

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--June 12, 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.  
O. P. (Bob) Bobbitt  
C. W. Hetherly  
Jean Mather  
Buford Stewart

Absent

Charles Betts  
Royce Faulkner

Also Present

Jack Alexander, Assistant Director of Planning  
Wayne Golden, Planning Coordinator  
Joe Ternus, Director of Traffic and Transportation  
Andrea Winchester, Clerk IV  
Pat Page, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of June 4 and 5, 1973.

Present

\*C. W. Hetherly, Chairman  
David Barrow, Jr.  
Charles Betts  
Royce Faulkner  
\*\*Mrs. Jean Mather  
\*\*Buford Stewart

Also Present

Jack Alexander, Assistant Director of Planning  
\*Al Baker, Zoning Administrator  
\*\*Brian Schuller, Planner  
Andrea Winchester, Clerk IV  
Pat Page, Secretary I

Absent

O. B. Bobbitt

\* Present only on June 4, 1973

\*\* Present only on June 5, 1973

C14-72-291 Richard S. Trimble: A, 1st to O, 1st  
7807 Watson Street

STAFF REPORT:

The staff reported that a request has been received asking for postponement of this application. The staff has no objections to the postponement.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Wayne Gronquist (representing applicant)

COMMITTEE ACTION:

The Committee heard the request of the applicant that this case be postponed for thirty days and concluded that a postponement should be granted.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Richard S. Trimble for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 7807 Watson Street be POSTPONED for thirty days.

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

ABSENT: Messrs. Betts and Faulkner

C14-72-311 Austex Development Co. Ltd.: A, 1st to BB, 1st (as amended)  
8915-9007 Parkfield Drive  
1203 Woodfield Drive

STAFF REPORT:

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

The "B" Residence zoning to the south is part of property rezoned in 1968. A minor residential street was planned to buffer subject tract and the single-family neighborhood to the north from the proposed apartment development. The minor residential street has since been eliminated leaving no logical point of termination. This same earlier zoning case granted "BB" Residence for the tract bounded by Parkfield Drive, Norseman Terrace and Tronewood Drive. However, direct access was denied to Norseman Terrace by means of a restriction on the subdivision plat. Twice this year the Planning Commission has recommended denial of any change in zoning for subject property. The City Council has referred this case back to the Commission for the second time at the request of the applicant.

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

STAFF RECOMMENDATION:

That this case be denied.

The requested zoning is too far into the interior of the single-family, duplex neighborhood, and would create additional traffic across from the elementary school. The Commission has required buffering of the school as noted by no direct access being permitted to Norseman Terrace from the apartment development to the south. However, the location, size and depth of subject tract does not lend itself to these restrictions. All five lots included in this application have sufficient land area to be developed with duplexes. There is also the alternative of this tract being developed with townhouses. The requested zoning is inconsistent with very recent Planning Commission recommendations for this property.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

Terry N. Bishop: 6100 Guadalupe

AGAINST

PERSONS APPEARING

Louis Kirchofer, Jr. (representing applicant)

Hugh Heater: 9300 Quail Wood Drive

FOR

Janet Craigholt(North Austin Civic Association)

FOR

COMMITTEE ACTION:

The Committee reviewed the amended request, along with a site plan submitted by the applicant. Mr. Hetherly complimented the applicant for working out difficulties with the neighborhood group. Mr. Barrow stated that he was changing his vote because, in his opinion, the plan presented would be better than duplexes. The Committee concluded that this request should be granted as amended, subject to the site plan as presented and ten feet of right-of-way on Woodfield Drive.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Austex Development Co., Ltd. for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area (as amended) on property located at 8915-9007 Parkfield Drive and 1203 Woodfield Drive be GRANTED as amended, subject to the site plan as presented and ten feet of right-of-way on Woodfield Drive.

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

ABSENT: Messrs. Betts and Faulkner

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

STAFF REPORT:

A request for the withdrawal of this application has been received and the staff recommends that it be allowed to be withdrawn.

