404-3502 Lyons Road

STAFF REPORT:

This property is located in east Austin and is part of the area recommended for industrial development many years ago in the City's Master Plan. Another case for apartment zoning to the north on Neal Street will be heard this month by the Commission. Subject tract is served by an inadequate industrial street, with additional right-of-way planned to come from the south side of the street. There is mixed zoning in this overall area but the development north of Lyons Road remains single-family. Subject tract is surrounded by single-family homes with new homes adjoining its east boundary along Gunter Street. "C" Commercial zoning was granted recently for a tract to the west on Lyons Road, but the tract faces "D" Industrial zoning.

Subject property was recommended by the Commission for "BB" Residence zoning in 1970 with the condition that the three tracts be developed into one. Also, a special permit was required, due to the property being in the Boggy Creek flood plain. The topography on the property under consideration ranges from 455 to 458 feet, and the finished floor elevation of any new structure or building is required to have a minimum elevation of 460 feet above sea level. This zoning case was dismissed last year as conditions were not met.

STAFF RECOMMENDATION:

The staff recommends that this case be DENIED.

In view of the remaining homes in this immediate area and, particularly, the new homes along Gunter Street across from an industrial area, it is felt that apartments should not be introduced at the rear lot lines of the single-family tier of lots. If the apartments had been proposed along Gunter Street adjacent to the industrial uses and lower-density residential on subject tracts to the west, it would have been an acceptable pattern of development. Subject tract can be developed under the Planned Unit Development Ordinance, which did not exist at the earlier zoning hearing for subject tract.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Reyes & Cleotilde Olvera: 909 Cherico Street
Higinio Canales: 1104 Cherico Street

AGAINST
AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information. Mr. Faulkner stated that a Planned Unit Development on this tract would solve the problem with the flood plain. Mr. Betts stated that higher zoning is not appropriate for this site. The members concluded that this request should be denied.

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

COMMISSION ACTION:

At the Commission meeting the staff presented a letter from the applicant, requesting the withdrawal of this application.

C14-73-051 H. G. Linscomb, et ux: A, 1st to BB, 1st contd.

COMMISSION VOTE:

To WITHDRAW the request of H. G. Linscomb, et ux, for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 3404-3502 Lyons Road.

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

ABSENT: Mr. Bobbitt

C14-73-052 A. D. Eberhart, et ux: Int. A, 1st to LR, 1st
6306-6328 South First Street
700-710 Eberhart Lane

STAFF REPORT:

This property is located in south Austin on a major arterial street and a collector street, approximately two blocks north of William Cannon Drive. In accordance with a recent review of this area, a limited amount of "LR" Local Retail zoning is suggested for this intersection. "LR" Local Retail zoning already exists on the southwest corner. The northeast corner has not yet been annexed.

STAFF RECOMMENDATION:

The staff recommends that this request be granted, subject to a subdivision to identify this tract. There is already "LR" Local Retail zoning across the street, and the requested zoning is consistent with an overall plan for this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

Ms. Mather stated that this street will have many traffic-generating enterprises; she suggested "BB" Residence or "O" Office zoning would be more desirable. Mr. Betts stated that there is a demand for this type of use in this area. He feels that the density of population in the area requires local retail uses. The members concluded that this request should be granted, subject to subdivision.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of A. D. Eberhart, et ux, for a change in zoning from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area for property located at 6306-6328 South First Street and 700-710 Eberhart Lane be GRANTED, subject to subdivision.

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

ABSENT: Mr. Bobbitt

C14 73-053 Milton E. Chatham, et ux: A, 1st to B, 1st
505 West Alpine Road

STAFF REPORT:

This property, located in south Austin on a minor residential street, is less than one-half block from South First Street, a major arterial. Apartment zoning exists to the east, south and west of subject tract. The retail-zoned property to the north is being developed with an apartment dwelling group. A special permit for an apartment dwelling group adjoining the southern boundary of subject tract is also being reviewed this month by the Commission.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to a subdivision to identify this property and dedication of five feet of right-of-way to increase Alpine Road to sixty feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Milton E. Chatham (applicant)	
Mr. & Mrs. William Donaldson: 3602 Tallison Terrace	AGAINST
Mr. & Mrs. Pete Casarez: 3606 Tallison Terrace	AGAINST
Rodger Smith: 3607 Tallison Terrace	AGAINST

COMMITTEE ACTION:

The members reviewed the existing zoning in this area. Ms. Mather stated that additional zoning should not be allowed in this area, as traffic is excessive at this time. She suggested duplex development for the tract. A majority of the Committee concluded that this request should be granted, as in conformance with the area, subject to subdivision and five feet of right-of-way on Alpine Road.

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

COMMISSION ACTION:

The members reviewed the staff report; Ms. Mather stated that this zoning will create a hardship on the owners of the single-family homes in the area. Mr. Milstead pointed out the "BB" Residence and "LR" Local Retail zoning in this area.

COMMISSION VOTE:

To recommend that the request of Milton E. Chatham, et ux, for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 505 West Alpine Road be GRANTED, subject to subdivision and five feet of right-of-way on Alpine Road.

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

C14-73-054 Jessie Ray Reveille, et ux: A, 1st to B, 2nd
1013 Aggie Lane

STAFF REPORT:

This property is located in north Austin on a minor residential street and is part of a neighborhood located between industrial zoning to the south and a larger single-family neighborhood to the north. Aggie Lane has only thirty feet of surfacing and has no provision for turnaround to the west. Morrow Street, the only means of access from this block, serves as a collector street but has a present right-of-way of only fifty feet, inadequate to serve apartment zoning density.

The Commission in 1967 unanimously recommended against any changes in zoning for the adjoining tract to the north, citing the intrusion into the area, and stressed the inadequacy of the streets in this area. The City Council overruled the Commission and granted "B" Residence, Second Height and Area. No right-of-way was required.

STAFF RECOMMENDATION:

The staff reluctantly recommends that this case be granted, subject to the dedication of five feet of right-of-way on Aggie Lane to increase this street to sixty feet. Access to this tract is extremely inadequate for the proposed zoning change, and the staff can only recommend a change in light of the adjoining "B" Residence, Second Height and Area to the north and the "D" Industrial zoning to the south. It is anticipated that the provision for turnaround at the west end of Aggie Lane will be a future problem.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

Mr. Barrow stated that the precedent has been set for this zoning. Ms. Mather was of the opinion that the development of the needed cul-de-sac would be a very serious problem; she suggested that if all three tracts came in at once, the cul-de-sac could be required. Mr. Faulkner stated that access is inadequate for the requested zoning.

A majority of the Committee concluded that this request should be granted, as in conformance with the zoning in the area, subject to five feet of right-of-way on Aggie Lane.

AYE: Messrs. Hetherly, Barrow and Betts

NAY: Ms. Mather and Mr. Faulkner

COMMISSION ACTION:

The Commission members reviewed the information. Mr. Faulkner noted that the staff report points out the problems of access and the need for a cul-de-sac for this street.

C14-73-054 Jessie Ray Reveile, et ux--Contd.

COMMISSION VOTE:

To recommend that the request of Jessie Ray Reveile, et ux, for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 1013 Aggie Lane be GRANTED, subject to five feet of right-of-way on Aggie Lane.

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

C14-73-055 Cross Country Inns, Inc.: C, 6th to C-2, 6th
Rear of 6201 U. S. Highway 290 East

STAFF REPORT:

This applicant is requesting "C-2" Commercial zoning for a limited area within a motel operation. The motel is in north Austin and fronts on U. S. Highway 290. The overall tract lies within an area which is highly commercialized.

STAFF RECOMMENDATION:

The staff recommends that this request be granted; this is the appropriate location for such use, and the request is for a limited area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Texas Hospital Association: 6225 US 290 East	FOR
Alfred Trcka: 1038 Broadview	FOR
John Felter: 1309 Ashland, Houston	FOR

PERSONS APPEARING

M. H. Crockett, Jr. (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The members reviewed the existing uses in this area.

COMMISSION VOTE:

To recommend that the request of Cross Country Inns, Inc., for a change of zoning from "C" Commercial, Sixth Height and Area to "C-2" Commercial, Sixth Height and Area for an area of 1,600 square feet located at the rear of 6201 U.S. Highway 290 East be GRANTED.

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

ABSENT: Mr. Bobbitt

C14-73-056 Fred Y. Lara, et ux: A, 1st & B, 1st to O, 1st
1505 North Loop Boulevard

STAFF REPORT:

This property is located in north Austin on a major street and is within two blocks of Burnet Road. "O" Office zoning, granted and pending, exists to the east and west of subject tract.

STAFF RECOMMENDATION:

The staff recommends that the request be granted, subject to subdivision to identify this property. The requested zoning is consistent with the zoning and development in this area and the tract fronts on a major arterial street.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Don J. Jackson: 5210 Joe Sayers Avenue

FOR

PERSONS APPEARING

Conway Taylor (representing applicant)

COMMITTEE ACTION:

The members reviewed the existing zoning in this area. They concluded that this zoning should be granted, as compatible with the zoning in the area, subject to subdivision.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Fred Y. Lara, et ux, for a change of zoning from "A" Residence, First Height and Area and "B" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1505 North Loop Boulevard be GRANTED, subject to subdivision.

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

ABSENT: Mr. Bobbitt

C14-73-057 Clear Creek Properties, Inc.: Int. A, 1st to LR, 1st
5305-5509 Nuckols Crossing Road
6601-6719 South Pleasant Valley Road

STAFF REPORT:

This property is located in southeast Austin, at the intersection of two major arterial streets near the City's wastewater treatment plant. Low-density single-family and mobile home subdivisions exist and are planned in close proximity to this intersection, which is planned for a limited amount of retail development.

Subject tract is approximately fifty feet higher than land to the south and is bounded by Onion Creek, as well as a tributary of this same creek which runs along its south boundary. The preliminary subdivision for this property calls for approximately one and one-half acres at this corner to be commercially developed, with the remainder to be residential. The preliminary subdivision is considered appropriate, as it takes into account the extreme topographic change to the south, the creek, and the adjoining low-density residential development.

Subject tract will be affected by right-of-way requirements necessary to redesign the intersection and, also, possibly provide for right-of-way on Nuckols Crossing Road. There is a very recent pending case for a limited area of "GR" General Retail zoning at the northwest corner of this intersection.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that "LR" Local Retail be granted on a net area of approximately one and one-half acres, after right-of-way, to correspond with the preliminary plan for this property. A subdivision and field notes will be required to identify this tract.

The lesser area is consistent with the preliminary subdivision, as well as the zoning planned at this intersection. The smaller area also recognizes the topographic problems; the creek as it affects subject tract, and the residential development, existing and planned.

If granted a change in zoning on the entire tract, we recommend a fifty-foot buffer of "A" Residence on the south boundary and recommend limiting the zoning change on the southeast boundary to fifty feet west of Onion Creek. Twenty-five to fifty-foot buffers have been recently required by the Planning Commission. In this case, we are suggesting fifty feet of buffer due to the presence of Onion Creek and one of its tributaries.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

W. E. Perry: 509 East Mary Street
PERSONS APPEARING

NO OPINION

Dick Rathgeber (representing applicant)

C14-73-057 Clear Creek Properties, Inc.--Contd.

COMMITTEE ACTION:

At the Committee hearing, the applicant agreed to amend his application to the area recommended by the staff. The members reviewed the information and concluded that this request should be granted, on the amended area only, subject to subdivision to identify property zoned, and to dedicate the necessary right-of-way at the intersection of these two streets, and right-of-way, if needed, on Nuckols Crossing Road.

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

COMMISSION ACTION:

The members reviewed the information on the existing and planned development for this area.

COMMISSION VOTE:

To recommend that the request of Clear Creek Properties, Inc. for a change of zoning from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area on a net area of approximately one and one-half acres, after right-of-way (as amended) located at 5305-5509 Nuckols Crossing Road and 6601-6719 South Pleasant Valley Road be GRANTED, (on amended area only), subject to subdivision to identify property zoned, and to dedicate the necessary right-of-way at the intersection of Nuckols Crossing Road and South Pleasant Valley Road (proposed), and right-of-way, if needed, on Nuchols Crossing Road.

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

ABSENT: Mr. Bobbitt

C14-73-058 Roger Hanks: A, 1st to O, 1st
 905 West 29th Street
 2842 Pearl Street

STAFF REPORT:

This property is located on a planned major arterial street and a minor residential street northwest of the University of Texas. Subject tract lies within an area of mixed zoning. Following an area study several years ago, the neighborhood north of 29th Street was rezoned for apartment use. The predominate zoning and use south of 29th Street is "A" Residence, although there is a trend to "O" Office zoning for properties fronting the south side of this street.

29th Street is planned to be increased to ninety feet of right-of-way with all the widening to occur on the south side, affecting subject tract by forty feet. It is suggested this future need be recognized as a major problem, as the forty feet, plus a twenty-five foot building setback would not leave a suitable building site.

The tract directly across 29th Street from subject tract is a pending case of "GR" General Retail, Second Height and Area. The Commission recommended "GR" General Retail, First Height and Area instead of the Second Height and Area requested. The Council, at the request of the applicant, granted an indefinite postponement.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to five feet of right-of-way on Pearl Street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Bard A. Logan: 2831 Pearl Street	FOR
Bill Gaston Enterprises, Inc.: P. O. Box 1643	FOR
Louis Laibovitz: 4614 Madrona Drive	FOR
Dr. Louis E. Buck: 3116 Wheeler Street	FOR
Mrs. E. L. Bauknight: 1305 Alta Vista	FOR
Mrs. L. J. Grimes: 2838 Pearl Street	AGAINST
Petition bearing 10 signatures	AGAINST

PERSONS APPEARING

Whit Hanks (representing applicant)	
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	
Mary Horne: 905 West 28 1/2 Street	AGAINST
Olive H. Spitzmiller: 2830 San Gabriel Street	AGAINST
Mr. & Mrs. William H. Russell: 915 West 29th Street	AGAINST
Howard Watt: 2216 San Gabriel Street	AGAINST
Annette Kluth: 2805 Rio Grande Avenue	AGAINST
Mrs. C. J. Almquist: 2842 San Gabriel Street	AGAINST
Mrs. Eugenia Worthington: 2831 San Gabriel Street	NO OPINION

COMMITTEE ACTION:

The members noted that the City Council met recently with representatives of the neighborhood group for this area and have deferred action on the widening of streets in the area until the Master Plan is completed. Mr. Faulkner stated that "O" Office is not appropriate for this area. Mr. Barrow stated that this zoning case should be considered on its merit,

C14-73-058 Roger Hanks--Contd.

regardless of the Council action; he noted that generally a major street is considered unsuitable for single-family homes. He feels that this lot is isolated and that this use is not appropriate at this location; in addition, he pointed out that after the required right-of-way, the site will be unbuildable. The members concluded that this request should be denied.

