

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--May 8, 1973

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

Present

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

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
John German, Associate Director of Traffic and Transportation
Leon Lurie, Urban Renewal Agency
Clifford Coffman, Urban Renewal Agency
Andrea Winchester, Clerk IV
Pat Page, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of April 30 and May 1, 1973.

Present

C. W. Hetherly, Chairman
David Barrow, Jr.
Charles Betts
O. B. (Bob) Bobbitt
Royce Faulkner

Also Present

Al Baker, Zoning Administrator
Jack Alexander, Assistant Dir. of Plng.
*Charles Graves, City Engineer
Caroline Schreffler, Admin. Sec.
Pat Page, Secretary I

*Present only on May 1, 1973

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

STAFF REPORT:

This property is located in north Austin at the intersection of Burnet Road and Anderson Lane, two major arterial streets. The area is zoned and developed with retail-commercial uses. Height of structures along Burnet Road and Anderson Lane have been almost totally limited to thirty-five feet except near Research Boulevard to the north and near Koenig Lane to the south. Third Height and Area also exists on a tract on Burnet Road which is over 1100 feet to the south of subject tract.

The Building Inspection Department reports that there are three signs at this intersection that exceed the height and area requirements. The sign on the north-west corner was approved by the Board of Adjustment. The sign across Anderson Lane on the northeast corner was allowed through an error in issuing a permit. The sign adjoining the south boundary of the subject tract is illegal in height and area and the owner has been advised that it must be lowered.

STAFF RECOMMENDATION:

That this case be denied. Thirty-five feet is a sufficient height even for this limited area of a sign. A change to an increased height would be a bad precedent for more intense competition of signs. Many developments in this area already have adequate signs constructed within the thirty-five foot limit.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Ken Gully (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and noted that while there are signs in this area which are taller than this request, granting the zoning would set a bad precedent for this area. Mr. Barrow suggested that stricter enforcement of the City Code on height of signs is much needed. The members concluded that this request should be denied.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

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

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

C14-73-049 Freeda Ruth Rush: A, 1st to O, 1st
5201-5207 Evans Avenue
600-602 East 52nd Street

STAFF REPORT:

This property is located in north Austin on a minor residential street, two hundred feet from the closest major arterial street. Subject tract lies within a single-family neighborhood with few zoning encroachments except for several old zoning cases to the south. This overall area south of East 53rd (North Loop Boulevard) is interlaced with residential streets adequate for only single-family/duplex development.

The Planning Commission in recent years has not recommended for zoning changes this deep into the residential neighborhood south of 53rd Street. A request for re-zoning of "LR" Local Retail for approximately the same depth into a residential neighborhood was denied on Avenue H in 1970. Extension of commercial zoning further southward on Martin Street was recently recommended for denial by the Planning Commission. The deepest recent zoning into this neighborhood is the pending case at the southeast corner of Duval Street and 53rd Street for which the City Council approved "B" Residence, rather than "O" office for the southernmost lot.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into an "A" Residence neighborhood with inadequate streets. This would be the deepest recent intrusion into this area. Subject tract also faces "A" Residence development across Evans Avenue.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Chester Crow: 10127 Parkford, Dallas, Texas

Hazel Lowery: 1710 Bouldin Avenue

A. V. Lunday: 5109 Martin Avenue

Madalene B. Patton: 5107 Martin Avenue

FOR

AGAINST

AGAINST

AGAINST

PERSONS APPEARING

Dr. Walter Meyer (representing applicant)

COMMITTEE ACTION:

Mr. Bobbitt stated that the proposed use, a two-story office building, would be an improvement in this area. Mr. Betts stated that this area is in transition, with heavy traffic on Bruning Avenue. Mr. Faulkner stated that this request is too far into the interior of the neighborhood and would be an intrusion, setting an undesirable precedent for the area.

A majority of the Committee concluded that this request should be granted, subject to five feet of right-of-way on Evans Avenue and five feet of right-of-way on East 52nd Street.

AYE: Messrs. Hetherly, Barrow, Betts and Bobbitt

NAY: Mr. Faulkner

COMMISSION ACTION:

The members reviewed the information presented on the existing action in this area.

C14-73-049 Freeda Ruth Rush--Contd.

COMMISSION VOTE:

To recommend that the request of Freeda Ruth Rush for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5201-5207 Evans Avenue and 600-602 East 52nd Street be GRANTED, subject to five feet of right-of-way on Evans Avenue and five feet of right-of-way on East 52nd Street.

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

C14-73-079 Jacob Bauerle, Inc.: A, 1st to C, 2nd
 2119 Oxford Avenue

STAFF REPORT:

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

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a residential neighborhood with inadequate streets. Although subject tract is a part of an overall tract which is zoned for non-residential purposes, the tract is over two hundred feet from the South Lamar Boulevard intersection and would be an intrusion into the residential neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)
Jerry Kahn (representing applicant)

COMMITTEE ACTION:

The members received the request for withdrawal from the applicant's representative.

COMMITTEE VOTE:

To WITHDRAW the request of Jacob Bauerle, Inc. for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Second Height and Area for property located at 2119 Oxford Avenue.

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

C14-73-080 Odus S. Crumley and E. E. Bertling, et ux: A, 1st to BB, 1st
 504-506 Elliott Street

STAFF REPORT:

This property is located in north Austin on a minor residential street with narrow surfacing. Subject tract is part of a single-family neighborhood east of North Lamar Boulevard in which there have been no zoning encroachments south of Deen Avenue. This property also faces single-family homes across the street and is adequate for development of two duplex lots.

In 1969 the Commission, on a case for "C" Commercial, recommended against any change of zoning on Elliott Street for the property which adjoins the west boundary of subject tract, stating a change in zoning would be an intrusion into a residential

C14-73-080 Odus S. Crumley and E. E. Bertling--Contd.

neighborhood with inadequate streets. This earlier case was amended at the City Council hearing to delete that part fronting on Elliott Street. The Council overruled the Commission and approved "C" Commercial on the remaining triangular-shaped tract which has access only to North Lamar Boulevard, a major arterial street. Two years ago the Commission recommended "BB" Residence for a property on Deen Street which abuts the north boundary of subject tract. Two months ago the Commission recommended for "LR" Local Retail zoning for a property on Deen Avenue lying between the earlier case of "BB" Residence zoning and the "C" Commercial zoning on North Lamar Boulevard.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with streets adequate for only "A" Residence uses. Subject tract is large enough for duplex development, which is considered more appropriate for this low-density area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Robert L. Pickle: 3904 Bailey Lane

FOR

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

The members reviewed the zoning in this area; Mr. Barrow stated that the requested zoning is suitable, and noted that there was no neighborhood opposition to this change. Mr. Betts stated that this request is an encroachment, and suggested that the site could be developed with a tri-plex. A majority of the members concluded that this request should be granted, subject to subdivision and five feet of right-of-way on Elliott Street.

AYE: Messrs. Hetherly, Barrow, Bobbitt and Faulkner

NAY: Mr. Betts

COMMISSION ACTION:

The members reviewed the information presented on the existing action in this area. Mr. Betts confirmed his opinion that this request is an intrusion into the single-family area.

COMMISSION VOTE:

To recommend that the request of Odus S. Crumly, et ux, for a zoning change from "A" Residential, First Height and Area to "BB" Residential, First Height and Area, located at 504-506 Elliott Street be GRANTED, subject to a subdivision to identify this property and to dedicate five feet of right-of-way to increase Elliott Street to 60 feet.

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

NAY: Messrs. Milstead and Betts. Ms. Mather.

C14-73-081 Walter L. Snowden and Kirby T. Meyer: A, 1st to O, 1st
4610-4612 Connelly Street

STAFF REPORT:

This property is located in north Austin on a dead-end, minor residential street; it is approximately one block east of Airport Boulevard and one block west of I.H. 35. Subject tract lies within an area in transition as noted by the mixed zoning pattern. "C" Commercial zoning exists across the street and also abuts the north boundary of subject tract. The "C" Commercial-zoned tract at the end of Connelly Street was rezoned in 1970, at which time a cul-de-sac was not required to terminate this street.

That this case be denied, but recommend that "O" Office, First Height and Area be granted as being more consistent with the overall area and constituting a transition of height more favorable to those properties to the immediate south and into the Brykerwoods neighborhood.

C14-73-084 Estate of Mrs. W. H. Taff, Deceased--Contd.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Standard Mortgage Company, Inc.: P. O. Box 1987
E. L. Goerner: 3907 Red River Street

FOR
AGAINST

PERSONS APPEARING

George Hatfield (representing applicant)
One person

FOR

COMMITTEE ACTION:

Mr. Betts expressed concern for inadequate parking to be provided for the requested use and noted that an amendment to the Ordinance presently being processed will solve these situations. Mr. Hetherly stated that it would be unfair to the applicant to delay this case for the Ordinance amendment. The members concluded that this case should be granted, subject to subdivision and five feet of right-of-way on East First Street.

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

COMMISSION ACTION:

The members reviewed the information presented on the zoning on this case. Ms. Mather was in agreement with the staff that this zoning was too permissive. Mr. Betts felt they had plenty of parking area.

COMMISSION VOTE:

To recommend that the request of Gene Nauman, Independent Executor for the estate of Mrs. W. H. Taff, deceased, for a change of zoning from "C" Commercial, Second Height and Area, to "C-2" Commercial, Second Height and Area, for property located at 1717-1719 East First Street be GRANTED, subject to departmental requirements.

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

C14-73-085 W. W. Patterson, et al: Int. A, Int. 1 and D, 1st to C, 1st
835-955 U. S. Highway 183, East (Tract 1)
1001-1035 U. S. Highway 183, East (Tract 2)
1063-1139 U. S. Highway 183, East (Tract 3)

STAFF REPORT:

This property is comprised of narrow strips of land located in northeast Austin on a major arterial street, which is also a United States Highway. Non-residential zoning exists and is anticipated for properties fronting this street. Subject property adjoins the St. John's neighborhood to the south, an area for which both the Planning Commission and the City Council have recently adopted a land use and development plan that includes both areas.

The adopted plan recommends some type of retail zoning as appropriate for these tracts, but the lack of sufficient depth (less than 150 feet) appreciably limits buffering and setbacks which should exist between retail-commercial and residential development. For long, shallow tracts such as these, the Commission has recently recommended a limitation of curb cuts to discourage strip development along major streets. It is noted that a buffer strip of "A" Residence zoning exists at the rear lot lines of the homes on the west side of Bennett Avenue and the non-residential development along I. H. 35.

C14-73-085 W. W. Patterson, et al--Contd.

STAFF RECOMMENDATION:

That this case be denied, but that "LR" Local Retail be granted save and except the western part of Tract 1 which is already zoned "D" Industrial, subject to a subdivision to identify these tracts and provide for the proper termination of streets to the south in accordance with the St. John's Neighborhood Development Plan. It is also recommended that the Commission limit the access on Tracts 1, 2 and 3 to 1, 2 and 2 curb cuts, respectively, on Ed Bluestein Boulevard. It is suggested that the Commission consider a six-foot privacy fence along the south boundary line and also a building setback line from this same boundary. "LR" Local Retail zoning with the above conditions is more appropriate, considering the residences to the south and the shallow depth and lack of internal access associated with subject tracts.

CITIZEN COMMUNICATION (ST. JOHN'S NEIGHBORHOOD GROUP)**WRITTEN COMMENT**

Standard Mortgage Co., Inc.: P. O. Box 1987

Watt Schieffer: 1011 East 40th Street

Mary Lee Clatorn: 5604 Preswyck Drive

FOR

FOR

AGAINST

PERSONS APPEARING

Larry Nieman (representing applicant)

COMMITTEE ACTION:

The members reviewed the information; they were of the opinion that local retail uses would be more appropriate for these tracts. They discussed the termination of the streets abutting the tracts; Mr. Barrow stated that additional streets through these tracts would be undesirable, creating a flow of traffic through the residential development. Mr. Faulkner stated that curb cuts should be limited on these tracts, due to the flow of traffic.