C14-72-318 Ignacio Loredo & L. Tonnelt Byrd--Contd.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Lanford Equipment Co.: 830 Airport Boulevard

FOR

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

At the request of the applicant's attorney, the Committee recommended that the applicant be allowed to withdraw this case.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

C14-73-016 Estate of Stella M. Hofheinz, Deceased: A, 1st to B, 2nd  
201 East 33rd Street  
3207-3209 Helms Street

STAFF REPORT:

This property is located in a transition area north of the University and is served by residential streets with sixty feet of right-of-way. This lot was part of the 1967 area study in which apartment use was recommended. Lots east of and not fronting Speedway have been limited to "B" Residence and "BB" Residence, First Height and Area. In 1970, the Commission recommended "B" Residence, First Height and Area for a tract to the east and across 33rd Street from subject tract. Three months ago the Planning Commission recommended denial of any change in zoning for subject property. A valid petition exists in opposition to any change in zoning.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "B" Residence, First Height and Area granted.

It is felt that the density of First Height and Area is more compatible with the remaining single-family homes and the narrow surfacing of the streets within the interior. Apartment zoning is consistent with the recommendation made by the Commission following the 1967 Area Study.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Curt G. Schulze: 400 West 33rd Street	AGAINST
Mrs. Ed R. Huck: 200 West 33rd Street	AGAINST
Virgil E. Barnes: 207 East 33rd Street	AGAINST
Mildred L. Barnes: 207 East 33rd Street	AGAINST
Mrs. C. C. Campbell: 101 West 33rd Street	AGAINST
C. R. McNamee: 203 East 34th Street	AGAINST
Mr. & Mrs. Alfred Wilkinson: 200 East 34th Street	AGAINST
Mrs. Grace Cooper: 202 East 34th Street	AGAINST
Mrs. W. L. Darnell: 201 East 34th Street	AGAINST
Mr. & Mrs. Russell McNamee: 203 East 34th Street	AGAINST
Petition bearing 2 names	AGAINST

C14-73-016 Estate of Stella M. Hofheinz, Deceased--Contd.

Petition bearing 26 names	AGAINST
Petition bearing 18 names	AGAINST
Petition bearing 18 names	AGAINST
Petition bearing 3 names	AGAINST

PERSONS APPEARING

Forest S. Pearson (representing applicant)	
Edward R. Carpenter: 3305 Speedway	AGAINST
Faye C. Carpenter: 3305 Speedway	AGAINST
Edith Turner: 200 East 33rd Street	AGAINST
Virgil E. Barnes: 207 East 33rd Street	AGAINST
Raymond Owens: 206 East 33rd Street	AGAINST
Mrs. Virgil E. Barnes: 207 East 33rd Street	AGAINST
Lois Buck: 310 West 37th Street	AGAINST
Bertha Casey: 305 West 38th Street	AGAINST
Josephine Casey: 305 West 38th Street	AGAINST
Judith Searcy: 121 Laurel Lane	AGAINST
Linda Ward: 403 East 32nd Street	AGAINST
John Ward: 403 East 32nd Street	AGAINST
Naomi Owens: 206 East 33rd Street	AGAINST
John H. Farr, Jr.: 207 West 35th Street	AGAINST
Estelle Scherr: 207 West 35th Street	AGAINST
Jerold S. Buttrey: 103 West 33rd Street	AGAINST
Denise Schulze: 400 West 33rd Street	AGAINST
Charles Hackett: 102 West 33rd Street	AGAINST
Roger Pinckney: 3101 Harris Park Avenue	AGAINST
Kathleen M. Pinckney: 3101 Harris Park Avenue	AGAINST
Abraham Goushe: 605 Elmwood Place #1	AGAINST
Michael T. Purdy: 2802 Whitis #9	AGAINST
Suzanne Winckler: 209 West 33rd Street	AGAINST

COMMITTEE ACTION:

Mr. Barrow felt that it was good to have a mixture of single-family homes and multi-family homes, and he would not like to see the whole area go apartments. Mr. Hetherly stated that he had voted against this case the first time and would have to do so again in support of efforts by area residents to maintain the single-family neighborhood. The Committee concluded that this request should be denied.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the estate of Stella M. Hofheinz, deceased, for a change in zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area on property located at 201 East 33rd Street and 3207-3209 Helms Street be DENIED.

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

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

## STAFF REPORT:

This application has been reinstated by the City Council and therefore, should not be reviewed again by the Zoning Committee at this time. Therefore, no action can be taken on this case.