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

COMMISSION ACTION:

The members reviewed the information presented on the zoning and the history of the area.

COMMISSION VOTE:

To recommend that the request of Roger Hanks for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 905 West 29th Street and 2842 Pearl Street be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-059 Harry E. Montandon, et al: A, 1st to GR, 1st
1600 Fort View Road

STAFF REPORT:

This property is located in south Austin on a substandard collector street with varying right-of-way. Subject tract is part of an area in transition and, by street distance, is over 600 feet from the closest major arterial street, Ben White Boulevard. To the north of subject tract is a single-family area in which there have been no zoning encroachments. Although "GR" General Retail zoning exists in three directions, subject tract would be the one located farthest from a major arterial street. Fort View Road is planned for seventy feet of right-of-way and approximately fifteen to twenty feet would be needed from subject tract for future street widening.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, but reluctantly recommends that "LR" Local Retail be granted, subject to a subdivision to identify the tract and dedication of a varying right-of-way (approximately fifteen to twenty feet) on Fort View Road. The Commission may wish to consider a six-foot privacy fence along the north boundary line and a building setback from this same line.

The staff feels that "LR" Local Retail would be more appropriate for this area because of the residential area to the north, the present inadequacy of Fort View Road, and its distance from a major arterial street.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Robert D. Jones: 805 Capital Natl. Bank Bldg.

FOR

Bill Belk: 4200 Clawson Road

FOR

PERSONS APPEARING

R. H. Einck (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, as appropriate for the area, subject to subdivision to identify property and to provide one-half the right-of-way needed to increase Fort View Road to seventy feet, and a 25-foot building setback and a six-foot privacy fence on the north boundary line.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Harry E. Montandon, et al, for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 1600 Fort View Road be GRANTED, subject to subdivision, one-half the necessary right-of-way to bring Fort View Road to seventy feet, a 25-foot building setback on the north boundary line, and a six-foot privacy fence on the north boundary line.

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

ABSENT: Mr. Bobbitt

C14-73-060 Emil L. Stryk: A, 1st to B, 2nd
500 West 35th Street

STAFF REPORT:

This property is located north of the University of Texas in an older, single-family neighborhood which is in transition to apartment zoning and development. Subject tract is less than one block west of Guadalupe Street but is served by a residential street which needs to be increased from fifty to sixty feet of right-of-way. This same zoning is being requested this month on the property directly east of subject tract.

The Commission has recently recommended for several apartment zoning cases in this area; the latest one adjoining to the west of subject tract. Additional cases are pending in this same block. In 1971 the Commission recommended against any change for an "A" Residence-zoned tract near the east end of 35th Street. This case was recommended against because of the substandard lot and the off-set, inadequate street pattern to the east. The more recent cases have been fronting on or are closer to major arterial streets.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to five feet of right-of-way on West 35th Street. The requested zoning is recommended as the result of an area review and is consistent with recent Commission recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Marvin B. Lynch: 705 Barton Boulevard	FOR
Bert D. Burnes & Ray Pine: 209 East 34th Street	AGAINST
Wilhelmine B. Sheffield: 506 West 34th Street	AGAINST

PERSONS APPEARING

Sam Meyers (representing applicant)	
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	

COMMITTEE ACTION:

Ms. Mather stated that this area is in a state of deterioration; she feels that increased density will increase the traffic congestion in the area. Mr. Hetherly stated that the entire area should be zoned "B" Residence, as recommended by the area study. The members 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. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Emil L. Stryk for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 500 West 35th Street be GRANTED, subject to five feet of right-of-way on West 35th Street.

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

ABSENT: Mr. Bobbitt

C14-73-061 Jimmie R. Garza: A, 1st to B, 2nd
406 West 35th Street

STAFF REPORT:

This property is located north of the University of Texas in an older, single-family neighborhood which is in transition to apartment zoning and development. Subject tract is less than a block west of Guadalupe Street but is served by a residential street which needs to be increased from fifty to sixty feet of right-of-way. This same zoning is being requested this month on property directly west of subject tract.

The Commission has recently recommended for several apartment zoning cases in this area; the latest one to the west of subject tract. Additional cases for "B" Residence, Second Height and Area are pending in this same block. In 1971 the Commission recommended against any change for an "A" Residence-zoned tract near the end of 35th Street. This case was recommended against because of the substandard lot and the off-set, inadequate street pattern to the east. The more recent cases have been fronting on or are closer to a major arterial street.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to five feet of right-of-way on West 35th Street. The requested zoning is recommended as the result of an area review and is consistent with recent Commission recommendations.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Marvin B. Lynch: 705 Barton Boulevard	FOR
Ray Pine: 209 East 34th Street	AGAINST
Wilhelmine B. Sheffield: 506 West 34th Street	AGAINST

PERSONS APPEARING

Sam Meyers (representing applicant)	
Bertha Casey: 305 West 38th Street	AGAINST
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	

COMMITTEE ACTION:

Mr. Hetherly noted that the property is surrounded by like zoning. Mrs. Mather stated that the area is being allowed to deteriorate by the owners. The members concluded that this request should be granted, subject to five feet of right-of-way on West 35th Street.

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

COMMISSION ACTION:

The members reviewed the information presented on the zoning and the area study for this section of the City.

COMMISSION VOTE:

To recommend that the request of Jimmie R. Garza for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 406 West 35th Street be GRANTED, subject to five feet of right-of-way on West 35th Street.

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

ABSENT: Mr. Bobbitt

C14-73-062 Church of Jesus Christ of Latter Day Saints: A, 1st to GR, 2nd
923 Clayton Lane

STAFF REPORT:

This property is located in north Austin on a commercial collector street less than one block east of I.H. 35 and north of the Capital Plaza Shopping Center. This area is basically zoned for retail-commercial, office and apartment use. Subject tract lies between Fifth Height and Area along I. H. 35 and Second Height and Area to the east from Sheridan Avenue toward Cameron Road. This property may be affected in a limited way by airport height regulations. Our records reflect that in this immediate vicinity the limitation above sea level is approximately 740 feet. The ground elevation of subject tract is about 680 feet, a difference of sixty feet, and is the maximum height permitted under Second Height and Area. The property adjoining to the east was the subject of a recent hearing and is a pending case of "GR" General Retail, First Height and Area zoning.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to a subdivision to identify this property. The requested zoning is consistent with the zoning and development in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Kathleen Jane Davis Hall: 2107 Thames Circle

FOR

Bob Miller: 6111 US 290

FOR

John Felter: 1309 Ashland Circle

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

The members reviewed information on the zoning in this area.

COMMISSION VOTE:

To recommend that the request of the Church of Jesus Christ of Latter Day Saints for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, Second Height and Area for property located at 923 Clayton Lane be GRANTED, subject to subdivision.

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

ABSENT: Mr. Bobbitt

C14-73-063 LEM Corporation: A, 1st to D, 1st
2001-2417 Kramer Lane

STAFF REPORT:

This property, totaling ninety-eight acres, is located in far north Austin in an industrially-designated area of the Austin Development Plan. A portion of the property has already been subdivided and some of the right-of-way problems have been finalized.

STAFF RECOMMENDATION:

The staff recommends that this request be granted, subject to a subdivision providing for the widening of Kramer Lane forty feet from the center line, to provide for the right-of-way on Braker Lane, an arterial street, as affecting this tract. The request is in conformance with the Austin Development Plan.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

J. D. Scott (representing applicant)

Darrell Hopkins (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and discussed the proposed right-of-way requirement for Braker Lane. They were of the opinion that more detailed information is needed on the location and timetable for the construction of this street. They concluded that this request should be granted, in conformance with the Austin Development Plan, subject to subdivision, right-of-way on Kramer Lane to bring it to forty feet from the center line, and referred the right-of-way requirement for Braker Lane to the City Council.

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

COMMISSION ACTION:

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

COMMITTEE ACTION:

To recommend that the request of the LEM Corporation for a change of zoning from "A" Residence, First Height and Area to "D" Industrial, First Height and Area for property located at 2001-2417 Kramer Lane be GRANTED, subject to subdivision and right-of-way on Kramer Lane to bring it to forty feet from the center line. The requirement for right-of-way for the proposed Braker Lane, as affecting this tract, is referred to the City Council for action.

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

ABSENT: Mr. Bobbitt

C14-73-064 Carroll Kennemer, et ux: A, 1st to O, 1st
1200-1202 West 42nd Street
4200 Bellvue Avenue

STAFF REPORT:

This property is located in north Austin at the corner of narrow minor residential streets adequate for only single-family duplex uses. Subject tract is part of an older, well-maintained and stable single-family neighborhood, bounded by 42nd Street to the south, 45th Street to the north, Medical Parkway to the west and Lamar Boulevard to the east. An area review of this neighborhood was presented to the Commission in mid-1972. As a result, the Commission recommended that the internal lots, including those located on the north side of 42nd Street, remain "A" Residence.

The same evening the Commission, on a six to one vote, recommended denial of a change in zoning for the southwest corner of 44th Street and Marathon Boulevard. This case was withdrawn prior to the City Council hearing. Two months later on a request for "O" Office zoning, subject tract was referred to the full Commission; on a split vote, the case went to the Council with a recommendation to grant. The Council denied a change in zoning, stressing that it would be an intrusion.

STAFF RECOMMENDATION:

The staff recommends that this case be denied. Any change in zoning would be an intrusion into this single-family neighborhood with inadequate streets for other than "A" Residence uses. It is also preferable that like use face like use. If granted a change in zoning, five feet of right-of-way on Bellvue Avenue and five feet on West 42nd Street is required to increase these streets to sixty feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Ms. Billy D. Parsons: 4601-C Highland Terrace	FOR
Ann Weber: 1105 West 42nd Street	FOR
Florence Whitman: 1205-A West 42nd Street	FOR
Joseph Marek: Route 2, Box 98, Caldwell, Tx.	AGAINST

PERSONS APPEARING

Carroll Kennemer (representing applicant)

COMMITTEE ACTION:

The members reviewed the information; they noted the proximity of this tract to Medical Parkway and to the existing zoning in this area. The members voiced concern for the protection of the residential homes in this area and stressed that the zoning of this tract does not set a precedent for other lots near this location. They concluded that this request should be granted, subject to five feet of right-of-way on West 42nd Street; five feet of right-of-way on Bellvue Avenue; six-foot fencing on the north boundary; and no access to Bellvue Avenue.

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

COMMISSION ACTION:

The members reviewed the area, noting the past zoning histories.

C14-73-064 Carroll Kennemer, et ux--Contd.

COMMISSION VOTE:

To recommend that the request of Carroll Kennemer, et ux, for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 1200-1202 West 42nd Street and 4200 Bellvue Avenue be GRANTED, subject to five feet of right-of-way on West 42nd Street; five feet of right-of-way on Bellvue Avenue; six-foot fencing on the north boundary; and no access to Bellvue Avenue.

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

ABSENT: Mr. Bobbitt

C14-73-065 C. L. Reeves: LR, 1st to C-2, 1st
3428 Greystone Drive (as amended)

STAFF REPORT:

This property is located on a minor collector street in northwest Austin, south of the intersection of the proposed MoPac Boulevard and Spicewood Springs Road. This immediate area is principally being zoned and developed with multi-family uses, except for the retail zoning near the intersection of the aforementioned major arterial streets. The Commission has generally limited "C-2" Commercial zoning to properties jointly served by a major arterial street within a shopping center, or to areas with intensive commercial uses as allowed in "C" Commercial-zoned districts. The applicant has advised that he desires the "C-2" Commercial zoning on approximately 8,000 square feet rather than the 16,379 square feet advertised. "C-2" Commercial zoning was requested on this tract very recently. The Commission recommended to grant this request for a limited area for use as a package store only, but the City Council denied the request.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, as it is not fronting on a major street and is inconsistent with the apartment-retail zoning and development in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

C. L. Reeves (applicant)

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, as an appropriate use for this location, on the amended area only, subject to field notes to describe the limited area of 4,500 square feet, and limitation of use to a package store and "LR" Local Retail zoning uses.

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

COMMISSION ACTION:

The members reviewed the information on the development in this area.

COMMISSION VOTE:

To recommend that the request of C. L. Reeves for a change of zoning from "LR" Local Retail, First Height and Area to "C-2" Commercial, First Height and Area on property located at 3428 Greystone Drive, (as amended), be GRANTED, (as amended), subject to field notes to describe the area of 4,500 square feet; and limitation of use to a package store and "LR" Local Retail zoning uses.

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

ABSENT: Mr. Bobbitt

C14-73-066 Ned Granger: A, 1st to B, 1st
3303 Neal Street
Rear of 3301 Neal Street

STAFF REPORT:

This property is located on a minor residential street in east Austin and is part of an area recommended for industrial development many years ago in the City Master Plan. Another case for apartment zoning to the south on Lyons Road will be heard this month by the Commission. Subject tract lies within a residential neighborhood which has suffered no zoning encroachments within its interior. Two cases of "B" Residence zoning have been granted north of subject tract; however, these tracts front on Govalle Street, a minor collector street. Two cases of retail-commercial zoning have been denied on Govalle Street, between Tillery Street and Cherico Street.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, as an intrusion into a single-family neighborhood with inadequate streets for other than "A" Residence uses.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Higinio Canales: 1104 Cherico Street	AGAINST
Anselmo Lopez: 3401 Govalle Avenue	AGAINST
Mr. & Mrs. T. C. Ramirez: 3301 Govalle Avenue	AGAINST
Mrs. Tony Salazar: 3303 Govalle Avenue	AGAINST
J. A. Pybas: 3301 Neal Street	AGAINST
Olivia Garner: 1103 Tillery Street	AGAINST
Mr. & Mrs. Virgil R. Gage: 3002 Neal Street	AGAINST
Hertha M. Shelton: 3306 Neal Street	AGAINST
Mrs. Annie Kyser: 3304 Neal Street	AGAINST
Mr. Ruben Quinonlz: 1101 1/2 Tillery Street	AGAINST
Petition bearing 49 signatures	AGAINST

PERSONS APPEARING

Bonnie F. Gage: 3302 Neal Street	AGAINST
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COMMITTEE ACTION:

The members reviewed the information. They concluded that this request should be denied as an intrusion into a single-family residential area with inadequate streets for more intense zoning.