The members concluded that this request should be denied, but recommend that "LR" Local Retail, First Height and Area be granted, except for the western portion of Tract 1, which is presently zoned "D" Industrial. This recommendation is subject to subdivision; proper termination of the streets in conformance with the St. John's Neighborhood Plan; limitation of curb cuts to one on Tract 1, two on Tract 2, and two on Tract 3; and a six-foot privacy fence on the south boundary.

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

COMMISSION ACTION:

The Commission reviewed the information presented on the development in this area, and the development of these tracts.

COMMISSION VOTE:

To recommend that the request of W. W. Patterson, et al, for a change of zoning from Interim "A" Residence, Interim First Height and Area and "D" Industrial, First Height and Area to "C" Commercial, First Height and Area for property located at 835-955 U.S. Highway 183 East, (Tract 1), 1001-1035 U.S. Highway 183, East, (Tract 2) and 1063-1139 U.S. Highway 183, East, (Tract 3), be DENIED, but recommend that "LR" Local Retail, First Height and Area be GRANTED, except for the western portion of Tract 1, which is presently zoned "D" Industrial, First Height and Area. Subject to subdivision; proper termination of the streets

C14-73-085 W. W. Patterson, et al--Contd.

in conformance with the St. John's Neighborhood Plan; limitation of curb cuts to one on Tract 1, two on Tract 2, and two on Tract 3; and a six-foot privacy fence on the south boundary.

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

C14-73-086 A. V. Holden, et ux: A, 1st to GR, 1st
2206 Anderson Lane

STAFF REPORT:

This property is located in north Austin on a major arterial street, planned to go to ninety feet of right-of-way. Properties along this street are in transition to retail zoning and development. A number of the properties fronting this street, including the subject tract, abut single-family neighborhoods. The deeper tracts, such as two cases to the east of subject tract, have posed problems to the Commission. Setbacks and approval of zoning on a lesser area have been required to protect the adjoining single-family homes. Subject tract is, however, small and shallow and lends itself to only minimum buffering.

STAFF RECOMMENDATION:

That this case be granted, subject to dedication of five feet of right-of-way to increase Anderson Lane to ninety feet. It is suggested the Commission consider a six-foot privacy fence on the north boundary and a twenty-five foot building setback from the rear property line. The requested zoning is consistent with the zoning and development along this street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

A. V. Holden (applicant)

COMMITTEE ACTION:

The members reviewed the information and agreed that the requested zoning is suitable for this location. Mr. Betts stated that the twenty-five foot setback from the rear property line would afford protection to the abutting single-family residence. The members concluded that this request should be granted, subject to five feet of right-of-way on Anderson Lane; a 25-foot building setback from the north boundary line; and a six-foot privacy fence on the north boundary.

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

COMMISSION ACTION:

The Commission reviewed the zoning and uses in this area.

COMMISSION VOTE:

To recommend that the request of A. V. Holden, et ux, for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 2206 Anderson Lane be GRANTED, subject to five feet of right-of-way on Anderson Lane; a 25-foot building setback from the north boundary line; and a six-foot privacy fence on the north boundary.

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

C14-73-087 M. H. Crockett, Jr.: C, 1st to C-2, 1st
6202-6208 Cameron Road

STAFF REPORT:

This property is located in north Austin on a major arterial street and faces well-maintained homes which are a part of the large Meadow Brook single-family neighborhood. Subject tract is approximately two blocks north of a church on the same side of Cameron Road.

STAFF RECOMMENDATION:

That this case be denied, as being too permissive and incompatible with the homes located immediately across Cameron Road. "C-2" Commercial zoning should be far removed from "A" Residence development. Additional "C-2" uses in this area would be a strong precedent for more of the same.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMUNICATION

Virgil J. McFarland: 1400 Glenwood

AGAINST

Mr. & Mrs. Frank Kasperek: 1302 Hillcrest Drive

AGAINST

Robert W. Loveless, Jr.: 1308 Glencrest

AGAINST

Robert L. Kincl: 1303 Glenwood Drive

FOR

PERSONS APPEARING

M. H. Crockett, Jr. (applicant)

COMMITTEE ACTION:

The members reviewed the existing zoning and uses in this area; they were of the opinion that this use should be tied to the existing building, as this area may be changing. A majority of the Committee concluded that this request should be granted, subject to a restrictive covenant stipulating that with the destruction of the existing building, the zoning of the tract shall revert to "C" Commercial, First Height and Area zoning.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

ABSTAIN: Mr. Bobbitt

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of M. H. Crockett, Jr., for a zoning change from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area for property located at 6202-6208 Cameron Road be GRANTED, subject to a restrictive covenant stipulating that with the destruction of the existing building, the zoning of the tract shall revert to "C" Commercial, First Height and Area zoning.

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

Ms. Mather

ABSTAIN: Mr. Bobbitt

C14-73-088 Alvin E. Terrell, et ux: A, 1st to B, 2nd
4508-4510 Speedway Avenue

STAFF REPORT:

This property is located in north Austin on a narrow minor residential street that deadends at the University of Texas intramural field to the north. This tract is large enough in area for the construction of two duplexes. Subject tract lies within the Hyde Park Annex, a single-family neighborhood. The Planning Commission has generally been recommending that apartment zoning on the north side of 45th Street be limited to those properties fronting on the major arterial street, and that rezoning be limited to three lots in depth into the residential neighborhood. In most instances the Commission's policy has been closely followed and vehicular access has been denied to the minor streets.

Subject tract represents one of the deepest encroachments to date into the neighborhood. There have been only two requests for rezoning of properties this far north of 45th Street; one case to the east covering seven lots on the west side of Avenue F, which was denied and withdrawn; and a more recent 1972 case on Avenue H, which was denied by both the Commission and the City Council.

STAFF RECOMMENDATION:

That this case be denied, as an intrusion into an "A" Residence neighborhood with inadequate streets.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Dr. A. J. Harrell: 4500 Avenue D	FOR
Kirk E. Williamson: 4314 Medical Parkway	FOR
Don J. Jackson Investment Co.: 3810 Medical Parkway	AGAINST

PERSONS APPEARING

Mr. & Mrs. Alvin E. Terrell (applicant)	
Wade A. Huckins: 4508-4510 Speedway Avenue	FOR
Sam Megers: 4508 Speedway	FOR

COMMITTEE ACTION:

Mr. Hetherly reviewed the previous zoning requests in this area; he stated that it is only a matter of time until this area does change, but the requested zoning represents an encroachment and sets an undesirable precedent. Mr. Betts stated that this area may be in a state of transition at this time, and noted that there was no neighborhood opposition on this case. The members concluded that this case should be denied, as an intrusion into an "A" Residence neighborhood.

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

COMMISSION ACTION:

The members reviewed the zoning history of this area.

COMMISSION VOTE:

To recommend that the request of Alvin E. Terrell, et ux, for a zoning change from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4508-4510 Speedway Avenue be DENIED.

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

C14-73-089 Mrs. James L. Rice and Emelia W. Vickland: A, 1st to O, 1st
4205-4209 Marathon Boulevard

STAFF REPORT:

This property is located in north Austin on a narrow minor residential street adequate for only single-family and duplex uses. Subject tract is part of an older single-family neighborhood bounded by 42nd Street to the south, 45th Street to the north, Medical Parkway to the west and Lamar Boulevard on the east. An area review 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. Some older "B" Residence and "O" Office zoning exists in this area, such as that adjoining the south boundary of subject tract. However, these cases were granted prior to the area review and current policy. The Commission has twice recommended that the property at the northwest corner of Bellvue Avenue and West 42nd Street be considered an exception to their policy for this area and has recommended "O" Office on this tract. The City Council recommended for denial last year and will be hearing the second request for "O" Office this month. The Commission has since recommended against a change in zoning for the southwest corner of 44th Street and Marathon Boulevard. This case was withdrawn prior to the City Council hearing.

STAFF RECOMMENDATION:

That this case be denied, as an intrusion into a single-family neighborhood served by inadequate minor residential streets. The requested zoning is also inconsistent with the area review and recent Planning Commission policy.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Leonard H. Meiske: 11614 Q. Ranch Road	FOR
Mr. Eric Kashar: 4213 Marathon Boulevard	FOR
Lillian Kashar: 4213 Marathon Boulevard	FOR
Mrs. Katherine Steinmann: 813 North Bluff Drive	FOR
J. C. Gladden: P. O. Box 2179, Victoria, Texas	FOR
Joseph Marek: Rt. 2, Box 98, Caldwell, Texas	AGAINST

PERSONS APPEARING

Mrs. James L. Rice (applicant)
Jennie Shafer (representing applicant)

COMMITTEE ACTION:

Mr. Hetherly stated that although the property abuts an office building, the area study and the Commission policy should be upheld. Mr. Bobbitt stated that this is a transitional area. A majority of the Committee concluded that this request should be denied.

AYE: Messrs. Hetherly, Barrow and Faulkner
NAY: Messrs. Betts and Bobbitt

COMMISSION ACTION:

Mr. Betts stated that this was a much more transitional area. Mr. Hetherly stated that "O" Office would be more beneficial to the area than "B" Residence and that he was voting against the requested zoning due to policy adopted by the Commission earlier in 1972.

Cl4-73-089 Mrs. James L. Rice and Emelia W. Vickland--Contd.

COMMISSION VOTE:

That the request of Mrs. James L. Rice and Emelia W. Vickland for a zoning change from "A" Residence, First Height and Area, to "O" Office, First Height and Area be DENIED.

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

NAY: Messrs. Betts and Bobbitt.

Cl4-73-090 Willie H. Glass, Jr.: A, 1st to LR, 1st
2906-2908 South First Street
600-604 Terrell Hill Drive

STAFF REPORT:

This property is located in south Austin near the Molly Dawson Elementary School at the corner of a major arterial street and an inadequate 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. Recently the Commission has been limiting its recommendation to no more than "LR" Local Retail as more in keeping with the remaining single-family development and the character of the area. It is noted that there has been very little retail-commercial development along this street compared with the amount of existing zoning.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify this property and provide one-half the right-of-way (approximately six feet) to increase Terrell Hill Drive to sixty feet. It is suggested that the Commission consider a six-foot privacy fence along the west boundary where adjoining "A" Residence. The requested zoning is consistent with recent recommendations for this section of South First Street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Dovie Jones: 605 Terrell Hill Drive FOR

Mrs. C. B. (Ruth) Smith, Sr.: 3005 Scenic Drive FOR

Charles W. Jenkins: 516 Sacramento Drive FOR

PERSONS APPEARING

Willie Glass (applicant)

COMMITTEE ACTION:

The members were of the opinion that the requested zoning is suitable for the area. Mr. Barrow stated that a fence on the west boundary line would be desirable for the protection of the residential lot. The members concluded that this request should be granted, subject to subdivision, approximately six feet of right-of-way on Terrell Hill Drive, and a six-foot privacy fence on the west boundary line.

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

COMMISSION ACTION:

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

C14-73-090 Willie H. Glass, Jr.--Contd.

COMMISSION VOTE:

To recommend that the request of Willie H. Glass, Jr., for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 2906-2908 South First Street and 600-604 Terrell Hill Drive be GRANTED, subject to subdivision, approximately six feet of right-of-way on Terrell Hill Drive, and a six-foot privacy fence on the west boundary line.