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.

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:

Watt Schieffer: 1011 East 40th Street

FOR

## PERSONS APPEARING

Robert Davis (representing applicant)

Joan Bartz: 6713 Tulsa Cove

AGAINST

Donna Miles: 6906 Drexel

AGAINST

Terry N. Bishop: 4207 Greenridge Place

AGAINST

Mrs. John Shaw

AGAINST

## COMMITTEE ACTION:

The Committee reviewed the information presented and Mr. Betts voiced opposition to "C" Commercial zoning on Ed Bluestein Boulevard. The Committee concluded that this request should be denied.

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

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

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of R. J. Del Guidice for a zoning change from "A" Residence, First Height and Area, located at 6902-6926 Ed Bluestein Boulevard be DENIED.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-105 Mrs. Dorothy B. Kidd (by Ken W. Glasgow): A, 1st to B, 1st  
5408 Jeff Davis  
1701-1705 Houston Street

STAFF REPORT:

This property is located in north Austin at the corner of two collector streets. Subject property lies within a single-family neighborhood which is in partial transition to apartment zoning. The Planning Commission has been recommending for zoning changes in the immediate area close to Burnet Road but recently has recommended for less density or denial of zoning changes on the minor residential streets further to the interior. There are several substandard streets in the overall neighborhood between Burnet Road and North Lamar.

STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (10 feet on Houston Street and 5 feet on Jeff Davis Avenue) to increase these streets to 70 and 60 feet respectively.

The requested zoning is an extension of the zoning pattern and is in close proximity to Burnet Road.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Trim & Swim Health Spa, Inc.:	5407 Clay	FOR
Albert A. Huber:	Rt. 8, Box 411	FOR
Nelson Puett:	5425 Burnet Road	FOR
Robert T. Kent:	1602 Houston Street	FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

The Committee heard the information presented and recommended that this request be granted, subject to one-half the right-of-way (ten feet on Houston Street and five feet on Jeff Davis Avenue) to increase these streets to 70 and 60 feet respectively.

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

C14-73-105 Mrs. Dorothy B. Kidd--Contd.

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Mrs. Dorothy B. Kidd for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 5408 Jeff Davis and 1701-1705 Houston Street be GRANTED, subject to one-half the right-of-way (ten feet on Houston Street and five feet on Jeff Davis Avenue) to increase these streets to 70 and 60 feet respectively.

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

C14-73-106 Joe Del Rio, Jr., et ux: A, 1st to GR, 1st  
2808 Manor Road  
3300-3302 Randolph Road

STAFF REPORT:

This property is in northeast Austin at the corner of a minor residential street and a major arterial street. Subject tract is part of a single-family neighborhood which is buffered by apartment zoning to the east across Randolph Street and to the west along Manor Road. Although a number of the properties fronting on Manor Road are permissively zoned, the north side is primarily zoned for single-family, duplex and apartment uses.

The Commission, in 1970, recommended for "GR" General Retail for the adjoining property to the west. However, subject tract which is only 120 feet deep, represents a needed buffer for the homes along Randolph Road which side to subject tract.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "B" Residence, First Height and Area be granted, subject to one-half the right-of-way (ten feet on Manor Road and five feet on Randolph Street) to increase these streets to 80 and 70 feet, respectively. Also, a six-foot privacy fence and a minimum ten-foot building setback are recommended where adjoining "A" Residence.

The requested zoning is considered to be an intrusion into a very well maintained single-family neighborhood which is deserving of protection. It is felt that retail zoning would be inappropriate for the adjoining neighborhood as the lot is very shallow and, therefore, inadequate for the type of buffering which should exist between retail and residential developments. Retail zoning should be encouraged at major intersections. The staff, in 1970, recommended "B"



C14-73-106 Joe Del Rio, Jr., et ux--Contd.