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

COMMISSION ACTION:

The members reviewed the information on the zoning and uses in this area, and the traffic pattern.

COMMISSION VOTE:

To recommend that the request of Ned Granger for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 3303 Neal Street and the rear of 3301 Neal Street be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-067 Irving L. Ravel: C, 1st to C-2, 1st
5525-5527 Burnet Road

STAFF REPORT:

The applicant is requesting "C-2" Commercial zoning for the limited area of a building within an existing shopping center located in north Austin. The overall tract is served by a major arterial street, Burnet Road, which is planned to be increased from sixty to eighty feet of right-of-way. Therefore, ten feet of right-of-way should be required as one-half of the area is needed to bring this street to the planned standard. Also, ten feet is needed to increase the substandard Adams Avenue from forty to sixty feet of right-of-way.

It is noted that a special permit for a veterinary clinic on a tract two lots to the north of subject tract was denied by the Planning Commission three years ago, due to an inadequate site plan and neighborhood opposition.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, subject to ten feet of right-of-way on Burnet Road and ten feet of right-of-way on Adams Avenue.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Lula M. Johnson: 5501 Montview Street

AGAINST

PERSONS APPEARING

Irving L. Ravel (applicant)

Michael Murray (representing applicant)

W. C. Champion: 5614 Adams Avenue

AGAINST

Palu Holman: 5615 Adams Avenue

AGAINST

COMMITTEE ACTION:

Mr. Hetherly stated that this land and the buildings on it is very valuable; right-of-way has not been required in the past in this area. The members concluded that this request should be granted, as an appropriate use for this area.

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

COMMISSION ACTION:

The members reviewed the zoning and use in this area.

COMMISSION VOTE:

To recommend that the request of Irving L. Ravel for a change of zoning from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area for property located at 5525-5527 Burnet Road be GRANTED.

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

ABSENT: Mr. Bobbitt

C14-73-068 Pauline T. Jacobson: A, 1st to B, 1st
504 West 51st Street

STAFF REPORT:

This property is located in north-central Austin on an inadequate minor collector street. Across the street from subject tract is unzoned state-owned property that is presently being used as a recreation area for University of Texas students. This tract is part of the Koenig Place single-family/duplex neighborhood, and the lots are sufficient in size for duplex development. There have been no zoning encroachments east of Guadalupe Street. The staff notes that there is no logical point in terminating zoning changes to the east should this case be granted. Consequently, the area could be rezoned on a lot-by-lot basis, creating premature deterioration of the homes in this area. The most recent zoning request in this area was for "C" Commercial at the southeast corner of North Loop and Guadalupe Street, and was denied by the Commission and the Council. The "BB" Residence zoning to the west along 51st Street is an old 1964 zoning case and provides the only buffer needed between this neighborhood and the commercial development on the west along North Lamar Boulevard.

STAFF RECOMMENDATION:

The staff recommends that this case be DENIED. Any change in zoning would be an intrusion into a stable "A" Residence neighborhood. 51st Street, although classified as a collector street, has only fifty feet of right-of-way and narrow surfacing. Any additional right-of-way would come from the south side. There are no plans at this time to widen this street.

CITIZEN COMMUNICATION

WRITTEN COMMENT

George C. Larrieu: 5200 Guadalupe Street	FOR
John D. Barton: 610 Capital Natl. Bank Bldg.	FOR
Mr. G. B. Cameron: 505 Zennia Street	FOR

PERSONS APPEARING

Pauline T. Jacobson (applicant)	
Alan Warring: 2004 Sonny Brook Drive	FOR

COMMITTEE ACTION:

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

Messrs. Hetherly, Barrow, Betts and Faulkner. Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Pauline T. Jacobson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 504 West 51st Street be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-070 City of Austin: A, 1st to C, 1st
2210-2242 Redwood Avenue
2206-2234 Pershing Drive

STAFF REPORT:

This property is located in east Austin, south of the Municipal Airport, and west of the Morris Williams Golf Course. Subject tract is served by two neighborhood collector streets with better than average right-of-way for this type of street. The property in question is part of an area which is oriented to the entrance of the airport, and is developing with a number of offices, although more permissive zoning exists in the area. Single-family homes exist to the south of subject tract.

STAFF RECOMMENDATION:

The staff has no objection to the specific use proposed by the applicant, but cannot recommend for a change to "C" Commercial unless restricted to these specific uses. Unrestricted "C" Commercial zoning permits wholesale warehousing, semi-industrial and other permissive uses which are not appropriate for this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Albert Brown, Jr.: Route 1, Del Valle, Texas

FOR

PERSONS APPEARING

Jack Holladay (applicant)

Richard F. Brown: 1102 Belmont Parkway

FOR

COMMITTEE ACTION:

The Committee members, after review of the information on this area, concluded that this request should be granted, subject to a restrictive covenant for the use of this property for the Junior Achievement Program only.

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

COMMISSION ACTION:

The members reviewed the information on the area and the proposed use for this property.

COMMISSION VOTE:

To recommend that the request of the City of Austin for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 2210-2242 Redwood Avenue and 2206-2234 Pershing Drive be GRANTED, subject to a restrictive covenant limiting the use of this property to the Junior Achievement of Central Texas, Inc.

AYE: Messrs. Barrow, Betts, Faulkner, Hetherly and Stewart.
 Ms. Mather

ABSTAIN: Mr. Milstead

ABSENT: Mr. Bobbitt

Cl4-73-071 Ted L. Edwards, Jr.: A, 1st to B, 2nd
3407-3413 Cedar Street

STAFF REPORT:

This property is located in the area north of the University of Texas on a minor residential street. It is part of an older neighborhood south of 38th Street which is in transition to apartment zoning. "B" Residence, Second Height and Area zoning adjoins the south and east boundaries of subject tract. A deed-restricted, single-family neighborhood is located south of 34th Street.

As a result of an area study in 1967, the Commission has been recommending "B" Residence, Second Height and Area zoning for the overall area bounded by 34th Street, 45th Street, Guadalupe Street and Speedway. For some properties to the west of subject tract and more into the interior of this area, the Commission has recommended less intensity than Second Height and Area.

STAFF RECOMMENDATION:

The staff recommends that this request be granted, subject to five to ten feet of right-of-way to increase Cedar Street to sixty feet. The requested zoning is consistent with the 1967 area study and Planning Commission recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. Albert Salathe: 103 East 30th Street	FOR
Marvin B. Lynch: 705 Banyon Boulevard	FOR
J. C. Jorden: P. O. Box 8003	FOR
O. W. Reinmuth: 3808 San Pedro Street	AGAINST
Mrs. M. K. Whisenhunt: 3410 Speedway	AGAINST
Charles W. Hackett, Jr.: 102 West 334d Street	AGAINST
Estelle G. Scherr: 207 West 35th Street	AGAINST
Janelle & Stroud C. Kelley: 3408-A Cedar Street	AGAINST
Petition bearing 220 signatures	AGAINST

PERSONS APPEARING

R. D. Jones (representing applicant)	
Mr. & Mrs. Stroud Kelley: 3408-A Cedar Street	AGAINST
Jack S. Love: 3406 Cedar Street	AGAINST
Deborah Lapidus: 3415-A Cedar Street	AGAINST
Sam Sheff: 3412 1/2 Cedar Street	AGAINST
Alan Ross Malowitz: 3400 Cedar Street	AGAINST
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	
Mrs. Marjorie Chester: 302 West 37th Street	AGAINST
Karen J. Vaura: 3409 Cedar Street	AGAINST
John R. James: 3413 Cedar Street	AGAINST
Marilyn K. Miller: 3413 Cedar Street	AGAINST
John Nunn: 3413 Cedar Street	AGAINST
Janice Guenther: 3404 Cedar Street	AGAINST
Gary Hough: 3408-B Cedar Street	AGAINST
Mary Pryor: 3408-B Cedar Street	AGAINST
John H. Farr, Jr.: 207 West 35th Street	AGAINST
Estelle G. Scherr: 207 West 35th Street	AGAINST
M. K. Whisenhunt: 3410 Speedway	AGAINST
Franz J. St. George: 3406-B Cedar Street	AGAINST
Debi Levy: 3406-B Cedar Street	AGAINST
Janey Levy: 3406-B Cedar Street	AGAINST
Fred M. Bullard: 206 West 33rd Street	NO OPINION

C14-73-071 Ted L. Edwards, Jr.--Contd.

COMMITTEE ACTION:

Ms. Mather stated that the homes backing up to this tract on 33rd Street should be protected; she feels that the requested zoning will jeopardize the entire neighborhood. Mr. Barrow pointed out the "A" Residence zoning across the street from the tract.

Mr. Betts noted the zoning of adjacent properties, and stated that the request is not an intrusion. He stated that it is not right to deny this use. A majority of the Committee concluded that this request should be denied.

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

COMMISSION ACTION:

Mr. Betts stated that properties on this street are not well-maintained; he feels that the zoning in this area sets a precedent for this request, as does the area study completed in 1967. Mr. Barrow noted that "A" Residence zoning exists across the street from this tract, and that the only intrusion in this block is one small lot. He stated that the area is suitable for "A" Residence zoning, as well as the existing "B" Residence.

Ms. Mather stated that this entire area should not be allowed to develop with apartment density, as this would create over-crowding and heavy traffic conditions.

COMMISSION VOTE:

To recommend that the request of Ted L. Edwards, Jr. for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 3407-3413 Cedar Street be DENIED.

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

C14-73-072 Dr. James F. Reeves: A, 1st to LR, 1st
 4307-4311 Avenue H

STAFF REPORT:

This property is located in north Austin on a minor residential street with narrow surfacing; it is near Shipe Park and the Elisabet Ney Museum. Subject tract is included in an area of Hyde Park which has suffered very few zoning encroachments within its interior, and no retail zoning exists except where oriented to a major arterial street. Several years ago, the parking lot to the south, separated by an undeveloped street or alley, was rezoned from "C" Commercial to "B" Residence for use as a parking lot. Following a very recent area review, the Commission has not been recommending for zoning changes of any type in the area of which subject tract is a part.

Prior to the area review, a zoning change was reluctantly recommended for apartment zoning in the 4300 block of Avenue F, subject to being used only for a Half-Way House and to be rolled back to "A" Residence if such use should be discontinued. The case was dismissed for failure of the owner to accept the restriction. The same tract was denied any change from "A" Residence zoning in November 1972. In the last year, a request for apartment zoning at the southwest corner of 44th Street and Avenue F was also recommended for denial and subsequently withdrawn. The south part of subject tract was recommended for "B" Residence, Second Height and Area in 1968, but was restricted in the number of units permitted on the tract. The case was dismissed last year for failure to meet the restriction.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, and recommends that subject tract remain "A" Residence. Any change in zoning would be an intrusion into a single-family neighborhood. Preferably, non-residential zoning should be at the intersection of major arterial streets. In consideration of a change to apartment zoning, the staff would like to mention the easy availability of multi-family zoned lots in the area bounded by Speedway, 34th, 45th and Guadalupe Streets.

The majority of the streets in this area have a surfaced width of only thirty feet, which is sufficient for only single-family and duplex development. There are no plans to widen these streets. The staff feels that this area deserves protection from further rezoning and should remain "A" Residence. There is a need for single-family and duplex housing in an area such as this.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Jr. R. King: 4308 Avenue H	FOR
Helen Nohra: 4213 Avenue G	FOR
Gertrude Paulissen: 4314 Avenue H	AGAINST
Mrs. Edna T. Anderson: 2404 Kipling, Houston	AGAINST

PERSONS APPEARING

R. D. Jones (representing applicant)	
Mary M. Keeble: 4401 Avenue H	AGAINST
Mrs. E. T. Anderson: 4315 Avenue H	AGAINST
Daphne D. Jones: 4310 Avenue H	AGAINST
L. Ben Howell: 4311 Avenue H	AGAINST
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	

C14-73-072 Dr. James F. Reeves--Contd.

COMMITTEE ACTION:

The members reviewed the zoning and the adequacy of the streets in this area. They concluded that this request should be denied, as an intrusion into this single-family area.

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

COMMISSION ACTION:

The Commission reviewed the past zoning history of the area.

COMMISSION VOTE:

To recommend that the request of Dr. James F. Reeves for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 4307-4311 Avenue H be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-073 Jack McCreary: Int. A, 1st to B, 1st, GR, 1st and GR, 3rd
Bounded by U.S. Highway 183, (as amended)
Old Cameron Road and Little Walnut Creek

STAFF REPORT:

This property is located in northeast Austin on a U.S. Highway and abuts Old Cameron Road, a substandard country road. During the last three years, properties on the south side of U.S. Highway 183 have been rezoned predominately "GR" General Retail and have been limited to First Height and Area. Some offices have been developed close to and on the same side of U.S. Highway 183 as subject tract. The City is investigating the possibility of vacating Old Cameron Road which forms a dangerous intersection with U.S. Highway 183. If not vacated, it is anticipated that one or more City Departments will recommend that this road be limited to one-way traffic to the north. It is planned that Rutherford Lane, a collector street, will be developed through this tract; this will improve the access to subject tract.