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

C14-73-091 River Village, Inc.: A, 1st to GR, 1st
Rear of 1409-1501 Inglewood Street

STAFF REPORT:

This property is located in south Austin and is part of an elevated single-family neighborhood which overlooks I. H. 35 and Town Lake. This neighborhood has suffered no zoning encroachment within its interior. Subject tract is served by a minor residential street which deadends to the west. Recently the Commission recommended for only a limited area of "GR" General Retail, First Height and Area for a property fronting on I. H. 35, rather than the Second Height and Area requested. This tract is considerably lower in elevation than is subject tract, but the Commission's approach was to protect this overall neighborhood from visual obstructions. In the last few years a request for a sign exceeding First Height and Area on the "LR" Local Retail tract to the southwest was denied by the Board of Adjustment in deference to the single-family neighborhood.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood. Both the Planning Commission and the City Council indicated strong concern for this neighborhood by recently imposing a 25-year covenant permitting only "A" Residence use for the vacated alley between Inglewood Street and Lupine Lane and the vacated westernmost end of Inglewood Street.

CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)

WRITTEN COMMENT

Joe Duckworth: 1105 Manlove Street	AGAINST
Earl Durflinger: 1503 Inglewood	AGAINST
Percy C. Maynord: 1500 Inglewood	AGAINST
Ruel E. Snow: 1506 Lupine Lane	AGAINST
Mrs. Donald Edward Cox: 1315 Alta Vista	AGAINST

PERSONS APPEARING

Ruel E. Snow: 1506 Lupine Lane	AGAINST
Earl Durflinger: 1503 Inglewood	AGAINST

COMMITTEE ACTION:

The members reviewed the information on the zoning and development in this area. They concluded that the requested zoning would be an intrusion and recommend that it be denied.

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

C14-73-091 River Village, Inc.--Contd.

COMMISSION ACTION:

The Commission reviewed the information presented on the development and the past zoning history of this area.

COMMISSION VOTE:

To recommend that the request of River Village, Inc., for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at the rear of 1409-1501 Inglewood Street be DENIED.

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

C14-73-092 William Boaz Gumm and Tom C. Hazlewood: A, 1st to B, 1st
309-311 West 37th Street

STAFF REPORT:

This property is located in north Austin on an inadequate minor residential street with only forty feet of right-of-way. Subject tract lies within an overall area recommended for apartment zoning where most streets are adequate.

Subject tract is separated from existing apartment zoning to the west by eight lots that remain "A" Residence and is over 700 feet from Guadalupe Street, the closest major arterial street. There is a devious street pattern to the east which would require the use of Home Lane, a street which is little more than an alley.

This Planning Commission has been hesitant to recommend for zoning changes for tracts that are located to the interior of small enclaves of single-family homes. This has been especially true in areas where inadequate street circulation exists. Recent examples are tracts of land southeast of subject tract along West 35th Street for which apartment zoning was recommended for denial and last month, where apartment zoning on Cedar Street was recommended for denial. Most of the recent properties in this area receiving a favorable recommendation have been on more adequate streets or closer to the major streets.

STAFF RECOMMENDATION:

That this case be denied, due to the inadequate street situation in this particular location and the large number remaining "A" Residence properties between subject tract and Guadalupe Street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

E. J. Huber: 5504 Ardmore, Houston, Texas
Miss Bertha Casey: 305 West 38th Street
Miss Josephine Casey: 305 West 38th Street
Petition bearing 76 names
Petition bearing 14 names
Petition bearing 9 names
Petition bearing 3 names
Lois Buck: 310 West 37th Street
Estelle Scherr: 207 West 35th Street

FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

C14-73-092 William Boaz Gumm and Tom C. Hazlewood--Contd.

PERSONS APPEARING

Tom Ezell (representing applicant)	
Stroud Kelley: 3408A Cedar Street	AGAINST
Estelle Scherr: 207 West 35th Street	AGAINST
John H. Farr, Jr.: 207 West 35th Street	AGAINST
Mrs. W. F. Michael: 405 West 37th Street	AGAINST
Donald O'Neal: 305 West 37th Street	AGAINST
J. W. Eskew: 307 West 37th Street	AGAINST
Kirk Scholz: 400 West 33rd Street	AGAINST
Petition bearing 20 names	AGAINST

COMMITTEE ACTION:

The members reviewed the information, and noted that this is a well-maintained area. Mr. Hetherly stated that this street is inadequate, with heavy traffic; he feels that the existing zoning in the area is a precedent for this request. A majority of the members concluded that this request should be denied, as an intrusion.

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

COMMISSION ACTION:

The members reviewed the information presented on the existing action in this area.

COMMISSION VOTE:

To recommend that the request of William Boaz Gumm and Tom C. Hazlewood, for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area, located at 309-311 West 37th Street, be DENIED.

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

C14-73-093 Edith Thompson: A, 1st to B, 1st
1502-1504 Kinney Avenue

STAFF REPORT:

This property located in south Austin is on a neighborhood collector street. Subject tract is part of an older single-family neighborhood west of Kinney Avenue in which there have been no zoning encroachments north of Collier Street. Some relatively new duplexes exist in this area. Apartment zoning on the east side of Kinney Avenue and north of Collier Street began in the mid-1960s and acts as a buffer to the commercial zoning along South Lamar Boulevard. Subject tract has sufficient area to be developed with a duplex.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into the single-family neighborhood of well-maintained homes west of Kinney Avenue.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

C14-73-093 Edith Thompson--Contd.

WRITTEN COMMENT

Mrs. C. G. Byars: 1501 Oxford Avenue	FOR
Pauline Harkly: 85 Trinity Apt. 103	FOR
Mary E. Ballard: 85 Trinity Apt. 103	FOR
W. C. Atkins: 2600 Foxglen Drive	FOR
Petition bearing 3 names	FOR
Petition bearing 3 names	FOR
Mrs. Effie Holb: 1406 Kinney Avenue	FOR
Francis R. Reissig: 2212 East Side Drive	FOR
D. C. Curry: 1914 Kinney Road	FOR
Virginia McAngus: 1515 Oxford Avenue	AGAINST
Mrs. Rose H. Meredith: 1404 Oxford Avenue	AGAINST
Raymond Torres: 1500 Oxford Avenue	AGAINST
Mrs. Effie Ruth W. Thomas: 10202 Old Manchaca Road	AGAINST
Mrs. Mae Nichols: 1508 Kinney Avenue	AGAINST
James P. Green: 1510 Kinney Avenue	AGAINST

PERSONS APPEARING

Celesta Cullen (representing applicant)	
Conrad Fox: 1406 Oxford Avenue	AGAINST
Fred Laridon: 1400 Oxford Avenue	AGAINST

COMMITTEE ACTION:

The members reviewed the zoning history of this area; they concluded that the requested zoning would be an intrusion and should be denied.

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

COMMISSION ACTION:

The members reviewed the zoning history of the area.

COMMISSION VOTE:

To recommend that the request of Edith Thompson for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 1502-1504 Kinney Avenue be DENIED.

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

C14-73-094 M. H. Crockett, Jr., et ux: C, 5th to C, 3rd
 3922 North Lamar Boulevard
 1001-1005 West 40th Street

STAFF REPORT:

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Don J. Jackson Investment Company: 3810 Medical Parkway	FOR
Ralph Moreland: 1905 North Lamar Boulevard	FOR

PERSONS APPEARING

Martin Boozer (representing applicant)
 Jerry Kahn (representing applicant)

C14-73-094 M. H. Crockett, Jr.--Contd.

COMMITTEE ACTION:

The Committee members received the request for withdrawal from the applicant's representative.

COMMITTEE VOTE:

To WITHDRAW the request of M. H. Crockett, Jr., et ux, for a zoning change from "C" Commercial, Fifth Height and Area to "C" Commercial, Third Height and Area for property located at 3922 North Lamar Boulevard and 1001-1005 West 40th Street.

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

C14-73-095 George C. Robinson: C, 2nd to C, 3rd
 308 West 19th Street

STAFF REPORT:

This property is located in the University area on a major arterial street and lies within an area which is permissively zoned. Third and Fourth Height and Area zoning exists in this small neighborhood, which is surrounded by two major arterials and the University of Texas.

STAFF RECOMMENDATION:

That this request be granted, subject to one-half the right-of-way (five feet) to increase 19th Street from 80 to 90 feet. The requested zoning is an extension of the existing zoning pattern in this area.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOOD)

WRITTEN COMMENT

Elizabeth Begett: 2202 Bridle Path	AGAINST
J. Harold Hughes: 906 Financial Plaza of Pacific Honolulu, Hawaii 96813	AGAINST
Walter Wukasch: 415 West 19th Street	AGAINST
Edna Swiedom: 415 West 19th Street	AGAINST
Willissa Weldon: 403 West 19th Street	AGAINST
Calvin C. Otto: 403 West 19th Street	AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)	
Jerry Kahn (representing applicant)	
Howard Watt (SAVE UNIVERSITY NEIGHBORHOOD)	AGAINST

COMMITTEE ACTION:

Mr. Barrow stated that the proposed use of a sign is inappropriate for the tract and the neighborhood. Mr. Betts pointed out the existing zoning in this area and stated that right-of-way should not be required, as this use will not increase traffic. Mr. Hetherly stated that a ninety-foot sign would not block the view of the University Tower in the area.

A majority of the Committee concluded that this request should be granted, subject to a restrictive covenant limiting the height of the sign to ninety feet.

AYE: Messrs. Hetherly, Faulkner and Betts
NAY: Messrs. Barrow and Bobbitt

C14-73-095 George C. Robinson--Contd.

COMMISSION ACTION:

Commission members discussed the affect of high-rise signs on Austin. General consensus was that the sign would be unsightly and entirely too high, although not blocking any view.

COMMISSION VOTE

That the request of George C. Robinson for a zoning change from "C" Commercial, Second Height and Area to "C" Commercial, Third Height and Area, located at 308 West 19th Street be DENIED.

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

C14-73-096 M. H. Crockett, Jr.: C-2, 2nd to C-2, 3rd
317 South Congress Avenue

STAFF REPORT:

This property is located on a major arterial street less than one block south of Town Lake. This street is one of the few remaining avenues which affords an open view of the State Capitol Building. Although permissively zoned, this area has been primarily limited to Second Height and Area. Recently the Planning Commission recommended for Third Height and Area for a more compatibly-located property on Riverside Drive, approximately 500 feet east of South Congress Avenue.

STAFF RECOMMENDATION:

That this case be denied. The height of sixty feet already permitted in this area is more than adequate for building of signs. Anything higher than sixty feet is not only inconsistent, but is considered incompatible with the emerging character of this area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)
Jerry Kahn (representing applicant)
Mr. Wimberly (representing applicant)

COMMITTEE ACTION:

The members reviewed the information and noted the plans by the City for a Town Lake beautification project. Mr. Hetherly stated that a sign of the proposed height would have an undesirable effect upon this area.

Mr. Betts stated that this area is not well-maintained. A majority of the Committee concluded that this request should be denied.

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

COMMISSION ACTION:

The members reviewed the information presented on this case. Mr. Bobbitt expressed an opinion that billboards on the main street were very unsightly. It was felt

C14-73-096 M. H. Crockett, Jr.--Contd.

that the height of sixty feet was more than adequate in this area for height of signs and that anything higher would be inconsistent with the character of this area.

COMMISSION VOTE:

That the request of M. H. Crockett, Jr. for a zoning change from "C-2" Commercial, Second Height and Area to "C-2" Commercial, Third Height and Area, located at 317 South Congress Avenue be DENIED.

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

C14-73-097 Harris L. Johnson and Charles D. Patterson: C, 2nd to C, 3rd
5604 Burnet Road

STAFF REPORT:

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Edith Bartleson: 5604 Montview

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

Jerry Kahn (representing applicant)

COMMITTEE ACTION:

The Committee members received the request for withdrawal from the applicant's representative.

COMMITTEE VOTE:

To WITHDRAW the request of Harris L. Johnson and Charles D. Patterson for a change of zoning from "C" Commercial, Second Height and Area to "C" Commercial, Third Height and Area for property located at 5604 Burnet Road.