Residence zoning on the adjoining tract to the west and still feels this is more appropriate than retail zoning.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Mrs. Claire B. Woodward: P. O. Box 506

FOR

Pete Schneider: 2800 East 22nd Street

FOR

PERSONS APPEARING

Joe Del Rio, Jr. (applicant)

COMMITTEE ACTION:

The Committee reviewed the information presented and concluded this request should be granted, subject to ten feet of right-of-way on Manor Road and five feet on Randolph Street; a six-foot privacy fence; and a minimum ten-foot building setback where adjoining "A" Residence.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Joe Del Rio, Jr., et ux, for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 2808 Manor Road and 3300-3302 Randolph Road be GRANTED, subject to ten feet of right-of-way on Manor Road and five feet on Randolph Street; a six-foot privacy fence, and a minimum ten-foot building setback where adjoining "A" Residence.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-107 Katie Deats Watterson: A, 1st to C, 1st

2612-2614 South First Street

600 Cumberland Road

STAFF REPORT:

This shallow tract is located in south Austin at the corner of a major arterial street and a minor residential street. Subject tract is part of an older single-family neighborhood, and homes adjoin subject tract to the west along South Second Street. Properties fronting South First Street between Oltorf Street and Ben White Boulevard have been in transition for several years as noted by the existing zoning pattern. However, very few tracts have been developed as zoned, particularly on the west side where "A" Residence uses still predominate. A small addition to "C" Commercial across from subject tract was recommended by the Commission last year as an extension to adjoining "C" Commercial under common ownership. The Commission in 1969 recommended for "O" office rather than the "GR" General Retail requested for an L-shaped tract one block to the north. Recently the Commission has been recommending no more than "LR" Local Retail for properties fronting on this street in deference to the adjoining homes in this area, which is oriented around an elementary school approximately two blocks to the south.

C14-73-107    Katy Deats Watterson--Contd.

**STAFF RECOMMENDATION:**

That this case be denied, but recommends that "O" Office be granted, subject to a six-foot privacy fence where adjoining "A" Residence, except on the northern boundary line.

It is felt that "O" Office allows reasonable flexibility of use, is more compatible with the remaining homes which adjoin this tract, and is more consistent with recent Planning Commission recommendations. "C" Commercial allows very permissive uses which are usually incompatible with "A" Residence uses.

**CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD GROUP)**

**WRITTEN COMMENT**

Max J. Barton: 913-B Beaver Trail	FOR
A. F. White: 1207 Alta Vista	FOR
Mrs. Zelda Smith: 2702 South 2nd Street	FOR
Mr. & Mrs. Harold Butler: 2700 Stacy Lane	FOR

**PERSONS APPEARING**

Dale Ossip Johnson (representing applicant)	
Edgar Walsh	AGAINST
One Person	AGAINST

**COMMITTEE ACTION:**

The Committee reviewed the information presented. Mr. Betts stated he had no objections to the intended use but would be hesitant to see "C" Commercial go in this area. Mr. Barrow felt he could approve "O" Office but not "C" Commercial. The Committee concluded that the request for "C" Commercial be denied, but that "O" Office should be granted, subject to a six-foot privacy fence where adjoining "A" Residence except on the northern boundary line.

AYE:     Messrs. Hetherly, Barrow, Betts and Faulkner

**COMMISSION ACTION:**

The members reviewed the information presented.

**COMMISSION VOTE:**

To recommend that the request of Katy Deats Watterson for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area located at 2612-2614 South First Street and 600 Cumberland Road be DENIED, but that "O" Office, First Height and area be GRANTED, subject to a six-foot privacy fence where adjoining "A" Residence except on the northern boundary line.

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

C14-73-108 Edwin M. & Charles K. Goldman: A, 1st to BB, 1st  
3804-3810 South 2nd Street

**STAFF REPORT:**

This property is located in south Austin on a minor residential street. Subject lies between a large single-family neighborhood to the north which has a cluster of "MH" Mobile Home zoning, and the retail zoned tracts to the south and east which are oriented to Ben White Boulevard and South First Street, respectively.

**STAFF RECOMMENDATION:**

That this case be granted.

It is felt that this tract represents a buffer between the neighborhood to the north and the retail zoning to the south. The staff recommends that the north boundary line of subject tract be the termination point of rezoning to the north. Any further zoning would be an intrusion into a low-density neighborhood with inadequate streets for any other purpose.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)**

**WRITTEN COMMENT**

Odas Jung: P. O. Box 668  
Dan F. Callan: 7506 Cooper Lane  
Katherine Callan: 7506 Cooper Lane  
Leroy Carlson: 3715 Garden Villa Lane

FOR  
FOR  
FOR  
AGAINST

**PERSONS APPEARING**

Charles Goldman (applicant)

**COMMITTEE ACTION:**

The Committee heard the information presented and recommended that this request be granted.