Little Walnut Creek, which forms the east boundary of subject tract and a green belt within the flood plain to connect with the proposed park site to the north, has been discussed with the applicant.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, but after meeting with the applicant have agreed to recommend for "GR" General Retail, First Height and Area and "GR" General Retail, Third Height and Area west of proposed Rutherford Lane, "GR" General Retail, Third Height and Area for the south half of the area east of proposed Rutherford Lane, with "B" Residence, First Height and Area on the remainder of the property with a restrictive covenant providing for the rollback of the "GR" General Retail, Third Height and Area, except for the area of not more than three buildings and not containing more than two acres. The staff feels Third Height and Area is inappropriate for the entire tract, but has no objection to a limited area for the location of buildings requiring Third Height and Area on that part of the property fronting on U.S. Highway 183.

A subdivision is required to identify this property and to provide for seventy feet of right-of-way for Rutherford Lane through subject tract, and to provide for one-half the right-of-way to increase Old Cameron Road to sixty feet, if this road is not vacated. The staff feels that the zoning as recommended is consistent with the zoning and development along U.S. Highway 183 and provides buffering to the park and the residential development anticipated to the north.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Don L. Lanford: 830 Airport Boulevard

FOR

PERSONS APPEARING

Bill M. Smyrl (representing applicant)

COMMITTEE ACTION:

The members reviewed the area development and the proposed development for this tract. They concluded that the request, as amended, is suitable for this area and should be granted for "GR" General Retail, First Height and Area and "GR" General Retail, Third Height and Area west of Rutherford Lane, "GR" General Retail, Third Height and Area for the south half of the area east of Rutherford Lane, with "B" Residence, First Height and Area on the remainder of the property; with "GR" General Retail, Third Height and Area limited to the area of buildings.

C14-7³-073Jack McCreary--Contd.

This recommendation is subject to subdivision to identify the property and to provide for seventy feet of right-of-way for Rutherford Lane through the subject tract, and to provide for one-half the right-of-way to increase Cameron Road to sixty feet; a restrictive covenant providing for the rollback of "GR" General Retail, Third Height and Area to "GR" General Retail, First Height and Area on property east and west of Rutherford Lane, except for the area of the buildings, which will be limited to three buildings not containing more than a grand total of two acres.

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

COMMISSION ACTION:

The Commission reviewed the proposed development of the area, and the street pattern.

COMMISSION VOTE:

To recommend that the request of Jack McCreary for a zoning change from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area, "GR" General Retail, First Height and Area, and "GR" General Retail, Third Height and Area (as amended), for property located on an area bounded by U. S. Highway 183, Old Cameron Road and Little Walnut Creek, be GRANTED (as amended) as follows:

"GR" General Retail, First Height and Area and "GR" General Retail, Third Height and Area on the area west of Rutherford Lane, "GR" General Retail, Third Height and Area on the south half of the area east of Rutherford Lane, with "B" Residence, First Height and Area on the remainder of the property, subject to the following conditions:

Subdivision to identify the property and to provide for seventy feet of right-of-way for Rutherford Lane through the tract, and to provide for one-half the right-of-way to increase Cameron Road to sixty feet; a restrictive covenant providing for the rollback of "GR" General Retail, Third Height and Area to "GR" General Retail, First Height and Area on property east and west of Rutherford Lane, except for the area of the buildings, which will be limited to three buildings not containing more than a grand total of two acres.

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

ABSENT: Mr. Bobbitt

C14-73-074 Timoteo Torres: A, 1st to B, 2nd
2007-2015 Canterbury Street
76-78 Anthony Street

STAFF REPORT:

This property is located in east Austin at the corner of a minor residential street and a minor collector street. Metz School is located diagonally across the street from subject tract. Several zoning encroachments exist in this neighborhood which is within the Model Cities Area. However, these are very old cases with histories which go back as far as 1939. The area is not in transition and has retained "A" Residence-type development. The "B" Residence, First Height and Area zoning on Willow Street between Lynn and Anthony Streets also has an old zoning history.

Properties at the southwest and northeast corners of Garden and Lynn Streets are the subject of a pending case requesting a rollback from "C" Commercial to "A" Residence. The Model Cities Agency is in the process of coordinating a rollback of zoning at this intersection as well as other unused zoning existing in this neighborhood. Since the creation of the Model Cities Program, the Commission has recommended denial of changes from "A" Residence to "GR" General Retail and "LR" Local Retail on both Canterbury and Holly Streets. A case of "B" Residence zoning two blocks to the northwest was recommended by the Commission three years ago, but restricted to use as a church parking lot.

STAFF RECOMMENDATION:

The staff recommends that the request be denied, as an intrusion into a single-family neighborhood and as inconsistent with the progress made by the Model Cities Agency in this area. In recent years, the Commission has indicated their desire to protect and encourage "A" Residence development in the Model Cities Area.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Joe R. Del Rio: 2006 Canterbury Street	AGAINST
John A. Pineda: 2012 Garden Street	AGAINST
Ernest Del Rio: 2010 Canterbury Street	AGAINST
Petition bearing 10 signatures	AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

The members reviewed the information; they concluded that this request should be denied, as inconsistent with the plan for the Model Cities area.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Timoteo Torres for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 2007-2015 Canterbury Street and 76-78 Anthony Street be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-075 Ida Mae Wakeman: A, 1st to C, 1st
5608-5706 Bolm Road

STAFF REPORT:

This property is located in east Austin and is part of a low-density neighborhood composed of large lots. This neighborhood lies between Govalle Park to the west and Johnston High School to the east. The Master Plan calls for land use north of Bolm Road to remain low-density residential, and the land use south of Bolm Road to be industrial. The existing industrial developments are oriented to Ed Bluestein Boulevard and Airport Boulevard to the southeast and west, respectively; whereas, subject tract is oriented to the existing low-density residential development. To the southeast, the Master Plan was revised from an industrial area to medium-density residential area to permit a low-income housing development. The "C" Commercial zoning to the east of subject tract, located at the corner of Gardener Road and Bolm Road, was zoned in 1960 to permit an industrial laundry. Bolm Road, which serves subject tract, is an inadequate industrial collector street, which needs to be increased to seventy feet of right-of-way and would affect subject tract by five feet.

STAFF RECOMMENDATION:

The staff recommends that this case be denied. The requested zoning is inconsistent with the Master Plan and would be an intrusion into the single-family neighborhood on the north side of Bolm Road, and the park and school serving this neighborhood.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Gerald A. Greenwald: 1109 Walton Lane

FOR

Edward W. Hall: 5800 Bolm Road

FOR

Carl R. Bretthauer: 1112 Walton Lane

AGAINST

Mr. Arley Harold

AGAINST

Lena Mae Rowe

AGAINST

PERSONS APPEARING

Rocert C. Duke (representing applicant)

COMMITTEE ACTION:

Mr. Hetherly stated that this tract is in the middle of a block zoned "A" Residence; the requested zoning would set an undesirable precedent for this area. The members concluded that this request should be denied, as an intrusion into a single-family area.

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

COMMISSION ACTION:

The members reviewed the information presented on development in this area.

COMMISSION VOTE:

To recommend that the request of Ida Mae Wakeman for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 5608-5706 Bolm Road be DENIED.

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

ABSENT: Mr. Bobbitt

C14-73-076 Colorado Hills Estates, Inc.: LR, 1st to GR, 2nd
1937-2013 East Riverside Drive, between 1400 Block
of Royal Crest Drive and 1500 Block of Burton Drive

STAFF REPORT:

This property is located in south Austin, south of Town Lake, and is served by a major arterial street. Subject tract is part of an area with a good deal of "GR" General Retail zoning. Second Height and Area exists to the west across Royal Crest Drive from subject tract.

STAFF RECOMMENDATION:

The staff recommends that this request be granted, as the requested zoning is served by a major arterial street and this will be an extension of the Height and Area zoning to the west.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Herman L. Rhodes: 9111 Garland Road, Dallas AGAINST
PERSONS APPEARING
Philip C. Friday, Jr. (representing applicant)

COMMITTEE ACTION:

The Committee concluded that this request should be granted, as a suitable use for this tract.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the Colorado Hills Estates, Inc., for a change of zoning from "LR" Local Retail, First Height and Area to "GR" General Retail, Second Height and Area for property located at 1937-2013 East Riverside Drive, also bounded by Royal Crest Drive and Burton Drive, be GRANTED.

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

ABSENT: Mr. Bobbitt

C14-73-077 Roane Puett: A, 1st to B, 2nd
4520-4524 Depew Avenue
907-911 East 46th Street

STAFF REPORT:

This property is located in north Austin at the corner of minor residential streets surfaced to only thirty feet. Subject property is part of an older single-family neighborhood bounded by Red River Street, Airport Boulevard and 45th Street, which is in transition to apartment zoning. New duplexes are developed south of and in the same block as subject tract.

In 1968 the Commission recommended for no change in zoning for the property across 46th Street from subject tract. The City Council overruled the Commission and granted "BB" Residence, First Height and Area. More recently, the Commission has been recommending "BB" Residence, First Height and Area for these properties farther from Airport Boulevard. Subject tract is sixty feet from Airport Boulevard. A case of "B" Residence, First Height and Area in the 4600 block of Red River Street was withdrawn in 1971 at the request of the applicant. It should also be noted that this would be the first zoning encroachment within this block.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to five feet of right-of-way on 46th Street and five feet of right-of-way on Depew Avenue to increase these streets to sixty feet of right-of-way.

With the narrow street surfacing in this area, the remaining single-family homes, and the new duplexes, it is felt that "BB" Residence zoning would be more appropriate than a higher density apartment zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Vera Hagman: 4508 Red River Street	AGAINST
Alice L. Lay: 4509 Elwood Road	AGAINST
Helen Harrison Knowles: 4526 Red River Street	AGAINST
Mr. & Mrs. C. J. Collin: 4507 Red River Street	AGAINST
Mr. & Mrs. Bernard O. Hyltin: 4523 Depew Avenue	AGAINST
Edward M. Zabel: 4514 Red River Street	AGAINST
Mrs. Lillie E. Sundbeck: 5303 Sunshine Drive	AGAINST
Petition bearing 16 signatures	AGAINST

PERSONS APPEARING

Rufus P. Brown: 903 East 46th Street	AGAINST
G. E. Matthews: 4508-B Depew Avenue	AGAINST
Thomas H. Porter: 4518 Depew Avenue	AGAINST
Judith Searcy: 121 Laurel Lane	AGAINST
(representing Save University Neighborhoods Association)	

COMMITTEE ACTION:

Ms. Mather stated that the existing apartment development in this area is more than sufficient; she stated that traffic conditions are very heavy and the single-family homes should be protected against additional traffic congestion. Mr. Faulkner stated that zoning this tract will set a bad precedent for the entire block. He stated that the residents are interested in maintaining this area, as shown by the attendance at this meeting.

³
C14-7~~2~~-077 Roane Puett--Contd.

Mr. Betts stated that "BB" Residence is the logical zoning for the tract, due to the existing zoning in the area. A majority of the Committee concluded that this request should be denied, but recommend that "BB" Residence be granted, subject to five feet of right-of-way on 46th Street and five feet of right-of-way on Depew Avenue.

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

COMMISSION ACTION:

The members reviewed the information on the zoning in this area, and the number of units allowed under the various zoning classifications. Mr. Faulkner stated that this request would be an intrusion into this block.

The motion from the Committee to grant "BB" Residence, First Height and Area, and a substitute motion to grant "BB" Residence, Second Height and Area, failed by the following vote:

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

COMMISSION VOTE:

To recommend that the request of Roane Puett for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4520-4524 Depew Avenue and 907-911 East 46th Street be DENIED.

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

C14-73-078 Leonard L. Franklin: O, 1st to GR, 1st
609-611 West 14th Street
1307-1311 Rio Grande Avenue

STAFF REPORT:

This property is located at the intersection of a major arterial street and a collector street in the northwest portion of the central business district. Apartment and office development are the predominant uses with some older homes remaining in the area. Last month the Commission approved a special permit for townhouses to the north of subject tract at the southwest corner of 15th and Nueces Streets.

This area has been in transition to "O" Office zoning and use since 1955, when an area study indicated offices as the appropriate use for this section of the downtown area. A study in 1961 reiterated this position. The Planning Commission has consistently recommended no more intensive use in this area than "O" Office.

"C" Commercial zoning was denied for the northwest corner of this same intersection in 1967 as too intensive a use for the area. In late 1971, the Commission also recommended denial of "GR" General Retail zoning at the northwest corner of 13th and San Antonio Streets, one block from subject tract. Very recently, the Commission allowed withdrawal of a case for "C" Commercial zoning at the corner of 18th and San Antonio Streets as the result of local opposition.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, as inconsistent with area studies and past Planning Commission recommendations. The staff feels that the "O" Office zoning assigned subject tract is the appropriate zoning and is in character with the offices which continue to develop in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Robert L. Gage: 1304 Rio Grande Avenue	FOR
J. K. Hurst: P. O. Box 5171	FOR
C. A. Martin: 1301 Rio Grande Avenue	FOR
Ruben H. Johnson: P. O. Box 1237	FOR
Zella Estate by F. S. Pearson: P. O. Box 1987	AGAINST
W. Leroy & Alta L. Coleman: 1304 Nueces Street	AGAINST
Dr. J. W. Shriver: 1401 Rio Grande Avenue	AGAINST

PERSONS APPEARING

Leonard L. Franklin (applicant)	
Phil Mockford	AGAINST
Two persons	AGAINST

COMMITTEE ACTION:

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

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

C14-73-078 Leonard L. Franklin--Contd.

COMMISSION ACTION:

The members reviewed the zoning history of this area, and the existing uses.

COMMISSION VOTE:

To recommend that the request of Leonard L. Franklin for a change of zoning from "O" Office, First Height and Area to "GR" General Retail, First Height and Area for property located at 609-611 West 14th Street and 1307-1311 Rio Grande Avenue be DENIED.