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

C14-73-098 W. W. Patterson, et al: Int. A, Int. 1st, BB, 1st, B, 1st & GR, 1st
Northwest corner of Loyola Lane to B, 1st & GR, 1st
and Ed Bluestein Boulevard

STAFF REPORT:

This property, totaling twenty acres, is located in northeast Austin at the corner of a neighborhood collector street and a street classified as both a major arterial and a U. S. Highway. Subject tract adjoins the single-family neighborhood, The Bluffs of University Hills, on its west boundary. A school site also exists across Loyola Lane from subject property.

The Planning Commission in 1969 recognized some basis for a change in zoning, as this property fronts on a U. S. Highway. "GR" General Retail was recommended for more than five and one-half acres oriented to Ed Bluestein. The remainder of the tract, oriented toward the interior and the single-family neighborhood, was recommended for apartment zoning. Since the 1969 zoning case, substantial amounts of retail zoning have been established at major intersections to the immediate north and northeast of subject tract.

C14-73-098 W. W. Patterson, et al--Contd.

STAFF RECOMMENDATION:

That this case be denied as an unnecessary intrusion into a single-family neighborhood which has more than adequate retail zoning in existence to serve this area. Retail zoning should be encouraged at the intersections of major streets. The requested zoning is inconsistent with the Commission's past recommendation for this property.

CITIZEN COMMUNICATION (UNIVERSITY HILLS HOME OWNERS)

WRITTEN COMMENT

Trammel Crow

Mr. & Mrs. Gilbert H. Forehand: 6514 Greensboro Drive

Charles R. Paul: 8900 Shoal Creek Boulevard

FOR

AGAINST

FOR

PERSONS APPEARING

Paul D. Jones (representing applicant)

Reginald C. Christopher: 6508 Bridgewater Cove

Jesse J. Ashford: 6507 Bridgewater Cove

S. R. Planck: 5113 Loyola Lane

W. A. Engstrom: 3303 Loyola Lane

Coleman Glass: 6609 Greensboro Drive

Robert W. Barbour: 6620 Greensboro Drive

David S. McNabb: 6505 Bridgewater Cove

Mr. & Mrs. Glen W. Wier: 6502 Bridgewater Cove

Keith Markley

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

COMMITTEE ACTION:

The members reviewed the existing zoning in this area, and the traffic. Mr. Hetherly stated that property abutting U. S. Highway 183 cannot be used for residential use, but the developed homes to the west should be protected from heavy traffic. He feels that commercial development, oriented to the major street, would generate less traffic through the residential subdivision than would apartment development. The other members concurred, and Mr. Bobbitt suggested limiting access to Loyola Lane. The Committee concluded that this request should be denied, but recommend that "GR" General Retail be granted on Tract 2, with the western twenty-five feet of Tract 1 to be "A" Residence, and the remaining seventy-five feet of Tract 1 to be "B" Residence; subject to field notes to identify these tracts, and limitation of two curb cuts on Loyola Lane.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of W. W. Patterson, Hunter Schieffer and Willard Connolly for a change of zoning from Interim "A" Residence, Interim First Height and Area, "BB" Residence, First Height and Area, "B" Residence, First Height and Area, and "GR" General Retail, First Height and Area to "B" Residence, First Height and Area (Tract 1), and "GR" General Retail, First Height and Area (Tract 2), for property located at the northwest corner of Loyola Lane and Ed Bluestein Boulevard (U. S. Highway 183), be DENIED, but recommend that "A" Residence, First Height and Area be GRANTED on the western twenty-five feet of Tract 1, and "B" Residence, First Height and Area be GRANTED on the remaining seventy-five

Cl4-73-098 W. W. Patterson, et al--Contd.

feet of Tract 1; and that "GR" General Retail, First Height and Area be GRANTED on Tract 2; subject to field notes to identify these two tracts, and limitation of two curb cuts on Loyola Lane.

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

Cl4-73-099 Watt Schieffer: C, 6th to C, 2nd
5620-5702 Interstate Highway 35
932-936 East 56 1/2 Street

STAFF REPORT:

This property is located in north Austin on an interstate highway. The properties fronting this major route are permissively zoned and developed. The Capital Plaza Shopping Center is located across the highway from subject tract, which is developed with a motel. Subject tract does adjoin "A" Residence zoning and development to the southwest and abuts a minor residential street serving a single-family neighborhood. Recently the Planning Commission recommended for Second Height and Area on the opposite side of I.H. 35 two blocks to the north.

STAFF RECOMMENDATION:

That this case be granted, subject to no vehicular access permitted to East 56 1/2 Street. With no access permitted to the neighborhood, the requested zoning is appropriate for this property.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Watt Schieffer (applicant)

PERSONS APPEARING

Tom Curtis (representing applicant)

COMMITTEE ACTION:

The members reviewed the street pattern in this area, in addition to the existing zoning. They concluded that the requested zoning is suitable, subject to no vehicular access to East 56 1/2 Street.

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

COMMISSION ACTION:

The members reviewed the zoning of this area.

COMMISSION VOTE:

To recommend that the request of Watt Schieffer for a zoning change from "C" Commercial, Sixth Height and Area to "C" Commercial, Second Height and Area for property located at 5620-5702 Interstate Highway 35 and 932-936 East 56 1/2 Street be GRANTED, subject to no vehicular access to East 56 1/2 Street.

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

Cl4-73-100 Mrs. Emelie Yerger: Interim A, Int. 1st to C-2, 1st and C, 1st
5301-5315 South Congress Avenue C-2 area amended to 9,000 sq. ft.
5300-5308 Wasson Road

STAFF REPORT:

This property is located in south Austin on a major arterial street. The applicant is requesting "C-2" Commercial zoning on Tract 2 which is approximately 24,600 square feet in area, and "C" Commercial on Tract 1. Subject tract lies within an area developed prior to annexation and a number of permissive uses exist. This property is part of an island formed by South Congress Avenue and Wasson Road which is planned for "C" Commercial uses. The staff, in a recent review of property in this general area, recommended "C" Commercial uses for this immediate area.

A recent pending case for 9,000 square feet of "C-2" Commercial zoning exists to the south of subject tract at the corner of Red Bird Lane and South Congress Avenue.

STAFF RECOMMENDATION:

That this case be denied, but that "C" Commercial be granted, except for a much more limited area to be zoned "C-2" Commercial than the 24,600 square feet requested. Basically the request is appropriate, but the amount of "C-2" Commercial zoning should be limited to the area of a building and be smaller in area than that requested.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

W. A. Hasse: 5402 South Congress Avenue	AGAINST
PERSONS APPEARING	
Robert Norris (representing applicant)	
Tommy Glenn: 5305 South Congress Avenue	FOR

COMMITTEE ACTION:

The members received a request from the applicant to amend the area of the requested "C-2" Commercial zoning from 24,000 square feet to 9,000 square feet. They then reviewed the zoning and uses in this area and concluded that this request should be granted, as amended, as appropriate for this area, and subject to field notes to identify the area of 9,000 square feet.

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

COMMISSION ACTION:

The Commission reviewed the zoning and uses in this area.

COMMISSION VOTE:

To recommend that the request of Mrs. Emelie Yerger for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area, (Tracts 1 and a portion of Tract 2) and "C-2" Commercial, First Height and Area (9,000 feet of Tract 2, as amended), for property located at 5301-5315 South Congress Avenue and 5300-5308 Wasson Road be GRANTED, (as amended), subject to field notes identifying the 9,000 square feet.

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

C14-73-101 Truman Montandon: A, 1st to GR, 1st
608-700 Middle Lane
9200-9210 Interstate Highway 35

STAFF REPORT:

This property is located in north Austin at the intersection of an interstate highway and a minor residential street. Properties fronting along this portion of the highway and adjoining subject tract have been zoned for retail and commercial uses. Single-family homes exist to the west along Middle Lane.

STAFF RECOMMENDATION:

That this case be granted, subject to five feet of right-of-way to bring Middle Lane to sixty feet and a six-foot privacy fence on the west boundary which adjoins "A" Residence zoning. The requested zoning is consistent with zoning in this area.

CITIZEN COMMUNICATION (NORTH EAST AUSTIN RESIDENTS ASSOCIATION)

WRITTEN COMMENT

Ronald E. Tynes: 111 West Anderson Lane

Richard Dorrell: 223 East Anderson Lane

LeRoy Neely: 9106 Capitol Drive

FOR

FOR

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

The members reviewed the information on the area; they concluded that the request is appropriate and should be granted, subject to five feet of right-of-way on Middle Lane and a six-foot privacy fence on the west boundary.

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

COMMISSION ACTION:

The Commission reviewed the zoning and the street pattern for this area.

COMMISSION VOTE:

To recommend that the request of Truman Montandon for a change of zoning from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area for property located at 608-700 Middle Lane and 9200-9210 Interstate Highway 35 be GRANTED, subject to five feet of right-of-way on Middle Lane and a six-foot privacy fence on the west boundary.

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

C14-73-102 R. J. Del Guidice: A, 1st to C, 1st
6902-6926 Ed Bluestein Boulevard

STAFF REPORT:

This property is located in northeast Austin on Ed Bluestein Boulevard, a major arterial street and United States Highway. The overall area east of Ed Bluestein Boulevard is planned for single-family duplex development in deference to the proposed Lyndon B. Johnson High School north of Purple Sage Drive. Although some zoning more permissive than "A" Residence can be anticipated when tracts have frontage on this boulevard, compatibility with the total plan for the area should be the primary consideration.

C14-73-102 R. J. Del Guidice--Contd.

The frontage properties in this immediate sector are being zoned "GR" General Retail as noted by the zoning pattern to the north as well as across Ed Bluestein Boulevard from subject tract. Subject tract was recently recommended by the Planning Commission for "GR" General Retail zoning with a limited amount of apartment zoning to the east. "A" Residence uses, preferably under Planned Unit Development, were recommended for the easternmost end of this tract which extends to the back lot lines of "A" Residence properties on Millrace Drive. The Commission stressed the need for a precedent for low-density, compatible development for the approximate one hundred acres of vacant property to the south.

STAFF RECOMMENDATION:

That this case be denied as the requested zoning is too permissive for the residential developments planned for the overall area. "C" Commercial is a zoning district designed for semi-industrial, wholesale, warehousing and other permissive uses generally not compatible with residential development.

CITIZEN COMMUNICATION (UNIVERSITY HILLS HOME OWNERS)

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)

Robert Barber: 6620 Greensboro

Mr. & Mrs. Barnes: Tulsa Cove

Bud Engstrom

AGAINST

AGAINST

AGAINST

COMMITTEE ACTION:

The members reviewed the zoning and uses in this area; they were of the opinion that the specific use requested by the applicant, a heavy equipment sales and service center, would not be an undesirable use for this tract. Mr. Barrow suggested a buffer on the north and east boundaries, which may adjoin residential development in the future. The members concluded that this request should be granted, subject to a fifty-foot building setback on both the north and east boundaries; a six-foot privacy fence on both the north and east boundaries; and a restrictive covenant limiting the use of the tract to a heavy equipment sales and service center, "GR" General Retail, or more restrictive uses.

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

COMMISSION ACTION:

Ms. Mather expressed concern with allowing "GR" General Retail and "C" Commercial development along Ed Bluestein Boulevard. Mr. Lillie, Director of Planning, pointed out that restrictive covenants such as the one recommended by the Zoning Committee are hard to enforce and the zoning would appear as "C" Commercial on the maps. Mr. Barrow stated that he could not support a motion for "C" Commercial on this property. Mr. Milstead stated that this is not the location for "C" Commercial and in the past, Commission policy has been not to allow Commercial zoning too near a proposed or existing school.