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

**COMMISSION ACTION:**

The members reviewed the information presented.

**COMMISSION VOTE:**

To recommend that the request of Edwin M. and Charles K. Goldman for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 3804-3810 South 2nd Street be GRANTED.

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

C14-73-109    Charles C. Spradling and Yvonne F. Spradling: A, 1st to O, 1st  
                  1042 East 43rd Street  
                  4300-4302 Clarkson Avenue

STAFF REPORT:

This property is located north of Hancock Shopping Center in north Austin. Subject tract is served by minor residential streets and is part of the stable Country Club Terrace neighborhood. The area consists primarily of well-maintained single-family homes.

In 1971, "O" Office zoning was requested for subject tract. The City Council denied any change in zoning although the Planning Commission had recommended for apartment zoning. The adjoining tract to the north was rezoned "B" Residence, First Height and Area in 1966 by the City Council which overruled the Commission recommendation to deny any zoning change. One year later, this same tract was rezoned from "B" Residence, First Height and Area to Second Height and Area; again without a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION:

That this case be denied, as an intrusion into a stable, well-maintained single-family neighborhood with inadequate streets for other than "A" Residence uses.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mr. and Mrs. Ben E. Smith, Jr.: 1037 East 43rd Street AGAINST  
George E. Bradshaw: 1032 East 43rd Street AGAINST

PERSONS APPEARING

T. W. Johnson: 1033 East 43rd Street AGAINST  
Ben Smith: 1037 East 43rd Street AGAINST

COMMITTEE ACTION:

The Committee reviewed the information presented and concluded that this request should be denied.

AYE:     Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Charles C. Spradling and Yvonne F. Spradling for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, located on property at 1042 East 43rd Street and 4300-4302 Clarkson Avenue be DENIED.

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

C14-73-110 Gray & Becker, Inc.: Interim A, 1st to D, 1st and B, 1st (as amended)  
1823-1933 Rutland Drive

STAFF REPORT:

This property is located in north Austin on a collector street and lies within the easternmost part of an area designated for industrial use under the Austin Development Plan. Apartment use is proposed for the property adjoining to the east as a buffer to the Quail Creek neighborhood further to the east.

STAFF RECOMMENDATION:

That this case be granted, as it is consistent with the Master Plan for this immediate area.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed (representing applicant)

Janet Craigholt (North Austin Civic Association)

AGAINST

COMMITTEE ACTION:

The Committee reviewed the information presented and concurred that this request should be granted as amended; lot 22 as "B" Residence, First Height and Area, and the remainder of the tract "D" Industrial, First Height and Area.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Gray & Becker, Inc. for a zoning change from Interim "A" Residence, First Height and Area to "D" Industrial, First Height and Area and "B" Residence, First Height and Area on property located at 1823-1933 Rutland Drive be GRANTED as amended; lot 22 as "B" Residence, First Height and Area, and the remainder of the tract "D" Industrial, First Height and Area.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-111 Ralph C. Fullerton: B, 2nd to C, 2nd  
714 Henderson Street

STAFF REPORT:

This property is located west of the Central Business District on a minor collector street and adjoins "C" Commercial zoning. Subject tract lies within an area in transition and one in which the Planning Commission has been consistently recommending for "C" Commercial zoning since 1969. A zoning case for "C" Commercial on the adjoining property to the south of subject tract was dismissed for failure to meet conditions to the rezoning.

C14-73-111 Ralph C. Fullerton--Contd.

STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (five feet) to increase Henderson Street to 60 feet.

The requested zoning is consistent with land uses and street plan for this area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

William E. Nickels: 711 Lamar

FOR

Everett Frizzell Pontiac, Inc.: 1014 North Lamar

FOR

PERSONS APPEARING

Dick Hodgkins (representing applicant)

COMMITTEE ACTION:

The Committee heard the information presented and recommended that this request be granted subject to departmental requirements as listed above.