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

ABSENT: Mr. Bobbitt

PLANNED UNIT DEVELOPMENTS

C814-73-002 Monesson and Company: Chimneyhill
Bounded by U. S. Highway 290 East and
M.K. & T. Railroad (east of Springdale Road)

STAFF REPORT:

The staff reported that this Planned Unit Development was reviewed by the Commission in March, 1973, and approved, subject to the submission and approval of a preliminary site plan to the Subdivision Committee, relating specifically to the method of handling drainage and creek flow as related to the tract. As the revised preliminary subdivision plat had not been submitted at the time of the Subdivision Committee meeting, the application was referred to this meeting of the Zoning Committee. The applicant submitted this revised preliminary plat to the Planning Department staff at the beginning of this meeting, and departmental comments have not been obtained on this revision; the staff recommends the postponement of this application to allow circulation of the plat to the various departments, in order that the Committee may review their comments.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Tom Watts (representing applicant)

COMMITTEE ACTION:

Mr. Hetherly stated that this application is required to appear before the Zoning Committee again for review of the drainage plan and specific plans for the creek area. The members noted that postponement of this case will not affect the time involved in processing this application; they concluded that this application should be postponed for thirty days to allow departmental review. Mr. Barrow pointed out that the area residents have expressed concern on this case. The members then

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

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

C814-73-003 Fred Earhart III, Trustee
0.2 mile north of 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 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.

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

This Planned Unit Development appeared before the Committee last month (February 1973), and approval was given on the eleven units at the northern end of the tract. At this time, the applicant is requesting approval of the balance of the Planned Unit Development.

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 amenities include a swimming pool and recreation area in addition to the areas that will be left in their natural state.

The tract is heavily wooded, and the applicant proposes to retain all the natural vegetation in the areas not occupied by structures or drives.

STAFF RECOMMENDATION:

The staff recommends approval, subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Chartier Newton (representing applicant)

COMMITTEE ACTION:

The members reviewed the preliminary site plan at this time as a part of this Planned Unit Development. They noted that this plan is an extension of a previously approved plan, and were in agreement that the proposed development is suitable for this area. The Committee members then

VOTED: To APPROVE this request for a Planned Unit Development, subject to departmental requirements.

and also

VOTED: To APPROVE the subdivision preliminary plan for Commander's Point, Section Two, subject to departmental requirements.

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

COMMISSION ACTION:

The members reviewed the information on the existing development in this area.

COMMISSION VOTE:

To recommend that the request of Fred Earhart III, Trustee, for a Planned Unit Development to be located on property 0.2 mile north of and adjacent to the L.C.R.A. Park on Agarita Road be GRANTED, subject to departmental requirements.

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

ABSENT: Mr. Bobbitt

C814-73-004 Gary A. Alston
 Lost Creek Boulevard

STAFF REPORT:

This is an application for a Planned Unit Development on 8.78 acres, located on Barton Creek and Lost Creek Boulevard, south of Bee Caves Road and west of the West Loop.

The developer plans 56 attached single-family dwellings on the tract for a density of approximately 6.1 units per acre.

The amenities to be provided include a swimming pool and a recreation building.

This tract has been designated as a Planned Unit Development site on the final plat of Lost Creek Section One. A 20-acre tract across Lost Creek Boulevard has been designated as a future Planned Unit Development site by the approved preliminary subdivision plan for Lost Creek.

STAFF RECOMMENDATION:

The staff recommends approval of this Planned Unit Development subject to departmental requirements.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

Gary Alston (representing applicant)
Herndon Bailey: 2210-B Del Curto Road
Billy Drake: 1218 Hillside Avenue

FOR
NO OPINION

COMMITTEE ACTION:

The members reviewed the preliminary site plan at this time as a part of this Planned Unit Development. They reviewed the information on the existing and planned development in this area. Ms. Mather stated that the creek in this area is very clear and suggested that special consideration be given to the runoff from the paved areas to preserve the quality of the creek. The members then

VOTED: To APPROVE the request for a Planned Unit Development subject to departmental requirements.

and also

VOTED: To APPROVE the subdivision preliminary plan for Lost Creek Section One, subject to departmental requirements.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Gary A. Alston for a Planned Unit Development to be located at Lost Creek Boulevard be GRANTED, subject to departmental requirements.

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

SPECIAL PERMITS

CP14-73-008 Vernon R. Young
3500 North Hills Drive

STAFF REPORT:

This is an application for a special permit to construct 364 one-bedroom and 136 two-bedroom apartments on 17.393 acres on the east side of North Hills Drive between Village Center and East Hill Drive.

The proposed density is approximately 29 units per acre.

This tract was zoned "B" Residence, Second Height and Area, subject to limitation of density to "B" Residence, First Height and Area, for proper utilization of this tract. The plan as submitted does not take advantage of this; in that, the zoning would allow structures to be built up to sixty feet high. This would thereby increase the amount of open space and retain more natural vegetation.

STAFF RECOMMENDATION:

The staff recommends approval subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

Ms. Mather stated that part of this tract has been cleared and leveled; she feels that the proposed density will necessitate the clearing of the wooded portion of the tract. Mr. Hetherly stated that part of the tract is very high in relation to the surrounding property. The members concluded that this request should be referred to the full Planning Commission for further information.

AYE: Messrs. Hetherly, Betts and Faulkner. Ms. Mather
ABSENT: Mr. Bobbitt

COMMISSION ACTION:

At the Commission meeting the staff reported receipt of a letter from the applicant request the withdrawal of this case.

COMMISSION VOTE:

To WITHDRAW the request of Vernon R. Young for a special permit for the development of a 500-unit apartment complex on property at 3500 North Hills Drive.

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

CP14-73-009(L)

James C. Hudson

Intersection of Congress Avenue and Miller's Lane

STAFF REPORT:

This is an application for a special permit to construct a convention center and hotel complex with personal service shops, restaurant, cocktail lounge and coffee shop. The proposed complex is to be located on an 18.68-acre tract of land located on the south bank of Town Lake, immediately to the east of the Congress Avenue Bridge.

Access to this tract is from Miller's Lane, a 40-foot unimproved street. This access is not adequate for a development of this magnitude. This street should be used as secondary access, and main access should be provided to Riverside Drive along the proposed location of the extension of Trinity Street, approximately 800 feet east of Congress Avenue.

The staff cannot recommend the approval of this special permit without the access to Riverside Drive. This would require that the parking area in this southeast portion of the tract be redesigned at this time.

STAFF RECOMMENDATION:

The staff recommends that this hearing be continued to the full Commission for discussion of the Environmental Board comments.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Gaines Post, Jr.: 803 Avondale Road

AGAINST

PERSONS APPEARING

Douglas Hearne (representing applicant)

Mr. Sanfrom (representing applicant)

Murray Wykes: 210 South Congress Avenue

FOR

Wesley Pearson

FOR

M. H. Crockett, Jr.

FOR

Billy Greck

AGAINST

COMMITTEE ACTION:

The members discussed the right-of-way requirement for Miller Street; while only forty-eight feet will be paved, the remainder of the right-of-way is used for utility easements, and is normally required by the City. The members discussed the required easement for a hike and bike trail as needed along Town Lake. Ms. Mather pointed out that the proposed plan will have 936 parking spaces abutting the trail easement; she stated that this parking will be unsightly and will contribute to the pollution of the lake. A solution to this problem would be the construction of a parking garage.

Mr. Barrow stated that the heavy density of this site is not desirable; he suggested the elimination of one row of vehicle parking adjacent to the lake. He stated that the intent of the "L" Lake Ordinance was that development would enhance the area. He stated that the proposed development plan should be considered by the full Commission. Ms. Mather suggested that a decision on this plan be referred to the full

CP14-73-009(L) James C. Hudson--Contd.

Commission, pending a recommendation from the Environmental Board.
A majority of the Committee voted to refer this request to the Commission.

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

CITIZEN COMMUNICATION

PERSONS APPEARING

Douglas Hearne (representing applicant)	
Murray Wykes: 210 South Congress Avenue	FOR
Wesley Pearson	FOR
M. H. Crockett, Jr.	FOR
Wayne Gromquist (South River City Citizens)	AGAINST
Barbara Ayres: 809 Edgecliff Terrace	AGAINST
Gaines Post, Jr.: 803 Avondale Road	AGAINST
Ruel E. Snow	AGAINST
Petition bearing 13 signatures	AGAINST

COMMISSION ACTION:

The staff reported that the applicant has worked with the Planning Department, and the departmental requirements have been worked out. This application is recommended, subject to departmental requirements. The members reviewed the proposed development and heard testimony from those present. They reviewed the "L" Lake Ordinance, which requires a site plan and a perspective to be submitted to the Commission and the Council. They reviewed the street pattern for this area and noted that the buildings on this tract will not interfere with a corridor to be reserved for the proposed Trinity Street bridge; also, provision will be made for the traffic generated from this site, with restricted turn movement and/or signalization, from both Riverside Drive and Congress Avenue.

The members reviewed the departmental recommendations, and recommendations from the Navigation Board, and the Citizen's Board of Natural Resources and Environmental Quality; these recommendations are on file at the Planning Department. They noted that the applicant has met all requirements of the City's Ordinances as applicable to this application.

Ms. Mather stated that this proposal would be suitable, if a parking garage could be utilized, thus allowing more open space. Mr. Barrow concurred, and suggested that this solution to the parking be encouraged, in addition to the tree planting as shown on the site plan.

Mr. Milstead stated that the proposed development would be an improvement over the present use of the property. Mr. Stewart stated that the proposal conforms with the intent of the Town Lake Ordinance.

COMMISSION VOTE:

To recommend that the request of James C. Hudson for a special permit for the development of a convention and hotel complex on property located at the intersection of Congress Avenue and Miller's Lane be GRANTED, subject to departmental requirements, to include a specific plan for a drainage system for the parking area.

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

CP14-73-010 Thomas P. Francis
 413-417 Alpine Road
 Rear of 411, 501-507 Alpine Road

STAFF REPORT:

This is an application for a special permit to construct 38 one-bedroom and fourteen two-bedroom apartments on 2.02 acres of land at 413-417 Alpine Road. The proposed density is 25.7 units per acre. The property is zoned "B" Residence, First Height and Area.

There are existing residential lots abutting the tract to the east and to the north.

Two large tracts zoned "A" Residential abut this tract to the south. The property to the west is zoned "B" Residence, First Height and Area.

STAFF RECOMMENDATION:

The staff recommends approval of this special permit subject to departmental requirements.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Rodger V. Smith: 3607 Tallison Terrace	AGAINST
Coretta N. Bennett: 400 Cherry Hill Drive	AGAINST

PERSONS APPEARING

Phil Mockford (representing applicant)	
Rodger V. Smith: 3607 Tallison Terrace	AGAINST
Mr. & Mrs. William Donaldson: 3602 Tallison Terrace	AGAINST
Mr. & Mrs. Pete Casarez: 3606 Tallison Terrace	AGAINST
Louise Acosta: Tallison Terrace	AGAINST

COMMITTEE ACTION:

Ms. Mather stated that the site plan is too dense for the area; she stated that the proposed development would be suitable for a level piece of land. She feels that the planned development has too much paved area, and does not take proper consideration of the site.

The members discussed the requirement of "The site plan should be designed to save the major trees on this tract."; Mr. Betts stated that this requirement is very subjective and could not be enforced. One solution would be to grant administrative discretion to the Planning Department for approval of a revised plan.

A majority of the Committee concluded that this request should be granted, subject to departmental requirements, except for Advanced Planning comment No. 4, "The site plan should be designed to save the major trees on this tract."

AYE: Messrs. Barrow, Betts and Faulkner

NAY: Ms. Mather and Mr. Hetherly

no page (misnumbered)
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CP14-73-010 Thomas P. Francis--Contd.

COMMISSION ACTION:

Mr. Barrow stated that the comment on trees which was excluded by the Committee was done primarily as the applicant did not want to argue with the City on the size of trees to be saved; perhaps this requirement should be retained. Ms. Mather stated that the site plan does not show or allow for existing trees on the tract. She suggested that the applicant be allowed to move building locations to allow for trees.

Mr. Hetherly stated that the statement is useless; however, to remove it from the requirements will set a bad precedent. He feels that most developers do try to save existing trees. Mr. Faulkner stated that the applicant should not be required to submit another site plan; the members changes in building location should be left to the discretion of the Planning Department and the Building Inspection Department.

COMMISSION VOTE:

To APPROVE the request of Thomas P. Francis for a special permit for the development of an apartment dwelling group located at 413-417 Alpine Road, rear of 411 Alpine Road, and rear of 501-507 Alpine Road, subject to departmental requirements, to include Advanced Planning Comment No. 4, pertaining trees, and granting departmental discretion on changes in location of buildings to save trees.

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

CP14-73-011 James C. Hudson
Northeast corner - Willow Creek at Anken Drive

STAFF REPORT:

This is an application to construct ten efficiency apartments, 84 one-bedroom and 205 two-bedroom apartments on a 9.44-acre tract of land located at the northeast corner of Willow Creek Drive and Anken Drive.

The proposed density is approximately 32 units per acre. The current zoning on this tract is "B" Residence, First Height and Area.

STAFF RECOMMENDATION:

The staff recommends approval of this special permit, subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mike Elledge (representing applicant)

CP14-73-011 James C. Hudson--Contd.**COMMITTEE ACTION:**

The members reviewed the information and were in agreement on the site plan should be approved, subject to departmental requirements.

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

COMMISSION ACTION:

The site plan and the departmental comments were reviewed by the Commission members.

COMMISSION VOTE:

To APPROVE the request of James C. Hudson for a special permit for the development of a 299-unit garden apartment complex to be located at the northeast corner of Willow Creek Drive at Anken Drive.

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

Ms. Mather

ABSENT: Mr. Bobbitt

MASTER PLAN COMMITTEEC2-73-1(a) Bryant-Curington, Inc.

From Manufacturing and Related Uses to Low Density Residential on approximately 140 acres located north of Kramer Lane and approximately 1,000 feet east of F.M. 1325.

STAFF REPORT:

This application for a change in the Master Plan is on property bounded on the south by Kramer Lane, on the north by a line approximately 3,700 feet north of and parallel to Kramer Lane, on the east by the west property line of the R. J. Kramer sixty-acre tract and the Tom and W. R. Bird 158-acre tract, and on the west by the east property line of the City of Austin storage yard tract and the Southern Pacific Land Company 140-acre tract; same being the west line of the J. C. Brooke Survey No. 59. The applicant proposes the development of single-family and multi-family housing on his property, with buffering against the future industrial uses on the adjacent property.