COMMISSION VOTE:

That the request of R. J. Del Guidice for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area, on property

C14-73-102 R. J. Del Guidice--Contd.

located at 6902-6926 Ed Bluestein Boulevard be DENIED.

AYE: Messrs. Milstead and Barrow. Ms. Mather.

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

The above motion failed. The following passage from the Commission Rules and Regulations was read to the Commission members and applies to this case causing the case to be sent back to the Zoning Committee:

"In the case of a unanimous recommendation for approval or denial from the Committee, any Planning Commission member may request further discussion on that particular case. If any member of the Committee wishes to change his vote, he may do so, which will automatically refer the case back to the Committee for re-hearing. In the case of a split decision from the Committee, any member of the Committee may change his vote at the Planning Commission meeting. This rule shall apply to any Committee which constitutes a majority of the Planning Commission."

C14-73-103 Arthur Smith, et ux: Interim A, 1st to B, 1st
1711-1811 Kramer Lane

STAFF REPORT:

This property is located in north Austin on an industrial collector street and lies between planned industrial developments to the west and a low-density, rural type single-family neighborhood to the east.

There is a pending zoning case to the south for which the Commission recently recommended for mostly "BB" Residence zoning where abutting subject tract. The Commission also recommended a 120-foot strip on the eastern boundary to remain "A" Residence as a buffer to the single-family neighborhood.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "BB" Residence, First Height and Area be granted, save and except 120 feet on the eastern boundary to be "A" Residence, subject to a subdivision to identify this property and provide for one-half the right-of-way (10 feet) to increase Kramer Lane from 60 to 80 feet, provision for the extension of Macmora Road as affects subject tract, and also provision for internal streets as determined necessary by the Subdivision Committee of the Planning Commission.

The staff feels that lower-density apartment zoning achieves better compatibility with the single-family development to the east and is more consistent with the Planning Commission recommendation for the sixty-acre tract to the south.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENTS

Mrs. James Spinn: 10608 Macmora Road

AGAINST

PERSONS APPEARING

Phil Mockford (representing applicant)

Bill Gorman: 9206 Collinfield Drive

AGAINST

Joe Thiel: 8930 Collinfield Drive

AGAINST

Clifford Homeyer: 1711 Kramer Lane

AGAINST

Mrs. James Spinn: 10608 Macmora Road

AGAINST

C14-73-103 Arthur Smith, et ux--Contd.

COMMITTEE ACTION:

Mr. Hetherly stated that a higher use is appropriate in view of the industrial zoning and the street pattern in this area; he noted the proximity of the residential subdivision and expressed concern for the protection of these homes. The members concluded that this request should be denied, but recommend that "BB" Residence, First Height and Area be granted, subject to subdivision; ten feet of right-of-way on Kramer Lane; extension of Macmora Road as it affects subject tract; and landscaped screening or a six-foot privacy fence along the east boundary line.

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

COMMISSION ACTION:

The Commission reviewed the existing zoning and uses in this area.

COMMISSION VOTE:

To recommend that the request of Arthur Smith, et ux, for a zoning change from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area for property located at 1711-1811 Kramer Lane be DENIED, but recommend that "BB" Residence, First Height and Area be GRANTED, subject to subdivision; ten feet of right-of-way on Kramer Lane; the extension of Macmora Road as it affects this tract; and landscaped screening or a six-foot privacy fence on the east boundary line.

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

C14-73-104 Koger Properties, Inc: BB, 1st to O, 1st
3561-3625 Spicewood Springs Road

STAFF REPORT:

This property is located in northwest Austin on a major arterial street and adjoins office and general retail zoning to the south. Subject property is located on a bluff which overlooks the single-family neighborhood across Spicewood Springs Road.

The Planning Commission recommended for the "O" Office and "GR" General Retail zoned tract to the south of subject tract on the basis that the development be internally oriented, have a very minimum access to Spicewood Springs Road and only one curb cut onto Hart Lane. Last year the Commission recommended denial of "O" Office zoning for subject tract, stating it was not in compliance with the plan for this area and should not be oriented to Spicewood Springs Road and the single-family neighborhood. Subject property is now under common ownership with the adjoining property to the south and a revised preliminary subdivision reflects an internally oriented development which is considered compatible with the overall uses in this area.

STAFF RECOMMENDATION:

That this case be granted, subject to no access permitted to Spicewood Springs Road. The requested zoning is appropriate if no vehicular access is permitted to Spicewood Springs Road.

CITIZEN COMMUNICATION (BALCONES CIVIC ASSOCIATION AND NORTHWEST AUSTIN CIVIC ASSOCIATION)

C14-73-104 Koger Properties, Inc.--Contd.

WRITTEN COMMENT

Koger Properties (applicant)

M. L. Eggeling: 3602 Starline Drive

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

Jim Perdue (Northwest Austin Civic Association)

FOR

COMMITTEE ACTION:

The members reviewed the zoning history of the area and concluded that this request is suitable for the area. They recommend that it be granted, subject to no vehicular access to Spicewood Springs Road.

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

COMMISSION ACTION:

The Commission reviewed the existing zoning in the area.

COMMISSION VOTE:

To recommend that the request of Koger Properties, Inc. for a zoning change from "BB" Residence, First Height and Area to "O" Office, First Height and Area for property located at 3561-3625 Spicewood Springs Road be GRANTED, subject to no vehicular access to Spicewood Springs Road.

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

PLANNED UNIT DEVELOPMENTS

C814-73-002 Monesson and Company (by Joe Harris): "Chimney Hill"
Bounded by U. S. Highway 290, east and the M. K. T. Railroad
(east of Springdale Road)

STAFF REPORT:

This PUD has previously appeared before the Zoning Committee and the Planning Commission.

The site plan has been approved subject to the approval of the drainage plan for the subject tract.

The revised preliminary subdivision was scheduled to be heard before the Zoning Committee in March; however, the preliminary subdivision plat had not been submitted prior to the hearing and departmental comments were not available. The committee voted to postpone the hearing for thirty days.

STAFF RECOMMENDATIONS:

The staff recommends approval subject to departmental requirements. The site plan has been circulated to the various City departments and the comments are on file at the Planning Department.

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

Mr. Charles Graves, City Engineer, reported that the applicant has met all City requirements in his proposal. The plan was prepared by Bryant-Currington Engineers and represents sound conservation and engineering practices. All work proposed in the creek area will be under constant supervision by the City during construction, and every effort will be made to save as many trees as possible. This plan will facilitate the design flow of the creek.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Dr. & Mrs. Garland O'Quinn: 3614 Quietie Drive	AGAINST
Otis E. McCain: 3608 Vara Drive	AGAINST
Eugene Jeffus: 3638 Quietie Drive	AGAINST
Carl A. Feuerbacher: 3603 Ferguson Lane	AGAINST
Hugh A. Reeder: 3609 Vara Drive	AGAINST
Bob & Barbara Schutz: 3636 Quietie Drive	AGAINST

PERSONS APPEARING

Mr. Monesson (applicant)	
Martin Boozer (representing applicant)	
Eugene L. Jeffus: 3638 Quietie Drive	AGAINST
Mr. Jerry Ingram: 3612 Quietie Drive	AGAINST
Dr. and Mrs. Garland O'Quinn, Jr.: 3614 Quietie Drive	AGAINST
Mr. & Mrs. Ernest Adams: 3600 Ferguson Circle	AGAINST
Carl A. Feuerbacher: 3603 Ferguson Lane	AGAINST
Wallace T. Fowler: 3604 E. K. Lane	AGAINST

COMMITTEE ACTION:

Mr. Hetherly requested that the applicant work very closely with the City engineers during any alteration of the creek; the members stated that the subdivision to the west of this tract should not suffer damage from the creek alteration. They noted that access could be provided to the Joe B. Frontz property at another location. They reviewed the recommendations from the Environmental Board and concurred with their comments. The members concluded that this drainage plan should be approved, subject to departmental requirements, except excluding Traffic and Transportation Department No. 2, requiring access to the Joe B. Frontz property, and adding the requirements from the Environmental Board, which would prohibit the use of riprap and the cutting of any trees over ten inches in diameter.

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

C814-73-005 Kirkland Michaux (by J. Kent Marsh) "West Park Place"
2609 Pecos Street & 2612 Hillview Road

STAFF REPORT:

The staff reported that the applicant has requested the postponement of this application for thirty days to modify the site plan and to meet with the area residents.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Hiram S. Brown: 2604 Pecos Street	FOR
Mr. & Mrs. A. D. Sellstrom: 2617 Pecos Street	AGAINST
Joseph H. Culver: 2620 Pecos Street	AGAINST
Frederick M. Wessels: 2905 Richard Lane	AGAINST

C814-73-005 Kirkland Michaux--Contd.

PERSONS APPEARING

Irwin Spear: 2615 Pecos

AGAINST

COMMITTEE ACTION:

The members received the request from the applicant for the postponement of this request.

COMMITTEE VOTE:

To POSTPONE FOR THIRTY DAYS the request of Kirkland Michaux for a special permit and preliminary subdivision for the construction of Planned Unit Development to be located at 2609 Pecos Street and 2612 Hillview Road.

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

SPECIAL PERMITS

CP14-72-046 John D. Byram: 100-Unit Apartment Complex and Office Building
176-218 East Riverside Drive

STAFF REPORT:

Mr. Lillie reported that a request for an amendment to the site plan for this Special Permit has been received. Mr. John Byram is requesting that building #5 on the site plan be used for a public restaurant seating 200 people. On the original site plan, the building was designated as a laundry, office and recreation room. This change would necessitate fifty off-street parking spaces. Mr. Byram proposes a variance from the Board of Adjustment regarding the additional parking based on his multiple use of the property that would not require parking areas during the same times of the day or evening. Prior to processing the Board of Adjustment application, Planning Commission approval is required on the proposed revision. Mr. Byram has agreed to place the following restrictions on the restaurant and parking areas: 1) would not open the restaurant before 5:00 p. m.; 2) the apartment parking would be marked; 3) the restaurant patron parking would be marked and enforced in the office area.

The Commission reviewed this request for amendment to the site plan for this Special Permit. Members felt the trade-off of parking spaces from the office to the restaurant was satisfactory; however, the location of the parking spaces was too far away from the restaurant and that there would be a tendency on the part of the restaurant patrons to use the apartment dwellers' parking spaces. The Commission acknowledged Mr. Byram's willingness to enforce the parking regulations, but they were hesitant to create a situation requiring policing of parking. The members then voted to DENY the request for amendment to this site plan.

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

CP14-72-061 David L. Maddox: 296-Unit Apartment Project
1109-1113 Post Oak Street "Hidden Valley Creekside Apts."
Rear of 700-1100 South Fifth Street

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

STAFF REPORT:

The staff reported that the request of David L. Maddox for a 296-unit apartment project known as "Hidden Valley Creekside Apartments", located at 1109-1113 Post Oak Street and the rear of 700-1100 South Fifth Street be postponed for sixty days.

The Commission reviewed the staff's recommendation and voted to postpone this request for sixty days.

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

CP14-73-013 John R. Downs, Jr.: Eleemosynary Institution
706 West Elizabeth Street

STAFF REPORT

This application has been filed as required under Section 45-17, Sub-Section (h), Paragraph (7), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant is requesting a Special Permit for a youth counselling service known as Bombidil's Inn, which will provide emergency housing for runaway youths of Austin. The services of Bombidil's Inn do not include work with the insane, nor or they a detoxification or rehabilitation center. The staff recommends approval, subject to departmental requirements as on file with the City of Austin and the limitation of use as outlined in the applicant's explanation of services.