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

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Ralph C. Fullerton for a zoning change from "B" Residence, Second Height and Area to "C" Commercial, Second Height and Area on property located at 714 Henderson Street be GRANTED, subject to one-half the right-of-way (five feet) to increase Henderson Street to 60 feet.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-112 James Tedford: A, 1st to O, 1st  
1211 West 49th Street (Oran Street)

STAFF REPORT:

This property is located in north Austin on a minor residential street. Subject tract is part of the Welling Place single-family subdivision and is in the middle of a block developed on both sides with homes. It is approximately 400 feet from this property to the closest major arterial street. The "O" Office zoning at the back property line of subject tract and the "BB" Residence to the north at the corner of Grover Avenue and West 49th Street are old zoning cases granted in 1957. In 1970, "O" Office was granted on Grover Avenue at West 49 1/2 Street and for a tract one block farther to the north. Two months ago, the Commission recommended denial of any change in zoning on the north corner of 51st Street and Grover Avenue approximately two blocks north of subject tract.

C14-73-112 James Tedford--Contd.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with streets inadequate for other than "A" Residence uses. It is felt that this small neighborhood is deserving of zoning protection. Back property lines represent an acceptable method for zoning changes and it is preferable that like uses face each other.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. F. B. Branum: 1210 West 49th Street	FOR
Zepha O. Walser: 1209 West 49th Street	FOR
Billy Jackson: Route 7, Box 555	FOR
Mr. & Mrs. C. O. Patterson: 1207 West 49th Street	FOR

PERSONS APPEARING

Martin Boozer (representing applicant)  
James Tedford (applicant)

COMMITTEE ACTION:

Committee members reviewed the information presented and Mr. Hetherly stated he had no objection to "O" Office in this area. Concern was expressed over the depth of the lots across the street. Mr. Betts stated this was a logical extension of "O" Office and he would like to see some consolidation of property and limitation of curb cuts. Members concluded this request should be granted, subject to five feet of right-of-way on West 49th Street.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend the request of James Tedford for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area located at 1211 West 49th Street (Oran Street) be GRANTED subject to five feet of right-of-way on West 49th Street.

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

C14-73-113 Edwin M. Goldman: A, 1st to B, 1st  
3903-3905 Peterson Avenue

STAFF REPORT:

This property is located in north Austin on a minor residential street which deadends at the south boundary line of subject tract and is approximately 850 feet from the closest major arterial street. This tract lies within the older Pleasant Grove and Shoalcrest neighborhood which is generally well maintained and improves to the east along Tonkawa Trail and Bailey Lane where there are relatively new duplexes.

C14-73-113 Edwin M. Goldman--Contd.

Several cases of "B" Residence zoning have been granted west of this property since 1967, beginning with land fronting on Shoal Creek Boulevard. "B" Residence, First Height and Area was granted last year for the property adjoining the north boundary of subject tract. Since the land directly across Peterson Avenue has been densely developed with apartments, and the property to the south drops abruptly, there is no provision for on-street vehicular turnaround. There is a need to transition down and provide a buffer for the neighborhood to the east and the north. It is suggested that this be accomplished by establishing the east boundary line of subject tract as point of termination of rezoning and recommending no zoning changes on the north side of West 39 1/2 Street.

**STAFF RECOMMENDATION:**

That this case be denied and only reluctantly recommends that "BB" Residence, First Height and Area be granted.

The staff can only recommend for the minimum zoning change, as this tract is far into the neighborhood. This property has poor access with no practical means of improving movement of vehicular traffic.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)****WRITTEN COMMENT**

James W. Anderson: 415 Ashford Forest

FOR

Lloyd N. Johnson: P. O. Box 2254

AGAINST

**PERSONS APPEARING**

Martin Boozer (representing applicant)

Charles Goldman

FOR

**COMMITTEE ACTION:**

The Committee reviewed the information and a majority felt this request should be granted.

AYE: Messrs. Faulkner, Barrow, Betts and Stewart

NAY: Ms. Mather

**COMMISSION ACTION:**

The Commission reviewed the information presented.

**COMMISSION VOTE:**

To recommend that the request of Edwin M. Goldman for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area located at 3903-3905 Peterson Avenue be GRANTED.