A portion of the area described was added to the industrial area in 1968, and the balance was established in the Plan as adopted in June, 1961. The applicant's request is located in this lower portion, and is within the original industrial area. The applicant has advised of the critical need for land to be developed for residential purposes having sanitary sewer facilities available to serve the site. The firm is interested in developing this sixty acres of land with predominately single-family housing, with multi-family housing and commercial development along the proposed Braker Lane. Under the Plan housing cannot be constructed within Industrial areas.

C2-73-1(a) Bryant-Curington, Inc. Contd.

The staff reported that a meeting was held on February 22, 1973 with the property owners in this immediate area for consideration of this proposal. Eight owners were present at this meeting for discussion of development plans for their property; the owners located south of Kramer Lane were of the opinion that the land designation should not be changed; one property owner to the east was not opposed to a change in land use designation. Two important property owners were not present for this meeting, Southern Pacific Company and Watt Schieffer.

The staff reviewed this request, and the property owners comments. They found that at present there are plans in process and approved for industrial development in this general area. The City of Austin has plans to use their property for light industrial use, and the two other major landowners do not support this request. The staff recommends that this request be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

LEM Corporation: 8907 McCann Drive
Southern Pacific Land Company: Houston, Texas
Watt Schieffer

AGAINST
AGAINST
AGAINST

PERSONS APPEARING

Tom Watts representing applicant)
J. D. Scott: LEM Corporation
K. R. McAdams: 2706 Great Oaks Parkway
Frank Needorf: Tynes Realty
W. T. Williams, Jr.: AISD

AGAINST
AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

The members reviewed the information. Ms. Mather expressed concern that purchasers of the proposed lots would not be aware of the predominately industrial zoning in this area. Mr. Barrow stated that the small size of the area under consideration, and the fact that the property is surrounded by industrial use, make the proposed change detrimental to the area. He stated that buffering should be used to solve existing problems, rather than creating new problems. Mr. Stewart stated that Summit School, which serves this area, is being phased out of the school system.

The members concluded that this request should be denied, as an intrusion into an industrial area.

AYE: Messrs. Faulkner, Barrow, Milstead and Stewart. Ms. Mather

COMMISSION ACTION:

The Commission reviewed the information on the existing and planned uses in this area.

COMMISSION VOTE:

To recommend that the request of Bryant-Curington, Inc. for an Austin Development Plan Amendment from Manufacturing and Related Uses to Low-Density Residential on approximately 140 acres located

C2-73-1(a) Bryant-Curington, Inc.--Contd.

north of Kramer Lane and approximately 1,000 feet east of F.M. 1325
be DENIED.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
Ms. Mather.

ABSENT: Messrs. Barrow and Bobbitt

OTHER BUSINESS

C2-73-1(b) Nelson Puett

From Suburban Residential and Low Density Residential to
Commercial Service and Semi-Industrial Uses, on approximately
130 acres located north of State Highway 71 and east of
Dalton Lane, with properties on either side of Dalton
Lane.

STAFF REPORT:

The staff reported that property notification was not given for the Committee meeting on this request, and the Planning Commission meeting is the public hearing of this case. This request is on an area of 130 acres and is requested by Conway Taylor for Mr. Nelson Puett, owner of several tracts of land located in southeast Austin along both sides of Dalton Lane, north of State Highway 71. The applicant has successfully developed several Light Industrial and Heavy Commercial subdivisions and feels there is a demand for additional areas of this type, particularly in this area of Austin.

The land area under consideration is within the alluvial plain of the Colorado River. It is gently sloping toward the Colorado River; there is a small dry creek along the south property line of the property. The existing uses in the area bounded by the bend in the Colorado River and State Highway 71, an area of approximately four and one-half square miles, are located along the highway. The balance of the area is predominately vacant and rural in character. There is a dairy and cattle auction located within the area and general retail uses along the highway frontage. Mobile homes, mobile home parks, and two major subdivisions are located in the vicinity the request. The retail developments are concentrated toward both Montopolis Drive and the Bergstrom Air Force Base field entrance. The two subdivisions are Bergstrom Downs and Richland Estates. Richland Estates is located on the east side of Dalton Lane and on the south property line of the request. Almost all the platted lots have been developed.

The Austin Development Plan was approved in June, 1961 and amended March 15, 1973 to include the eastern portion of this area. It is presently designated Low-Density Residential west of Dalton Lane and Suburban Residential to the east. It should be noted that the highway frontage along State Highway 71 that is within the City is zoned for commercial and general retail uses. This area is within the control airportort zoning and its height limitations. Depicted on the aerial map is an area showing high noise levels resulting from the Bergstrom Airport operation. It is felt that this has

C2-73-1(b) Nelson Puett--Contd.

been a major constraint to development in the area. In addition, the Air Force has on several occasions requested that the City restrict the development of residences within this zone.

The area can be served with water and sewer facilities; however, a lift station may be necessary to provide sewer service. Dalton Lane is proposed as an arterial street in the Expressway and Arterial Plan. It is proposed as a divided street with two twenty-four foot roadways on 100 to 120 feet of right-of-way. At this time, Dalton Lane is a County-type road with approximately twenty feet of paving. Dalton Lane has been considered as a possible extension of Ed Bluestein Boulevard.

STAFF RECOMMENDATION:

The development of this area is influenced and constrained by the Air Force Base flight path and the intersection of two major highways. The area is located in the bend of the Colorado River and is also under the influence of industrial development north of the river and sewerage treatment facilities to the north and east across the river. In view of the above constraints to residential development, the staff recommends that this request be granted, subject to the following requirements:

Maintainance of the natural screening by existing trees and vegetation, and with appropriate landscaping to protect the existing residential area.

A 400-foot residential buffer to be located north of the Richland Estates subdivision on the east side of Dalton Lane.

Provision for sanitary sewer service within the subdivision.

Also to include but not limited to the following minimum requirements.

All street to be paved to City standards, including curbs and gutters.

Owners to be required to maintain property.

A six-foot privacy fence should be installed, if adjacent to areas developed residentially.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Dorothy Hill Thrasher: Route 1, Box 540

AGAINST

PERSONS APPEARING

Conway Taylor (applicant)

Mr. & Mrs. Jim Yates

Bob Bailey

NO OPINION

NO OPINION

C2-73-1(b) Nelson Puett--Contd.**COMMISSION ACTION:**

The members reviewed the existing uses in this area. They expressed concern for the protection of the residential subdivision, and noted the noise level created by the Air Force Base operation. The owners present were concerned about the effect of the proposal on their property, which lies to the west side of Dalton Lane; the members concluded that this area should be deleted from their consideration, to allow the applicant to work with these owners. The members were of the opinion that a 200-foot buffer on south side of the property, to consist of a tier of residential lots and a street, would be sufficient buffer for the protection of the Richland Estates Subdivision. They noted that this action of deletion of a portion of the request is based on the willingness of the applicant and the property owners to work together for a solution for the future use of the remaining area. The members concluded that this request should be denied but that the request should be granted on the property east of Dalton Lane, subject to departmental requirements, except deleting the 400-foot residential buffer north of the Richland Estates Subdivision, and required a 200-foot buffer instead.

COMMISSION VOTE:

To recommend that the request of Nelson Puett for an Austin Development Plan Amendment from Suburban Residential and Low-Density Residential to Commercial Service and Semi-Industrial Use, on approximately 130 acres located north of State Highway 71 be DENIED, but that an amendment to Commercial Service and Semi-Industrial Uses be GRANTED, on that portion of the property located east of Dalton Lane, subject to departmental requirements, except deleting the 400-foot residential buffer north of the Richland Estates Subdivision, and requiring a 200-foot buffer on the south boundary line of the property, to consist of a tier of residential lots and a street.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
Ms. Mather

ABSENT: Messrs. Barrow and Bobbitt

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 above

STAFF REPORT:

Mr. Richard Lillie, Director of Planning, reviewed the amendments to the Ordinance to be considered, noting that members of the Commission had requested information on adequacy of parking for these uses. Research has shown that one off-street parking space for each two seats is considered adequate. The "C-3" Commercial District will cover nightclub and lounge uses; this was requested by the Commission, as this use generates heavier traffic than other uses under "C-2" Commercial District.

No citizens appeared either for or against this Ordinance amendment.

COMMISSION ACTION:

The members reviewed the information. Mr. Faulkner stated that a special permit requiring review of the site plan by the Planning Commission would be desirable. The members noted that a nightclub generates heavy traffic; they were of the opinion that careful consideration should be given on these applications to the location of the building on the tract, the lighting, location of the driveway, special buffering, and the parking area provided.

COMMISSION VOTE:

To recommend to the City Council that amendments to the Austin City Code, Section 45-24.1, Section 45-24.2, and Section 45-30, be APPROVED, with additional language to be inserted, requiring a special permit on "C-3" Commercial District applications.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
 Ms. Mather

ABSENT: Messrs. Barrow and Bobbitt

C2-73-3aZoning

Amendment to Ordinance Section 45-29 (c)(4),
Concerning PUD Site Plan Requirements.

STAFF REPORT:

Mr. Richard Lillie, Director of Planning, reported that this Ordinance amendment provides that site plans for Planned Unit Developments need not show the exact building locations, so long as all areas within which buildings may be constructed or maintained are specifically delineated by building setback lines.

No citizens appeared either for or against this Ordinance amendment.

The Commission members reviewed the information and

VOTED: To recommend to the City Council that the amendment to Section 45-29 (c)(4) of the Code of the City of Austin, as follows, be APPROVED.

(4) The location and size to the nearest one-half foot of all proposed buildings and land improvements, provided, however, that exact building locations need not be shown on the site plan for a PUD so long as all areas within which buildings may be constructed or maintained are specifically delineated by building setback lines.

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

Ms. Mather

ABSENT: Messrs. Barrow and Bobbitt

C2-73-8aSubdivision

Amendment to Ordinance Section 41-31,
Concerning Length of Cul-de-sacs.

STAFF REPORT:

Mr. Richard Lillie, Director of Planning, reported that this Ordinance amendment provides for dead-end streets in subdivisions, giving needed flexibility in development.

No citizens appeared either for or against this Ordinance amendment.

The members reviewed the information and

VOTED: To recommend to the City Council that the amendment to Section 41-31 of the Code of the City of Austin, as follows, be APPROVED.

When the commission finds that the most desirable residential plan requires laying out a dead-end street, the street shall terminate in a cul-de-sac with a minimum right-of-way radius of fifty feet and shall be no more than four hundred feet long, unless topography, density, adequate circulation or other unusual conditions necessitate, in the commission's opinion, a greater length.

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

Ms. Mather

ABSENT: Messrs. Barrow and Bobbitt

C2-73-8a Subdivision

Set a public hearing on proposed ordinance changes concerning clearing of property along rivers creeks and watercourses.

STAFF REPORT:

Mr. Lillie, Director of Planning, explained that he, Mr. Graves of Engineering, and Mr. Stuart Henry of Environmental Resource Management had put together some thoughts about the strengthening of the ordinance and criteria for the review of plans along the creeks. The intent was that Harper Creek bulldozing would not be permitted under this ordinance.

Mr. Henry explained that the proposal is concerned with clearing, dredging or excavating and disturbing natural ground cover around a creek and within the 100 year flood plain as designated by the corp or by the 25 year flood plain as designated by the Engineering Department, or 150 feet either side of the creek. In circumstances where those lines do not coincide, the delineation which takes in the largest portion of the land controls. He explained that they were not prepared to make recommendations concerning performance standards.

COMMISSION ACTION:

Mr. Milstead felt that it might be best for the members to meet with the Environmental Resource Board and members of the respective staffs to solve the problems of the ordinance, working things out expeditiously and equitable. Mrs. Mather agreed, but also felt that a hearing should be set at this time, assuming that deadlines would be met. It was decided to hold a meeting of the members and the staff with the Environmental Resource Board after April 18 and before the meeting of May 8.

COMMISSION VOTE:

To SET A PUBLIC HEARING for May 8 and to meet with the Environmental Resource Board and respective staffs to discuss and work on the proposed ordinance after April 18 and before May 8.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
 Ms. Mather

ABSENT: Messrs. Barrow and Bobbitt

C2-73-8c Subdivision

a. East Ranch

Presentation on proposed development of the area. Request of Planning Commission approval of intent of plan.

STAFF REPORT:

Mr. Lillie, Director of Planning, reported that this is a conceptual Plan for the development of 15,000 dwelling units on 35,011 acres for a density of 4.27 units per acre. The staff feels that this density can be met and recommends approval of this plan with the proposed density of 4.27 units per acre and providing the two major entrances. It was reported that the developers were making an effort to respond to the topography of the area and they are intending, if the

C2-73-8a East Ranch--contd.

the plan is recommended, to submit their preliminary plan and then their final plats. The final plats would be detailed kinds of ideas of responses and recognition of what the topographic features are. The Planning Department's main concerns are 1. land use, 2. utilities, and 3. access. The land use falls under the kind of density that the Planning Department could recommend to the Commission as long as the utilities are taken care of. The access will not have the capacity to take care of the needs of City Park Road. Though there is concern for these needs, the development does have two major entrances to the tract.

COMMISSION ACTION:

The members reviewed the information presented and expressed concern for the access problems on City Park Road, but were agreed that the intent of the plan for East Ranch was acceptable.

COMMISSION VOTE:

To APPROVE the conceptual plan for East Ranch for 15,000 units on 35,011 acres for a density of 4.27 units per acre on property located at R.R. 620 and City Park Road and providing for the two major entrances.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
Ms. Mather.

ABSENT: Messrs. Barrow and Bobbitt.

C2-73-8c Subdivision

B. Stripling-Blake

Presentation on proposed development of the area. Request of Planning Commission approval of intent of plan.