CITIZEN COMMUNICATION

WRITTEN COMMENT:

Standard Mortgage Co.: P. O. Box 1987
Mrs. Jessie Purcell: 2602 Del Curto Road
Mrs. E. L. Blum: 1312 South 1st
Lu R. Adams: 708 West Gibson Street
Leon D. Smith: 1616 Sunnyvale
Delmar Torbett: 4705 Avenue G
Mrs. Leva Mayfield: 800 West Gibson

FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

PERSONS APPEARING:

Leslie Buchanan (applicant)
Oscar Casares
Ed Hejl: 704 West Elizabeth

AGAINST
NO OPINION

COMMITTEE ACTION:

The members reviewed the information. Mr. Faulkner stated that he is in sympathy with the aims of the applicant, but in view of the location in an "A" Residence neighborhood and the objections received from the residents, the application should not be approved. Mr. Hetherly concurred, stating that this service is badly needed in the City. The members concluded that his request should be denied, as an intrusion into this residential neighborhood.

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

CP14-73-013 John R. Downs--Contd.

COMMISSION ACTION:

The Commission reviewed the information on the proposed request.

COMMISSION VOTE:

To DENY the request of John R. Downs, Jr. for a special permit for the establishment of an eleemosynary institution on the property located at 706 West Elizabeth Street.

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

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

CP14-73-014 Don P. Woody: Stratford Place Apartments
(bounded by) Live Oak Street, East Oltorf Street,
Burleson Road, Metcalfe Road and Parker Lane

STAFF REPORT:

This application has been filed as required under Section 45-18, 45-22, Sub-Section (g) (39), Paragraph (7), (f), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of a 222-unit apartment development on 10.365 acres located between East Oltorf Street on the north, Biggs Drive on the south, Metcalf Road and Burleson Road on the east, and Parker Lane on the west. The zoning history indicates that in 1968 there was a zoning change on the subject tract re-zoning the northern portion to "GR" General Retail, First Height and Area; the southeast corner to "O" Office, First Height and Area. Biggs Drive was scheduled to extend northerly into the subject tract for approximately 150 feet and turn west and intersect with Parker Lane. An area along the north side of proposed Biggs Drive was to be zoned "BB" Residence, First Height and Area, and the area to the south of proposed Biggs Drive was to remain "A" Residence along with a 120-foot deep strip adjacent to Parker Lane.

Correct ordinances were passed on the "GR" General Retail and the "O" Office tracts; however, the legal description for the area to the north of proposed Biggs Drive incorrectly identifies this tract and will necessitate a corrected ordinance; the area to the south of proposed Biggs Drive was incorrectly rezoned to "BB" Residence rather than remaining "A" Residence as recommended by the City Council.

In 1972 there was a zoning application on the 120-foot deep strip of land along Parker Lane from "A" Residence to "BB" Residence, First Height and Area which was granted subject to limitation of development to duplex density, a subdivision, and the site plan as submitted. Provision for the extension of Biggs Drive through this tract was not considered or required by the Commission or Council.

The staff recommends the approval of Phase I (the northern portion of the tract) subject to departmental comments; and the approval of Phase II, subject to departmental comments and the granting of appropriate zoning on the southern portion of the tract.

CP14-73-014 Don P. Woody--Contd.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Maureen Franzett: 2507B Parker Lane	FOR
Pearl Hokanson: 2401 Braxton Cove	AGAINST
Mrs. Virginia Ginn: 2503 Biggs Drive	AGAINST
Louis and Mary Herry: 2404 Parker Lane	AGAINST
Cyrus W. Palmore: 2402 Parker Lane	UNDECIDED

PERSONS APPEARING

B. L. Mince (applicant)	
Steve Harris (representing applicant)	
Wroe Owens (representing applicant)	
Mr. & Mrs. James Whaley: 2501 Douglas Street	AGAINST
F. M. Robinson: 2406 Parker Lane	AGAINST
Mrs. Cyrus W. Palmore: 2402 Parker Lane	AGAINST
Cyrus W. Palmore: 2402 Parker Lane	AGAINST
Roger Bankston: 2511 Glen Springs Way	AGAINST
Pat Brown: 1713 Rock Ridge Terrace	AGAINST
Mike Stark: Braxton Cove	AGAINST
Carl Brown: 2506 Douglas Street	AGAINST
Approximately 30 persons present	AGAINST
Petition bearing 46 signatures	AGAINST

COMMITTEE ACTION:

The members reviewed the staff report, the proposed plan of the developer, and heard testimony from the area residents. Ms. Pat Brown, 1713 Rock Ridge Terrace, discussed the history of this tract, noting that the original plan in 1968 was for a neighborhood shopping center. The area residents were opposed to this change, and the "A" Residence-zoned area of approximately one acre was required by the City Council to afford protection of the residences. The property has since changed hands several times and has increased in value; however, the residents feel that they are not being considered. They feel that the tract should be developed with single-family or duplex development, but if apartments are allowed, they should be large enough to attract families, rather than college students. As the tract is on a hill in full view of the residential subdivision, two and three-story buildings are undesirable. Of primary concern is the generation of heavy traffic on the streets in this area, which are now overloaded. The City has plans to widen Oltorf Street, which should be completed before any additional development is allowed in the area. If this special permit is granted, it is requested that sidewalks be required on the three sides which abut streets, and that a six-foot cedar fence also be required on those three sides. In addition, a specific landscape plan should be required, with a guarantee of maintenance of the landscaped area. A play area for children should be incorporated into the plan, for the safety of the children living in the proposed development. The residents feel that the "GR" General Retail zoning on this tract should be rolled back to "B" Residence zoning.

Mr. Barrow stated that the proposed development plan is the same plan approved previously by the Planning Commission. The consensus of the Committee was that no vehicular access should be allowed to Parker Lane and Biggs Drive from the tract. The members concluded that Phase I and II should be approved, subjected

CP14-73-014 Don P. Woody--Contd.

to departmental requirements, deleting Traffic and Transportation Department comments 1 and 2, allowing the cul-de-sac to be square instead of circular, and within Phase II subject to appropriate zoning on the southern portion of the tract.

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

COMMISSION ACTION:

The Commission reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE Phase I and II of the request of Don P. Woody for a special permit for the construction of a 222-unit apartment development known as Stratford Place Apartments, on property bounded by Live Oak Street, East Oltorf Street, Burleson Road, Metcalf Road and Parker Lane, subject to departmental requirements as on file with the City of Austin Planning Department, deleting Traffic and Transportation comments No. 1 and 2, no access to Biggs Drive or Parker Lane, allowing the cul-de-sac to be square instead of circular, and in Phase II, requiring appropriate zoning for the southern portion of the tract.

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

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

CP14-73-015 Graydon Dunlap: 104-Unit Apartment Complex
3524 Greystone

STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section (g), Paragraph (6), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of a 104-unit apartment complex on 4.769 acres located at the northwest corner of Greystone Drive and proposed Woodhollow Drive.

The tract is currently zoned "BB" Residence, First Height and Area. The density proposed is 21.8 units per acre. Forty-four, one-bedroom units, 56 two-bedroom units and 4 three-bedroom units are proposed on this tract.

The staff recommends approval, subject to departmental requirements, as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

CP14-73-015 Graydon Dunlap--Contd.

PERSONS APPEARING

James M. Perdue: 4016 Greystone Drive
Roger Benston: 2511 Glensprings Way

FOR
NO OPINION

COMMITTEE ACTION:

The members reviewed the information as presented on the site plan and the development in this area. They were of the opinion that the proposed development is suitable for the area and should be approved, subject to departmental requirements.

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

COMMISSION ACTION:

The Commission reviewed the information on the proposed development.

COMMISSION VOTE:

To Approve the request of Graydon Dunlap for a special permit for the construction of a 104-unit apartment complex on property located at the northeast corner of Greystone Drive and proposed Woodhollow Drive, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the chairman to sign the necessary resolution upon completion.

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

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

CP14-73-017 Darrell O. Kirkland (by Mrs. Sherri Wallin & Mrs. Winnie Mayfield
4900 Valley Oak Drive

STAFF REPORT:

The staff reported that the applicant for Special Permit #CP14-73-017, for a day-care center, requested that this case be withdrawn.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. Ben Bishop: 4907 Fairview Drive
Homer A. & Sybil Williams: 3306 Glen Rose Drive
Melvin A. Wilkov: 6114 Mountainclimb Drive
Ella Modine Nyndman: 4905 Valley Oak Drive
R. G. Helyer: 3205 Highland Terrace West
Mr. & Mrs. Sam Olguin: 4907 Valley Oak Drive
C. M. Walton: 3201 Sunny Lane
Mr. & Mrs. J. R. Hill: 3205 Sunny Lane
Mr. & Mrs. Walter Young: 4909 Valley Oak

FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

PERSONS APPEARING

None
Petition bearing 31 names
Petition bearing 32 names

AGAINST
AGAINST

CP14-73-017 Darrell O. Kirkland--Contd.

COMMITTEE ACTION:

The members received the petition against this request from the area residents and the request for withdrawal from the applicant.

COMMITTEE VOTE:

To WITHDRAW the application of Darrell O. Kirkland for a special permit for the operation of a day care center to be located at 4900 Valley Oak Drive.

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

CP14-73-018 Dr. John C. Watson: 64-Unit Apartment Complex
2201-2207 South 5th Street

STAFF REPORT:

This application has been filed as required under Section 45-19, Sub-Section (i), Paragraph (5), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes the construction of a 64-unit apartment complex on 1.601 acres. The existing zoning is "LR" Local Retail and "B" Residence, First Height and Area; the proposed density is 40 units per acre. The applicant proposes 38 one-bedroom units, 18 efficiency units and 8 two-bedroom units. There are several large trees on this tract which the applicant will save and are to be retained on the site plan. The staff recommends approval, subject to departmental requirements with parking to comply with standards recently adopted by Commission, as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Cannall Overton: 401 East 53rd Street	FOR
Albert L. Reither: 917 West Live Oak	FOR
A. F. White: 1207 Alta Vista	AGAINST
W. H. Woods: 1004 West Oltorf Street	AGAINST
Dora E. Bennett: 2107 South 5th Street	AGAINST
Andy A. Barnes: 2109 South 5th Street	AGAINST

PERSONS APPEARING

Mutt Bolding (representing applicant)	
Bill Rutherford: 1812 Cedar Ridge Drive	AGAINST

COMMITTEE ACTION:

The members reviewed the information and concluded that this request should be granted, subject to departmental requirements, noting that the parking requirements should conform to the revised City requirements.

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

COMMISSION ACTION:

The Commission reviewed the information on the proposed development.

COMMISSION VOTE:

To Approve the request of Dr. John C. Watson for a special permit for the construction of a 64-unit apartment complex on property located at 2201-2207 South 5th Street, subject to departmental requirements with parking to comply with standards recently

CP14-73-018 Dr. John C. Watson--Contd.

adopted by Commission, as on file with the City of Austin Planning Department, and authorized to sign the necessary resolution upon completion.

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

STREET VACATIONS

C-10- 73-109 Leon M. Lurie, Executive Director of Urban Renewal Plan
East 18th Street Alley, between San Jacinto Street and Trinity Street

The staff reported that this request is in conformance with the Urban Renewal Plan as adopted by the City Council. This alley would belong to the University of Texas once it had been vacated. The staff recommends that the vacation be approved subject to retention of easements as on file with the City Planning Department and the Public Works Department. Mrs. Mather expressed concern over the development of Waller Creek. The Commission then

VOTED: To recommend that East 18th Street Alley, between San Jacinto Street and Trinity Street be vacated subject to the retention of easements as on file with the City Planning Department and Public Works Department and the retention of 50' on either side of the center line of Waller Creek for greenbelt.

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

Alley between East 10th Street and 11th Street from Red River east approximately 138' and an alley between east 11th Street and 12th Street from Red River west approximately 138'.