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

NAY: Ms. Mather

ABSENT: Messrs. Betts and Faulkner



C14-73-114    N. C. Gilbert, et ux and Emma Carlson: A, 1st to GR, 1st  
1003-1005 East 52nd Street  
5101-5103 & Rear of 5107-5109 Harmon Avenue  
1000 East 51st Street also bounded by I. H. 35

**STAFF REPORT:**

This property is located in north Austin at the planned interchange of two major arterial streets. Subject property is part of an older single-family neighborhood in partial transition for those properties oriented to the major streets. Zoning changes toward the interior, particularly one for apartment zoning at the southeast corner of East 52nd Street and Harmon Street, have recently been denied by the Planning Commission. In the last three years, the Planning Commission has recommended retail zoning for several tracts located at this intersection.

**STAFF RECOMMENDATION:**

That this case be granted, subject to a subdivision to identify the property and dedicate one-half the right-of-way (five feet) for both East 52nd Street and Harmon Avenue.

The requested zoning is consistent with zoning for those tracts fronting on the major intersection.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)****WRITTEN COMMENT**

Harry Ng: 3900 South Congress

FOR

Mrs. Benton Moore: 6401 Nasco Drive

FOR

**PERSONS APPEARING**

Edward J. Jennings (representing applicant)

**COMMITTEE ACTION:**

The Committee reviewed the information presented and agreed that this request should be granted subject to departmental requirements for a subdivision to identify the property and dedicate one-half the right-of-way (five feet) for both East 52nd Street and Harmon Avenue.

AYE:     Messrs. Hetherly, Barrow, Betts and Faulkner

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of N. C. Gilbert, et ux and Emma Carlson for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 1003-1005 East 52nd Street, 5101-5103 and rear of 5107-5109 Harmon Avenue and 1000 East 51st Street also bounded by I. H. 35 be GRANTED subject to a subdivision to identify the property and dedicate one-half the right-of-way (five feet) for both East 52nd Street and Harmon Avenue.

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

C14-73-115    Don Woody: A, 1st to BB, 1st  
Rear of 2403-2417 Parker Lane  
North end of Biggs Drive

STAFF REPORT:

This property is located in south Austin in an area with an "A" Residence neighborhood to the west and south. A number of duplexes have been developed to the south along Parker Lane and Biggs Drive.

The overall property bounded by Parker Lane, Oltorf Street, and Burleson-Metcalf Roads has been the subject of five zoning cases since mid-1968. A mixed zoning pattern has finally emerged with retail and office zoning to the east, further from the neighborhood and a transitioning downward of apartment zoning with remaining "A" Residence fronting on Parker Lane. In the latter part of 1972, the property adjoining subject tract and fronting on Parker Lane was recommended by the Planning Commission and approved by the City Council for "BB" Residence zoning, subject to a special permit providing for an internally oriented development with no curb cuts onto Parker Lane from subject tract. A special permit was heard and recommended last month by the Planning Commission upon the condition that subject tract (a small triangular-shaped area) be rezoned from "A" Residence to "BB" Residence. The site plan tentatively approved by the Commission calls for no vehicular access along the entire length of Parker Lane as a buffer for the neighborhood and no vehicular access to Biggs Drive.

STAFF RECOMMENDATION:

That this case be granted, subject to the recording of subdivision to combine the overall property into one tract and for the proper termination of Biggs Drive and subject to the conditions attached to the special permit.

The staff has, in the past, consistently recommended against rezoning the remaining undeveloped property within this triangle of land. However, it is felt that conditions have changed with Biggs Drive being terminated at the south boundary of subject tract and the proposed development being oriented away from the neighborhood. The staff can only recommend for this case with strict adherence to the number of restrictions proposed by the Planning Commission for the protection of the neighborhood.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD EAST)

WRITTEN COMMENT

Louis A. and Mary E. Harry: 2404 Parker Lane

AGAINST

PERSONS APPEARING

Wroe Owens (representing applicant)

COMMITTEE ACTION:

The Committee reviewed the information presented and concluded that this case should be granted, subject to the Planning Department requirements for a subdivision to combine the overall property into one tract and for the proper termination of Biggs Drive and subject to conditions attached to the special permit.

AYE:    Messrs. Hetherly, Barrow, Betts and Faulkner

C14-73-115 Don Woody--Contd.