STAFF REPORT:

Mr. Lillie, Director of Planning, reported that this tract is bounded by Missouri-Pacific Railroad on the west and Matthews Lane on the south. William Cannon Drive bisects the area in the north. The tract, containing approximately fifty acres is surrounded by single-family subdivisions. A schematic plan has been developed by Stripling-Blake for the property. The proposed use is for a Stripling-Blake Company much like the one in operation in north Austin, which requires major arterial streets and railroad access. The plan is to provide 19.20 acres of commercial uses, .50 acres retail use, 4.69 acres offices use, 3.80 acres low-density apartment uses, 1.39 acres duplex uses, 12.30 acres cluster single-family uses with 7.15 acres provided for street right-of-way.

STAFF RECOMMENDATION:

Since major commitments for low-density have been made to homeowners in the area by subdividers, regarding this area in all four directions, the Department cannot recommend commercial use or light industrial use in the middle of this tract as requested when such commitments for "A" Residence or more restrictive uses have been made. The staff recommends disapproval of the intent of the plan.

C2-73-8a Stripling-Blake--Contd.

COMMISSION ACTION:

Mr. Betts stated that he would like to see cluster housing rather than low-density apartments in the north, duplexes rather than offices in the east and offices rather than retail uses on Matthews Lane. Mrs. Mather suggested keeping the "A" Residence or apartments and buffering the area on all sides with cluster housing.

COMMISSION VOTE:

To APPROVE the conceptual plan for Stripling-Blake on approximately 50 acres located at Matthews Lane and Missouri-Pacific Railroad subject to changing office uses on the east side of the proposed street to duplex uses, changing retail uses on Matthews Lane to office uses, and that property on the north side of William Cannon be held to low-density apartments.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart,
Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

C2-73-8a Subdivision

c. Village South

STAFF REPORT:

Mr. Lillie, Director of Planning, reported that this tract is bounded by Pleasant Valley Road on the west, Teri Road on the north, Palo Blanco Lane on the south, and that Peppertree Park joins Village South and is a single-family area. There is an elementary school nearby. The proposed Stassney Lane joins Pleasant Valley Road with Nichols Crossing Road on the eastern boundary. A commercial tract and low-density apartments are in the center and on the edge of the tract. The Planning Department reported no problem with the majority of the plan. It was reported that this is the first subdivision with mixed uses planned in it. Although the Department has seen such plans in other subdivisions, it has not seen them developed. One problem with the proposed plan is that there needs to be a gradual transition to single-family development rather than an abrupt transition, as now proposed. The staff would like to see the commercial uses clustered and retained at the intersection and if the commercial uses are kept at the four different areas, then zoning should be applied for. The department does not want to encourage strip zoning.

COMMISSION ACTION:

The members reviewed the information presented and concurred with the acceptance of the intent of the plan.

COMMISSION VOTE:

To APPROVE the conceptual plan for Village South with four commercial areas at the intersection of Proposed Stassney Lane and Pleasant Valley Road and to allow "A" Residence (single-family and duplexes) along Pleasant Valley on either side south of Proposed Stassney and Palo Blanco Lane.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart
Ms. Mather.

ABSENT: Messrs. Barrow and Bobbitt.

C5-73-4 Urban Renewal Projects: NDP
Amendment to Brackenridge Plan

STAFF REPORT:

Mr. Lillie, Director of Planning reported that the applicants for this amendment to the Brackenridge Urban Renewal Plan have requested postponement for one month.

COMMISSION ACTION:

The members concurred with the request for postponement.

COMMISSION VOTE:

To POSTPONE FOR ONE MONTH the Brackenridge Urban Renewal Plan.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
Ms. Mather

ABSENT: Messrs. Barrow, Bobbitt.

C7-73-2 Natural Resources

a. Teague-Buda, Inc.
Harper's Branch - Plans to Enclose

STAFF REPORT:

Mr. Richard Lillie, Director of Planning, presented information on this request. In 1970, the Planning Commission began work on study of a Flood Plain Program for the City. After working with citizens, the Flood Management Program was submitted to the City Council in July, 1971. The major elements of this proposal are: a Master Drainage Study should be conducted by the City for the metropolitan area; existing Codes and Ordinances dealing with drainage should be strengthened and enforced; the establishment of a procedure for the submission of plans for review by the Commission and Council of changes in drainage patterns; establishment of maintenance responsibilities of property owners abutting creeks; development procedures requiring improvements to creeks in new subdivisions, and development of policies regarding existing drainage sites within the City. Parts 1, 2 and 4 of the Flood Management program were adopted by the Council; Part 3, dealing with maintenance by adjoining property owners, has not been acted upon at this time.

The portion of the Flood Management Program which specifically deals with the alteration of creeks states that any creek having a peak flow of 300 cubic feet or more per second shall be approved by the City Engineering Department and by the Planning Commission. Harper Creek meets this requirement at this location. This request is to place a portion of Harper Creek in an underground pipe. The creek flows through the tract from south to north, joined by The Ramble, a secondary creek, through a box culvert under I.H. 35 and extends to the Colorado River. The plan also includes the alteration of the topographic features of the tract, which is very rough.

Mr. Roy Porter, Registered Professional Engineer with Forest & Cotten, Inc., presented information on the drainage and sanitary sewer plans for this twelve-acre tract. The owner desires to enclose and relocate the two waterways affecting the tract, in addition to the sanitary sewer facilities, which are inadequate at this time. The design is based on estimates of rainfall, requiring studies of previous records; the City uses a twenty-five year interval to select the design storm. The basic drainage area is 324

C7-73-2 Natural Resources--Contd.

acres; the design flow is used to calculate the facilities needed to conduct the drainage, which is the size of the pipe and the location. The studies done by Forest & Cotten, Inc., compare favorably with the studies conducted by the State Highway Department in the construction of I.H. 35. The sanitary sewer lines will parallel the drainage pipes. Topographic changes are necessary on the tract to adequately cover the drainage system. Inlets to cover surface drainage will drop into the system at appropriate intervals. The drainage plans for the tract meet all requirements for the City Ordinance.

Mr. Charles Graves, City Engineer, stated that these plans have been carefully reviewed by the City engineering staff. Consideration was given only to the adequacy of the engineering to prevent damage to property both upstream and downstream. From the standpoint of engineering, this plan is adequate and meets all requirements of the City.

Mr. Richard Lillie presented a memorandum from the City Legal Department to the Planning Commission, outlining the Ordinances applicable to this application, with the comments as quoted below:

Essentially, these sections provide that before creek alterations may be undertaken the applicant must establish the following:

1. That the alteration or improvement will provide a sufficient waterway for the maximum flood, due allowance being made for the fact that the quantity of water down the creek may be increased as storm sewers and drains are built by the City;

2. That any walls, arches or other improvement constructed will be sufficient to resist any pressure of earth or building from the outside and sufficient to resist any pressure or abrasion of water and debris from the inside;

3. That the grades on the bottom of the improvement will be such that no water will be left standing in pools which may become stagnant or foul;

4. That the improvements will be hydraulically and structurally sound;

5. That the proposed alteration is in compliance with:

- (a) City ordinances.
- (b) The Master Drainage Plan adopted by the City Council.
- (c) State statutes.

If the applicant establishes these five items he is entitled to a permit for his proposed alteration or improvement. Items 1 through 4 are concerned with whether the alteration or improvement will provide an adequate drainage facility.

Regarding Item 5, no Master Drainage Plan has been adopted by the City Council. Additionally, the only City ordinances applicable at this time are the Sec. 29 provisions. Finally, since the creek improvements the City passes upon do not

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Natural Resources--Contd.

usually involve streams which can be navigated by boats, there are no State laws which are applicable.

In conclusion, in reviewing creek alterations and improvements, the Director of Engineering and the Planning Commission are limited to the standards set out in Chapter 29, Secs. 29-3 and 29-3A, all of which, at this time, relate solely to whether the alteration or improvement will provide a hydraulically and structurally sound drainageway which will adequately handle anticipated water flows.

The Planning Commission reviewed this legal decision, noting that under the Ordinance, their only consideration should be the structural adequacy of the plan. The members noted the statement in the minutes of the Planning Commission meeting of May 18, 1971, pertaining to the Flood Management Program: "The protection of the environmental quality of the creeks and waterways should be encouraged in the development of channel improvements.", which was a policy statement in the Preamble of the Flood Management Program. Mr. Lillie stated that an amendment to the Ordinance is being proposed to strengthen the existing language to prohibit the bulldozing of tracts.

Mr. Bill Milstead stated that he was Chairman of the Flood Management Committee, and quoted the following from the minutes of the deliberations of the Commission on the Flood Management Program: "The members felt that with the increasing value of land in the City, it is possible that from an enhancement viewpoint, a property owner might wish to enclose an existing stream; such a large alteration should be considered by the Commission and the Council."; this was followed by the addition to their recommendation that no drainageway with a peak flow of 300 cubic feet per second be altered without such consideration. He noted that he was speaking not only of the merits of this application, but regarding the obligation of the Planning Commission to consider requirements other than those of engineering. Quoting further from the presentation to the City Council on the Flood Management Program: "The protection of the environmental quality of the creeks and waterways should be encouraged in the development of channel improvements. Creeks and waterways represent important aesthetic and historic features within the Austin metropolitan area. The Planning Commission strongly recommends that in the private and public development of land, creeks and waterways be preserved in their natural environment to the maximum extent possible."; Mr. Milstead further stated that it was the intent of the Commission to act as an arbitrator between the landowner, the City, and other interested parties, as the Commission is not qualified to judge the engineering merits of a plan; he feels that the Planning Commission should consider all aspects of an application.

PERSONS APPEARING:

Robert Davis (representing applicant)
Roy Porter (representing applicant)
Jess Webb for Hudson Matlock
Ernest Adams
Jim Cohen (South River City Citizens Association)
Clifford Smith: 1319 Bonham Terrace
Richard Tims (Travis County Audobon Society)

FOR (with condition)
AGAINST
AGAINST
AGAINST
AGAINST

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Louie Barbash: 1505 Betty Jo Drive	AGAINST
Chartier Newton (Seirra Club)	AGAINST
Hunter Miller	AGAINST
Mrs. Don Cox	AGAINST
Ruel E. Snow	AGAINST
Susan Brady	AGAINST
Howard Long: 1510 Betty Jo Drive	AGAINST

COMMISSION ACTION:

The Commission heard testimony from interested citizens on the history of this tract, and their efforts toward State or local action to retain this tract as a scenic easement. They noted that an amendment to the Ordinance is under consideration at this time, which will prevent the bulldozing of property such as this.

Ms. Mather stated that the original zoning was granted with the understanding that these important environmental features would be preserved; it is a responsibility of the Planning Commission to protect such features on behalf of all the citizens of Austin. She suggested a postponement of this application, so that specific development plans could be presented, as possibly it could be developed without creek alteration.

Mr. Stewart stated that the "LR" Local Retail zoning was granted on this tract without specifically requiring site plan features, which is not accomplished by restrictive covenants. A specific plan would be helpful both for the developer and the Commission for the review of this application. Mr. Barrow stated that the topographical changes requested by the developer as necessary for the development of this tract would certainly indicate that the existing zoning is not appropriate.

Mr. Hetherly stated that the action of this developer on the tract will have a far-reaching effect on the feelings of citizens and the City Ordinances; he feels that the tract could have been developed under the existing Ordinances to the satisfaction of the majority of the interested citizens, and that a specific plan should have been developed for the tract.

Mr. Milstead stated that the responsibility of the Planning Commission is to the property owner, as well as to the neighborhood and the City of Austin. There are times when putting a creek in a pipe is desirable, but piping a creek for no purpose, or for a purpose without a definite end result is not in the best interest of the City. However, a property owner has the right to develop property as he sees fit, unless it does harm to his neighbors or the interest of the City. He stated that he is not against this property being zoned for local retail uses, but is against this type improvement without having plans for a specific use; this specific use should be considered under the special permit procedure, at which time alteration of the

C7-73-2 Natural Resources--Contd.

creek could also be considered. The intent of the Flood Plain Ordinance was that environmental consideration would be considered, and that these considerations could be handled under a statement of policy, rather than a specific Ordinance. He further noted that the engineering questions raised during the testimony are sufficient, in his opinion, to deny this request.

Mr. Betts stated that the opinions given by the members of the City staff indicate that the Planning Commission has no legal jurisdiction regarding the environmental features of this application; under the criteria of the existing Ordinances, the applicant has fulfilled all conditions.

COMMISSION VOTE:

To DENY the request of Teague-Buda, Inc. for approval of plans to enclose a portion of Harper's Branch on property located in the vicinity of Interstate Highway 35 and Woodland Avenue.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
 Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

C7-73-2 Natural Resources
 b. Bekins**STAFF REPORT:**

Mr. Lillie, Director of Planning, reported that this tract is located just west of the Chevy Chase Development at Research Boulevard and I.H. 35. The Bekins warehouse and storage is presently on this tract. The Commission considered a zoning case to the south of the tract a month ago. He stated that the plans to enclose the creek would not conflict with the case. Mr. Graves of the Engineering Department pointed out that the enclosure is essentially a ditch and not a creek. It is a very rocky area and the applicant plans to enclose the creek to have use of the area which is now landlocked. The engineering plans are fine and the Engineering Department finds no problem with them.

PERSONS APPEARING

John Biasatti (representing applicant)

COMMISSION ACTION

The members reviewed the information presented.

COMMISSION VOTE:

To APPROVE the plans of Bekins to enclose a drainage ditch located within the Bekins warehouse and storage tract at Research Boulevard and I.H. 35.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart.
 Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

STREET VACATIONS

Cecil Hodger, Vernon Brown, Mrs. Max Silberstein, Mrs. Sam Silberstein, Herbert L. Lown and Kuntz-Sternenberg Lumber Co.
C10-73-105 East Fourth Street Alley - Sabine Street to East Avenue (I.H. 35).

Mr. Richard Lillie, Director of Planning, reported that this request is from all adjacent property owners abutting this alley. This alley has never been open. The members noted that from twenty-five to thirty feet from the center line of Waller Creek on each side should be retained for the hike and bike trail currently being planned for Waller Creek. Mrs. Mather stated that this alley should be retained for public access to the hike and bike trail. This vacation is recommended by all departments, subject to retention of utility easements. The members reviewed the information and

VOTED: To recommend that the East Fourth Street Alley from Sabine Street to East Avenue (I.H. 35) be VACATED, subject to the retention of utility easements, and subject to the retention of right-of-way for area needed in relation to the proposed Waller Creek Plan.