The staff reported that this request is in conformance with the Urban Renewal Plan as adopted by the City Council. The staff reported that this property will belong to the City and will be developed in a greenbelt along Waller Creek. The staff recommended that this street be vacated subject to retention of easements as on file with the City Planning Department and Public Works Department. The members reviewed the information and

VOTED: To recommend that the alley between East 10th Street and 11th Street from Red River east approximately 138' and an alley between East 11th Street and 12th Street from Red River west approximately 138' be vacated subject to the retention of easements as on file with the City Planning Department and Public Works Department.

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

C10-73-110 Paul Gamel and Gail L. Sobczak
Greenview Drive, west of Hillrise Drive

The staff reported that this is being done to conform with the recommendation of the Planning Commission. The staff recommends that it be approved subject

C10-73-110 Paul Gamel and Gail L. Sobczak--Contd.

to retention of easements as on file with the City Planning Department and Public Works Department. The Commission then

VOTED: To recommend that Greenview Drive, west of Hillrise Drive be VACATED subject to the retention of easements as on file with the City Planning Department and Public Works Department.

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

MASTER PLAN AMENDMENTS

C2-73-1(d) Jake Rymer, Sadie Barnhart, C. Ben Hibbetts, Virginia Rash, et al
From Suburban Residential to Manufacturing and Related Uses on approximately 75 acres requested by the above for Motorola Company, plus an additional area of approximately ten acres located in east Austin along Ed Bluestein Boulevard, north of the M.K.T. Railroad right-of-way.

STAFF REPORT:

The southern portion of Tracor's site has been acquired by Motorola, Inc. for the manufacture of electric circuits. The plant will be built in two phases. The facility is estimated to cost \$10 million and will employ, within three and one-half years approximately 2,500 employees. The plant will open in approximately 12 months, with completion of phase one due at the end of 1974.

The subject tract is bounded on the north by Tracor, approximately a 250-acre site of which about one-half has been acquired by Motorola; on the south and east by the Missouri-Kansas and Texas Railroad and the Southern Pacific Railroad; and on the west by Ed Bluestein Boulevard.

The topography of the general area is rolling with the area of the request being somewhat similar to a plateau with the land sloping rapidly to the south toward Boggy Creek and similarly to the east toward the railroads. There are about five residential units located within the additional area. The requested area has two residential sites. The major part of the land is vacant and used for agricultural purposes.

The Austin Development Plan as adopted by the City Council in 1961 designated this area as Suburban Residential. The area between the two railroads east of this area was designated for Industrial Uses. A portion was subsequently developed by the City of Austin for its wastewater treatment facility. In March of 1963, after the designation of Loop 111, Tracor, Inc. requested a change to Manufacturing and Related Uses for a twenty-acre site. The Planning Commission granted a change on approximately 170 acres. The Tracor offices were developed on this site. Most of the area on both sides of the Tracor plant site were designated Industrial (Manufacturing and Related Uses) in 1966. Tracor added approximately 200 acres to the south and requested that the Commission consider this area to be added to the rapidly growing industrial complex. The area under consideration was reviewed at that time and the Commission noted that it contains an isolated residential development and recommended that the future use should be for Manufacturing and Related Uses. However, the City Council assigned the use designation to the Tracor property only.

C2-73-1(d) Jake Rymer, Sadie Barnhart, C. Ben Hibbetts, Virginia Rash, et al--Contd.

Water and wastewater facilities can be made available to the area. Electricity is immediately available. Planning will require careful consideration of the storm drainage and access to the highway. It is the staff's understanding that representatives from Motorola have discussed the access matter with the Texas Highway Department.

STAFF RECOMMENDATION:

That the land use designation of Manufacturing and Related be extended for the entire area, both the requested area and the area recommended by the Planning Department.

CITIZEN COMMUNICATION:

WRITTEN COMMENT:

None

PERSONS APPEARING:

Wroe Owens (representing applicants)

Billy J. Kaiser: 7711 Shelton Road

Mr. and Mrs. I. E. Regiene, Jr.: 6902 Regiene Road

Mr. and Mrs. J. O. Mitchell: 3902 Hibbetts Road

James Harold

Frank Traugott: 6000 Shelton Road

AGAINST

AGAINST (additional area)

AGAINST (additional area)

NO OPINION

NO OPINION

SUMMARY OF TESTIMONY

Persons Appearing FOR

Mr. Wroe Owens appeared stating that four of the residents within the area recommended by the Planning Department have offered their property to Motorola but it has not been accepted, and in his opinion it would not be at this time. The request for extension of Manufacturing and Related uses for this property is a logical one and should not present a problem for the area residents as the surrounding area is designated Manufacturing and Related Uses.

Persons Appearing AGAINST

A number of residents within the area added by the Planning Department appeared stating that they would like to retain the present classification on that property in order to add family homes, etc. as needed. Property owners along Boggy Creek appeared to request that the problem of erosion along Boggy Creek be considered in the planning of the Motorola site. Several area residents addressed the Commission concerning connection with City of Austin water.

REBUTTAL

Mr. Owens stated that representatives of Motorola were working with the engineering department concerning the drainage problem and in his opinion the area residents will be much happier with the final plan than the situation as it now exists.

COMMISSION ACTION

The Commission reviewed the information as presented. Ms. Mather expressed concern over the drainage problem. It was determined that the residents within the ten acres added by the Planning Department would like to have their property remain Suburban Residential.

C2-73-1(d) Jake Rymer, Sadie Barnhart, C. Ben Hibbetts, Virginia Rash, et al--Contd.

COMMISSION VOTE:

To recommend that the request of Jake Rymer, et al for a change in the Austin Development Plan for approximately 75 acres located in east Austin along Ed Bluestein Boulevard, north of the M.K.T. Railroad right-of-way from Suburban Residential to Manufacturing and Related Uses be APPROVED, deleting the ten acres of additional area.

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

PUBLIC HEARINGS

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

STAFF REPORT:

The Brackenridge Urban Renewal Plan was approved in the late 1960's. Request has been submitted by the Urban Renewal Agency for an amendment to this plan. This request has appeared before the Urban Renewal Board and has been approved.

STAFF RECOMMENDATION:

That this amendment be approved as recommended by the Urban Renewal Board.

Mr. Leon Lurie stated that change in land use from "R" Residential to "B-2" Commercial for the approximate east 1/3 of Outlot 118 of the Original City of Austin including 1/2 of abandoned Sabine Street between East 10th Street and East 11th Street is being requested because it has become apparent that this property cannot be developed as multi-family. The surrounding property is designated for commercial usage. The B-2 zoning classification of the Urban Renewal Plan is compatible to C-2 Commercial within the city. It is recommended that this amendment be approved to allow for the total development of this area.

COMMISSION ACTION:

Commission members expressed concern over the commercial classification. Mr. Lurie pointed out that any construction on the property will be reviewed by the Urban Renewal Board.

COMMISSION VOTE:

To recommend that the request of the Urban Renewal Agency for a change in land use from "R" Residential to "B-2" Commercial for the approximate east 1/3 of Outlot 118 of the Original City of Austin including 1/2 of abandoned Sabine Street between East 10th Street and East 11th Street be approved.

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

OTHER BUSINESS

C7-72-8 Sale of City Property
Peyton Gin Road and North Lamar

STAFF REPORT:

This property was originally purchased for the right-of-way of Peyton Gin Road and North Lamar and it is not needed for this use. The east 130 feet is zoned "C" Commercial, Sixth Height and Area, the remainder is "Interim A". Development will probably require zone change and subdivision. The Planning Department suggests consideration to leaving this as open space due to limited building space. It is felt that any commercial development of this tract would limit visibility at this intersection and adequate parking would present a problem. A large drainage easement exists on the west and south side of this tract.

The Property Management Department recommends approval for sale of this property, subject to street right-of-way and easements as on file with Property Management Department. Limited access permitted only from Peyton Gin Road west of the 100-foot radius point. Although small, this tract will still accomodate many commercial uses. Open space would involve high degree of maintenance responsibility. In the past, P. A. R. D. has not been in favor of retaining such small tracts as open space.

COMMISSION ACTION:

Some of the members of the Commission felt the property should be retained as it exists with Ms. Mather stating that the property could be left alone and remain as it is, not requiring any maintenance. Other members felt that retaining this property would be a burden to the city, and if it could not be used, it should be returned to the tax rolls and be developed.

COMMISSION VOTE:

To RECOMMEND the sale of city property #S-96 at Peyton Gin and North Lamar, subject to street right-of-way and easements.

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

NAY: Messrs. Barrow and Faulkner. Ms. Mather.

C2-72-8 Sale of City Property
2103 Winsted Lane

STAFF REPORT:

This property was originally purchased for the right-of-way of MoPac Boulevard, and this portion is not needed for this use. It is recommended for sale with uses restricted to the existing driveway on Winsted Lane.

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To RECOMMEND the sale of city property #S-16 at 2103 Winsted Lane, subject to restriction of access to Winsted Lane.

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

C2-72-8 Sale of City Property
Harold Court (5700 Block)

STAFF REPORT AND RECOMMENDATION:

The staff reported that this property was originally purchased for the Townview Service Yard and is no longer needed for this use. It is recommended for sale subject to retaining 20 feet for right-of-way uses along Harold Court.

COMMISSION ACTION:

Members reviewed the information presented.

COMMISSION VOTE:

To RECOMMEND the sale of city property #P-52 (part) located in the 5700 block of Harold Court subject to retention of 20 feet along Harold Court for right-of-way uses.

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

C8c-73-4 Conceptual Plan
Anderson Mill

Mr. Lillie stated that this site plan is located west of Highway 183, south of Ranch Road 620 and north of Anderson Mill Road and is to be developed in a low-density residential area. This plan combines a number of uses including single-family, multi-family, townhouses, and commercial. Application has been made for a Municipal Utility District, but we are only talking about land use, land use patterns, and land use density--not the Municipal Utility District. The staff has no major objection to the proposed development; however, in reviewing the plan, consideration should be given to compatible land use pattern along Ranch Road 620 and Anderson Mill Road. There is a subdivision named Shenandoah located north of this site that has commercial use proposed along Ranch Road 620, and there would be incompatible land use patterns from one subdivision to the other. Prior to the submission of the preliminary, this incompatibility in land use should be resolved. Spicewood at Balcones, located south of Anderson Mill Road, has a site that has been purchased by the Round Rock School District for an elementary school. Commercial property is located west of this school site. This use is incompatible with the residential use proposed in Anderson Mill Subdivision. Some type of subdivision restrictions should be placed on that development so that the proposed commercial development would not have a negative impact on the residences across Anderson Mill Road. The staff recommendation is to approve this plan subject to approval of the water and wastewater systems by the City and State agencies and the consideration of compatible land use patterns at Ranch Road 620 and Anderson Mill Road in relation to previously submitted subdivision. Compatibility should be worked out prior to submission of preliminary plans for consideration by the Planning Commission.

Mr. Mills stated that the commercial development at Ranch Road 620 might be approached as a Commercial Planned Unit Development with limited and controlled access that would not provide curb cuts for each commercial venture. By using this method of controlling development, it would minimize the impact on the development across the highway. Greenbelts along the major thoroughfare would provide hike and bike trails to provide access to the village center. Passages underneath the streets and roads are planned so that it will not be necessary for the people to be subjected to traffic hazards getting to and from school. Application has been made to

C8c-73-4 Conceptual Plan --Contd.

the Texas Water Quality Board for a waste discharge permit site within the planned development and across Highway 183 about one mile downstream. Application has also been made to the City for a Municipal Utility District. In the event the Municipal Utility District is not approved, changes in plans would have to be made.

The Commission members reviewed the plan and voted to accept it with the understanding that areas in conflict will be worked out during the various stages of the subdivision.

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

C1-73-3 Minutes

The members then

VOTED: To APPROVE the September, 1972 Subdivision Committee Minutes and the the February, 1973, Subdivision Committee Minutes, as distributed.

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

PRESENTATIONS

A representative of the Public Information Department presented a film showing the proposals of the Walnut Creek Wastewater Treatment Plant located on Walnut Creek east of Ed Bluestein Boulevard.