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

C10-73-106 City of Austin, Police Department
East Seventh Street Alley from I.H. 35 westerly to center line of Waller Creek.
Sabine Street from East 7th Street to East 8th Street

The staff reported that this vacation is in conformance with Phases 1, 2 and 3 of the Police Courts Building as reviewed by the Capital Improvements Program Committee. The members reviewed the information and

VOTED: To recommend that the East Seventh Street Alley from I.H. 35 westerly to the center line of Waller Creek be VACATED, and that Sabine Street from East 7th Street to East 8th Street be VACATED, with both vacations subject to the retention of utility easements, and subject to the retention of right-of-way for area needed in relation to the proposed Waller Creek Plan.

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

C10-73-107 Urban Renewal Agency
East Thirteenth Street, East Twelfth Street Alley, East Thirteenth Street Alley, East Fourteenth Street Alley - from San Jacinto Street to Trinity Street.

The staff reported that this area is to be acquired by the State of Texas; this request is in conformance with the Brackenridge Urban Renewal Plan as adopted by the City Council, and is recommended by all City departments, subject to the retention of utility easements.

C10-73-107 Urban Renewal Agency--Contd.

The members reviewed the information and

VOTED: To recommend that East Thirteenth Street, East Twelfth Street Alley, East Thirteenth Street Alley, and East Fourteenth Street Alley, from San Jacinto Street to Trinity Street be VACATED, subject to the retention of utility easements.

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

C10-73-108 Jimmie R. Garza and Emil L. Stryk
Un-named Street - contiguous to Blocks 1 and 2, Herman Steinle Subdivision, from West 35th Street to West 35th Street alley.

The staff reported that this request is being made by the two abutting property owners. The vacation is recommended by all City departments, subject to the retention of utility easements. The members reviewed the information and

VOTED: To recommend that the un-named street contiguous to Blocks 1 and 2, Herman Steinle Subdivision, from West 35th Street to West 35th Street alley be VACATED, subject to the retention of utility easements.

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

C1-73-3 Minutes

The members then

VOTED: To APPROVE the November 15, 1972 Special Planning Commission meeting minutes, the November 1972 and January 1973 Planning Commission minutes, as distributed.

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

COMMENDATION:

Mr. Milstead, Planning Commission Chairmen, and members of the Commission expressed their appreciation of Mrs. Sonia Ashworth's service to the City and to the Commission during her tenure, and commended her for that service.

SUBDIVISIONS

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

FINAL SUBDIVISION PLATS

Six 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:

- C8-72-13 Lakeway, Section 22-B
Rolling Green Drive & Top of the Lake Drive
- C8-72-20 Lakeway, Section 23
Lakeway Boulevard and Colorado Circle
- C8-72-60 Apache Shores, Section 7
Red Fox Road and Debbe Drive
- C8-72-67 Meadow Creek, Section 1
West Dittmar Road
- C8-72-156 Koger Executive Center, Unit 2
Wood Hollow Drive & Spicewood Springs Road
- C8-72-157 Red River Street (Brackenridge Street Dedication)
Red River and East 17th through East 12th

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

NEW FINAL SUBDIVISIONS

The staff reported that two subdivisions have met all the departmental requirements and it is recommended that they be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following subdivisions:

- C8-73-15 Lakeway, Section 22-C
Lakeway Boulevard and Cold Water Lane
- C8-73-16 Lakeway Greenhouse Condominiums
Morning Cloud and Acapulco Drive

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather

ABSENT: Messrs. Barrow, Bobbitt.

The staff reported that two subdivisions have not met all departmental requirements and are recommended to accept for filing and disapprove subject to required fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and subject to required easements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivisions, subject to required fiscal arrangements and easements and subject to compliance with departmental requirements as on file with the City of Austin Planning Department:

- C8-73-31 Angus Valley Annex, Section 3
Black Angus Drive and Bar-X Drive
- C8-73-32 Lamplight Village, Section 1
Parmer Lane and Limerick Drive

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

The staff reported that two subdivisions have not met all departmental requirements and are recommended to accept for filing and disapprove, subject to required sidewalks and easements, connection to City of Austin wastewater collection system and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE, the following short form subdivisions, subject to required sidewalks and easements, connection to City of Austin wastewater collection system and compliance with departmental requirements as on file with the City of Austin Planning Department:

C8-73-36 Buckingham Ridge, Section 3

South Congress and Eberhart Lane

C8-73-38 Quail Creek West, Phase II, Section 12

Golden Quail Boulevard

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSTAIN: Mr. Hetherly on C8-73-36

ABSENT: Messrs. Barrow, Bobbitt.

C814-72-02 The Park at Quail Creek, Section 3 - PUD
Quail Boulevard and Rutland Drive

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to required fiscal arrangements and required sidewalks and easements, connection to City of Austin wastewater collection system, and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of THE PARK AT QUAIL CREEK, SECTION 3 - PUD, subject to required fiscal arrangements, required sidewalks and easements, connection to City of Austin wastewater collection system, and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

C814-73-14 Northwest Mesa - PUD
Mesa Drive and Myrick Drive

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to required fiscal arrangements, required sidewalks, receipt of current tax certificates, connection to City of Austin wastewater collection system and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of NORTHWEST MESA - PUD, subject to required fiscal arrangements, required sidewalks, receipt of current tax certificates, connection to City of Austin wastewater collection system and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

C8-72-145 Southland Oaks
Braker Lane and Brodie Lane

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to required fiscal arrangements and easements, widening of Heather Lane to 60 feet, labeling street between BLK. D & E intersecting Twilight Trail and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of SOUTHLAND OAKS, subject to required fiscal arrangements and easements, widening of Heather Lane to 60 feet, labeling street between BLK. D & E intersecting Twilight Trail and compliance with departmental requirements as on file with the City of Austin Planning Department.

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

C8-73-21 Schindler-Cummins Subdivision
Anderson Lane and Executive Street

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove, subject to required fiscal arrangements, required sidewalks and easements, and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of SCHINDLER-CUMMINS SUBDIVISION, subject to required fiscal arrangements, required sidewalks and easements and compliance with departmental requirements as on file with the City of Austin Planning Department.

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

C8-73-27 Creek Bend South, Section 2
Lower Bluff Drive and Knuckles Crossing

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to receipt of current tax certificates and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of CREEK BEND SOUTH, SECTION 2, subject to receipt of current tax certificates and compliance with departmental requirements as on file with the City of Austin Planning Department.

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

C8-73-30 Highland Hills, Section 10
Shadow Mountain 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 subject to required fiscal arrangements, receipt of current tax certificates, connection to City of Austin wastewater collection system, required easements and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE, the subdivision of HIGHLAND HILLS, SECTION 10, subject to required fiscal arrangements, receipt of current tax certificates, connection to City of Austin wastewater collection system, required easements and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt

C8-73-39 Scenic Brook West, Section 3, Phase 2
Spring Valley Drive and Smoky Hill Drive

The staff reported that this subdivision has not met all departmental requirements and is recommended to accept for filing and disapprove subject to required fiscal arrangements, easements and sidewalks, connection to City of Austin wastewater collection system, expansion of sewage treatment plant before sewer service is approved, and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of SCENIC BROOK WEST, SECTION 3, PHASE 2, subject to required fiscal arrangements, easements and sidewalks, connection to City of Austin wastewater collection system, expansion of sewage treatment plant before sewer service is approved, and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather

ABSENT: Messrs. Barrow, Bobbitt

OLD SHORT FORMS

The staff reported that eight 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:

<u>C8s-70-233</u>	<u>Kassuba Beach, Phase 4</u>
	Elmont Drive & S. Lakeshore Blvd.
<u>C8s-72-373</u>	<u>Arroyo De Oro</u>
	Northcrest Boulevard & U.S. 183
<u>C8s-72-405</u>	<u>Morrow Subdivision</u>
	W. Duval & U.S. 183
<u>C8s-73-36</u>	<u>The 5200 Place Subdivision</u>
	North Lamar

<u>C8s-73-51</u>	<u>Whitehead Subdivision</u>
	U.S. 183
<u>C8s-73-56</u>	<u>Sousares Subdivision</u>
	U.S. 183
<u>C8s-73-66</u>	<u>Resub. Lots 28,29, BLK. I, Pleasant Hill Addn.</u>
	Stassney Lane & South Congress
<u>C8s-73-68</u>	<u>Hargraves Industrial Subdivision</u>
	E. St. Elmo Road

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

C8s-73-13 Roxanne & Robert's Addition
 West Rim Drive

The staff reported that this short form subdivision has met all departmental requirements except for required signatures of adjoining property owners and is before the Commission with a recommendation to accept for filing and approve and to grant the requested variance on signatures of adjoining owners. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the subdivision plat of ROXANNE & ROBERT'S ADDITION and granting a variance on required signatures of adjoining owners.

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

C8s-73-57 1st Property Realty Subdivision
 Highway 71

The staff reported that this short form subdivision has met all departmental requirements except required signatures of adjoining owners and is before the Commission with a recommendation to approve and to grant the requested variance on signatures of adjoining owners. The Commission then

VOTED: To APPROVE the short form subdivision of 1ST PROPERTY REALTY SUBDIVISION and to grant a variance on required signatures of adjoining owners.

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

NEW SHORT FORM SUBDIVISIONS

The staff reported that eleven short form subdivisions are now before the Commission for the first time and they are recommended to be accepted for filing and disapproved, subject to compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats, subject to compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8s-73-78</u>	<u>Resub. Lts. 2455-2459, Lakeway, Section 22-A</u>
	Lakeway Blvd.
<u>C8s-73-80</u>	<u>Allendale Square, Section 2</u>
	Rockwood Lane & Anderson Lane
<u>C8s-73-83</u>	<u>Resub. Lots 3 & 4, Blk. 44, Austin Lake Hills, 1</u>
	Lipan Trail

	Lot 5, Blk. D, Angus Valley, Section 9
<u>C8s-73-84</u>	<u>Resub. Lot 2, Blk. 3, Angus Valley</u>
	Mustang Chase
<u>C8s-73-85</u>	<u>Resub. Lot 1, Blk. B, Cherry Ck. Comm.</u>
	Manchaca & Stassney Lane
<u>C8s-73-86</u>	<u>Bayview Acres</u>
	Eck Lane
<u>C8s-73-87</u>	<u>Resub. Lot 1, Blackson Avenue Addn.</u>
	Blackson Avenue & I.H. 35
<u>C8s-73-91</u>	<u>Resub. Lot 15, Camelot, Section 1</u>
	Castle Ridge Road & Galahad Drive
<u>C8s-73-92</u>	<u>Springdale Place</u>
	Springdale Rd. & M.K.&T. RR
<u>C8s-73-93</u>	<u>McDonald's Subdivision</u>
	Airport Blvd. & E. 19th St.
<u>C8s-73-94</u>	<u>L & D Addition</u>
	Creek View Drive

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

The staff reported that three short form subdivisions are now before the Commission for the first time and require a variance on the signatures of adjoining owners. The staff recommends that the variance be granted and the subdivisions be accepted for filing and disapproved, subject to compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats, subject to compliance with departmental requirements as on file with the City of Austin Planning Department and to grant a variance on the required signatures of adjoining owners:

<u>C8s-73-81</u>	<u>Christianson Industrial Park</u>
	Shelby Lane
<u>C8s-73-90</u>	<u>March Addition</u>
	Fort View Road
<u>C8s-73-96</u>	<u>Northwest Church of Christ Subdivision</u>
	West Duval Road

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

The staff reported that two short form subdivisions are now before the Commission for the first time and require a variance to exclude the balance of the tract. The staff recommends that the variance be granted and the subdivisions be accepted for filing and disapproved, subject to compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats, subject to compliance with departmental requirements as on file with the City of Austin Planning Department and to grant a variance to exclude the balance of the Tract:

<u>C8s-73-82</u>	<u>Wm. Garner Jr., Subdivision</u>
	F.M. 1325
<u>C8s-73-95</u>	<u>Chevy Chase South Commercial Park</u>
	Wickersham Lane & E. Riverside Drive

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

C8s-73-76 Obenhaus Subdivision
Old U.S. Hwy. 183

The staff reported that this short form subdivision is now before the Commission for the first time and requires a variance on the required signatures of adjoining owners. 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 plat of OBENHAUS SUBDIVISION, and to grant a variance on the required signatures of adjoining owners.

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

ABSENT: Messrs. Barrow, Bobbitt.

C8s-73-79 Clawson Addition
Yellow Jacket Lane

The staff reported that this short form subdivision is now before the Commission for the first time and requires a variance on street width. The staff recommends that the variance be granted and the subdivision be accepted for filing and disapproved, subject to compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form subdivision of CLAWSON ADDITION, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, and to grant a variance on street width.

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

C8s-73-88 The Woody Subdivision
Parker Lane and E. Live Oak and Burleson

The staff reported that this subdivision is appearing before the Commission for the first time and recommends dismissal, since it requires a long form subdivision. The Commission then

VOTED: To DISMISS the subdivision known as THE WOODY SUBDIVISION, which requires filing a long form subdivision.

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

C8s-73-89 Resub. Lot 1477, Lakeway, Section 17
Melody and Electra

The staff reported that this short form subdivision is now before the Commission for the first time and requires a variance on lot width for septic tank use. The staff recommends that the variance be granted and that the subdivision be accepted for filing and disapproved, subject to compliance with departmental requirements as on file with the City

C88-73-89 Resub. Lot 1477, Lakeway, Section 17--Contd.

of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of RESUB. LOT 1477, LAKEWAY, SECTION 17, subject to departmental requirements and to grant a variance on lot width for septic tank use.

AYE: Messrs. Milstead, Betts, Faulkner, Hetherly and Stewart. Ms. Mather.

ABSENT: Messrs. Barrow, Bobbitt.

The meeting was adjourned at 2:30 a.m.



Richard Lillie
Executive Secretary