R146 SUBDIVISION

The Committee Chairman reported action taken on the subdivisions at the meeting of April 24, 1973, and requested that this action be made a part of the minutes of the Planning Commission meeting.

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C8-71-160 Mesa Village

Steck Avenue and Great Hills Trail

STAFF REPORT:

In April, 1971, the preliminary plan of Great Hills was submitted which proposed Great Hills Trail (80-foot right-of-way) to connect with Neely Drive which would extend to Spicewood Springs Road.

In November, 1971, a revised preliminary plan was submitted on the subject tract which proposed to relocate Great Hills Trail to the east between the "LR" Local Retail and "BB" Residence zoned tracts with Steck Avenue "T-ing" into Great Hills Trail. No grade separation or connection was proposed at Steck Avenue and MoPac Boulevard at this time. Steck Avenue has been approved in a preliminary plan of Westover Hills, Section 7, as an 80-foot right-of-way collector street with

C8-71-160 Mesa Village--Contd.

44-foot paving, the City requiring only 70 feet and 44 feet. In January, 1972, a request was submitted by Great Hills and Mr. Mayfield to amend Austin Development Plan by creating a new arterial street. Such street was Great Hills Trail from Spicewood Springs Road to Loop 360. This request is still pending.

Subsequently, several final plats have been recorded for residential use along Steck Avenue east of Mesa Drive, some with multiple driveways backing into Steck Avenue.

In January, 1973, a revised plan was submitted on subject tract which proposed to delete Great Hills Trail between Spicewood Springs Road and Steck Avenue which would have forced all Great Hills traffic onto Steck Avenue. This plan received stiff departmental opposition and was subsequently postponed.

Based on the development which has occurred, which is proposed and on projected traffic volumes prepared by Traffic and Transportation, we feel it is an absolute necessity that this street be provided.

PLAT REVIEW COMMITTEE RECOMMENDATION

The revised preliminary plan has now been brought back for consideration and has been reviewed by the Plat Review Committee. It is recommending that this plan, as submitted, be DENIED, but that a revision be required providing for Great Hills Trail between Spicewood Springs Road and Steck Avenue, such street to be 80 feet right-of-way with 60 feet of paving, to be located west of the "LR" Local Retail zoned tract, and subject to sidewalks on Steck Avenue, Mesa Drive, Spicewood Springs Road and on Great Hills Trail, and subject to required easements.

COMMITTEE ACTION:

Subdivision Committee reviewed the subdivision on April 24, 1973 and referred the case to the Planning Commission.

CITIZEN COMMUNICATION**PERSONS APPEARING**

Doran Eskew (representing applicant)
W. L. Mayfield (applicant)
Mrs. Clyde Neeley
Mrs. Henry Adams
Dr. Hughes
J. W. Helge

The applicant, W. L. Mayfield, stated that at one time he had had an agreement with Great Hills to put a street through the subdivision. Later, when the overpass was placed at Steck Avenue, Great Hills felt they no longer needed the street. Mr. Mayfield stated he had given all the land for right-of-way that he should give and felt he should not be required to give more.

Several citizens appeared and expressed a need for a street through the area located off Neely Lane. Comments were also made regarding the heavy traffic that would be created around the new high school site on Steck Avenue and Mesa Drive.

C8-71-160 Mesa Village--Contd.

Mr. Milstead expressed concern over altering projected traffic flow that could bring about a change in the Major Arterial Plan. He felt the need for the connecting streets is still there with or without the intersection at Steck Avenue and MoPac. He also expressed the feeling that Mr. Mayfield should not have to provide for traffic generated by The Great Hills Development.

Mr. Barrow stated that Spicewood Springs Road and Great Hills Trail should stay as they are, but a neighborhood street is needed to connect the two in this area.

Ms. Mather felt that Great Hills developers should be required to provide an outlet for traffic generated by their development and Steck Avenue should not have to carry all the traffic, as portions of it go through residential areas.

The Commission discussed the possibility of providing right-of-way for Neely Lane at this time. The following motion was made and died due to the lack of a second: that the subdivision, Mesa Park, be accepted as submitted providing a proportionate share of right-of-way for a sixty-foot street along the west property line of Mr. Mayfield's tract. When the street is required, the adjoining property owners would give or pay their share of the amount.

Mr. Betts felt that requiring right-of-way at this time was premature because this might not be the best location for a through street. Other members of the Commission stated that perhaps this was not the proper place for a street from an engineering standpoint and should not be decided by the Commission.

The Commission concurred that at some point in time, a connecting street should be provided for in this area, perhaps at the Neely Road location.

COMMISSION VOTE:

To recommend that the subdivision of Mesa Village located at Spicewood Springs Road, Mesa Drive and Steck Avenue be approved as submitted.

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

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

C8-72-83 Bull Creek Bluff Estates
Taylor Draper Lane and Penney Creek Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be accepted for filing and disapprove pending compliance with departmental requirements and subject to the addition of three notes to the plat as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Bull Creek Bluff Estates, subject to compliance with departmental requirements and the addition of three notes to the plat.

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

C8-72-103 Dove Springs, Section Two
Dove Springs Drive and Pino Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be accepted for filing and disapprove pending fiscal arrangements required and compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision of Dove Springs, Section Two, subject to fiscal arrangements required and compliance with departmental requirements.

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

C8-72-117 Brook Meadow
Rutland Drive and Meadowlark Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be accepted for filing and disapprove, pending fiscal arrangements required; compliance with departmental requirements; sidewalks required; and easements required. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Brook Meadow, subject to fiscal arrangements required; sidewalks required; and easements required and compliance with departmental requirements.

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

C8-72-140 Carlen Hills
U.S. 183 and 12th Street

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapproval pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Carlen Hills, subject to compliance with departmental requirements.

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

C8-72-143 Westview Estates, Section 3
Pitter Pat Lane and Judy Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapproval pending compliance with departmental requirements; easements required; and subject the the addition of three notes to the plat as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Westview-Westview Estates, Section 3, pending compliance with departmental re-

C8-72-143 Westview Estates, Section 3--Contd.

quirements, easements required, and subject to the addition of three notes to the plat as on file with the City of Austin Planning Department.

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

C8-72-152 Lakeway, Section 26
Lakeway Boulevard and Lohman's Ford Road

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove, pending compliance with departmental requirements; subject to connection to available wastewater collection system and needed current tax certificates. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Lakeway, Section 26, pending compliance to departmental requirements subject to connection to an available wastewater collection system; and needed current tax certificates.

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

C8-73-03 Hillside Oaks
Matthews Lane and Cooper Lane

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove pending compliance with departmental requirements; easements required; and subject to the combining of lots 18 and 19 at Cooper Lane and Matthews Lane into one lot. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Hillside Oaks pending compliance with departmental requirements; easements, and subject to combining of lots 18 and 19 at Cooper Lane and Matthews Lane into one lot.

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

C8-73-40 Buell Park
Highway 183 and Boardwalk

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove pending compliance with departmental requirements; easements required; and subject to approval of Williamson County Health Unit. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Buell Park pending compliance with departmental requirements; easements, and subject to the approval of Williamson County Health Unit.

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

C8-73-50 Crystal Brook, Section 3
 Brook Valley Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove pending fiscal arrangements required; compliance with departmental requirements; and easements required. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Crystal Brook, Section 3, pending fiscal arrangements required; compliance with departmental requirements; and easements required.

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

C8-73-53 Spicewood at Balcones Village, Section 4
 Spicewood Club Drive and Spicewood Parkway Drive

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove pending compliance with departmental requirements and the provision that they will connect to an available wastewater system. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Spicewood at Balcones Village, Section 4, pending compliance with departmental requirements and the provision that they will connect to an available wastewater system.

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

C8-73-54 Quail Creek, Section 7, Phase 1
 Rundberg Lane

This final subdivision is appearing for the first time before the Planning Commission. The staff recommends that it be ACCEPTED for filing and disapprove pending fiscal arrangements required; compliance with departmental requirements; and that Collinfield must be shifted westerly to provide a common centerline with Mearns Meadow and a minimum centerline radius curve of 400 feet; sidewalks required. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of Quail Creek, Section 7, Phase 1, pending fiscal requirements; compliance with departmental requirements, and that Collinfield must be shifted westerly to provide a common centerline with Mearns Meadow and a minimum centerline radius curve of 400 feet; sidewalks required.

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

SHORT FORM SUBDIVISIONS

Twelve short form subdivisions have appeared before the Commission in the past and have now complied with all departmental requirements; the staff recommends that these be approved. The Commission then

VOTED: To APPROVE the following short form subdivision plats:

C8s-70-90 March Addition
Fortview Road
C8s-73-97 Resubdivision #1 of the D. C. Bradford Subdivision
Cameron Road
C8s-73-78 Lakeway, Section 22-1, Lots 2455-2459
Lakeway Boulevard
C8s-73-93 McDonald Subdivision
Airport Boulevard & East 19th Street
C8s-73-81 Christianson Industrial Park
Shelby Lane
C8s-72-273 Anne E. Shackelford Subdivision
Circle S. Road
C8s-72-307 Resubdivision Lots 10 & 11, Spring Hill Village
Spring Hill Lane & Vincent Drive
C8s-73-85 Resubdivision Lot 1, Block B, Cherry Creek Commercial
Manchaca Road & Stassney Lane
C8s-73-29 First Resubdivision of Block N, Quail Creek, Phase 2,
Section 3
Peyton Gin, Parkfield & Norseman Terrace
C8s-73-112 Resubdivision of Lots L & M, Block G, Aqua Verde
Rivercrest Drive
C8s-73-87 Resubdivision Lot 1, Blackson Avenue Addition
Blackson Avenue & I. H. 35 N
C8s-73-111 Resubdivision Lot 1, Block A, Ford Place
Cimarron Trail & Manchaca Road

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

The Commission then

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

C8s-73-73 Resubdivision of Lot 2, Block C, Cherico Subdivision
Neal Street & Cherico Street
C8s-73-117 James M. Clay Subdivision
Lucksinger Lane
C8s-73-118 Taylor Flats #2
North Loop Boulevard & Jim Hogg Avenue
C8s-73-119 Resubdivision Lots 1, 2, 3, 4, 22 & 23, Ledgestone
Cliff Subdivision
Spicewood Springs Road & White Cliff Road
C8s-73-120 Resubdivision Lot 1, Gray Terrace
Burnet Road & Burnet Lane
C8s-73-122 Resubdivision Lot 21, Camelot, Section 2
Galahad Drive off Castle Ridge Road

Short Form Subdivisions--Cont. :

C8s-73-123 Resubdivision Lot 9-A of the Resubdivision of Lot 9,
Camelot

Castle Ridge Road

C8s-73-125 Resubdivision of Tract 2 of The Lillian L. Roberts
Research Boulevard Commercial & Industrial Subdivision

C8s-73-126 Pihlgren Subdivision
North Lamar Boulevard

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

C8s-73-116 Fred Lucksinger Subdivision
Bluff Springs Road

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision
plats, pending a variance on signature of adjoining owner and fiscal
requirements required:

C8s-73-121 S. D. W. Subdivision
I. H. 35 & North of Rundberg Lane
C8s-73-124 Fountain Park Plaza
St. Edward's Drive & I. H. 35
C8s-73-127 Cameron Ridge
Cameron Road

VOTED: To APPROVE the request for name change on the following subdivision:

C8s-68-133 Southwest Christian Church Subdivision
to Ben White Center Subdivision
Ben White Boulevard & Bannister Lane

VOTED: To RECOMMEND postponement for the following subdivision:

C8s-73-115 Halleck Acres
Howard Lane & Ann Place

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

The meeting was adjourned at 1:15 a.m.

Richard Lillie
Richard Lillie
Executive Secretary