COMMISSION ACTION:

The Commission reviewed the information presented, and a majority was in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Don Woody for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at the rear of 2403-2417 Parker Lane and the north end of Biggs Drive be GRANTED subject to a subdivision to combine the overall property into one tract and for the termination of Biggs Drive and subject to conditions attached to the special permit.

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

NAY: Ms. Mather

ABSENT: Messrs. Betts and Faulkner

C14-73-116 Senter P. Downs: A, 1st to GR, 1st (as amended)  
4313-4321 South First Street

STAFF REPORT:

This property is located in south Austin on a major arterial street. Subject tract lies within a block in transition, but one which is oriented to an elementary school and playground across the street. Subject tract is located in the middle of a block in which a number of well-maintained homes remain. Land to the south has been developed in a less restrictive manner than the zoning pattern. This is noted by the local retail uses and the church developed on the tracts to the south which were zoned "C" Commercial several years ago. To the north of subject tract, there are two properties zoned "GR" General Retail, both near a railroad track.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "O" Office, First Height and Area be granted, subject to a subdivision to identify this property.

It is felt that the very active school and playground which faces subject tract should be the primary consideration rather than the zoning pattern. The zoning should be transitioned downward on properties removed from an intersection particularly when the intersection is not a major one. "C" Commercial allows semi-industrial and other very permissive uses which are usually incompatible with schools and residential areas.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

L. F. Gall: 4305 South 1st Street

FOR

Anthony F. Wagner: 611 Clifford Drive

FOR

PERSONS APPEARING

Jim Runnels (representing applicant)

C14-73-116 Senter P. Downs--Contd.

**COMMITTEE ACTION:**

The Committee reviewed the information presented and concluded there was no strong objection to retail zoning. Mr. Betts felt "GR" General Retail would be more appropriate zoning. The Committee agreed this request should be granted as amended to "GR" General Retail, First Height and Area subject to a subdivision to identify this property.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Senter P. Downs for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area (as amended) on property located at 4313-4321 South First Street be GRANTED, subject to a subdivision to identify this property.

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

C14-73-117 Harold C. Byler, et ux: A, 1st to B, 1st  
400 East 34th Street  
3401-3403 Tom Green Street

**STAFF REPORT:**

This property is located north of the University of Texas and is served by residential streets with adequate right-of-way but narrow surfacing. Subject tract is within an area south of 38th Street and between Speedway and Duval Street which has seen a number of changes since the mid-1960's. The preponderance of apartment zoning to the south goes back a number of years. Several cases of "B" Residence, First Height and Area, have been recently recommended by the Planning Commission for tracts in the next block to the west. The staff does, however, note the large percentage of "A" Residence zoning and uses which remain between Tom Green Street and Duval Street from 33rd Street to 38th Street. It is also noted that subject tract is only one block from the east side of Duval Street which has suffered no zoning encroachments.

**STAFF RECOMMENDATION:**

That this case be denied.

Although the requested zoning is not inconsistent with the apartment zoning in this area, it is felt that there is a need for other than apartment zoning for properties close to the University. At best, the staff sees this case as premature, particularly in light of the large number of lots rezoned for apartments but yet unused for this purpose. This is especially important with the master plan currently under review. This is one of the very few remaining areas in close proximity to the University which has a limited number of zoning encroachments. It is felt that the designation for the remaining unzoned properties in this area should be determined by the needs identified during the master plan review.

C14-73-117 Harold C. Byler--Contd.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

Byron N. Smith, D.D.S.: Suite 106 Medical Park Tower	FOR
J. G. Holloway, Jr.: 404 East 34th Street	FOR
Vida Hall Holloway: 404 East 34th Street	FOR
R. T. Johnson: 3405 Tom Green Street	AGAINST
Rosalee S. Womack: 405 East 35th Street	AGAINST
Mrs. Stanley P. Finch: 3312 Duval	AGAINST
Lillian Capron: 402 East 35th Street	AGAINST
Mrs. Louise McElroy: 301 East 34th Street	NO OPINION

PERSONS APPEARING

Richard L. Barton (representing applicant)	
Harold Byler (applicant)	
Denise Schulze: 400 West 33rd Street	AGAINST
Curt Schulze: 400 West 33rd Street	AGAINST
Naomi Owens: 206 East 33rd Street	AGAINST
Jerrold S. Buttrey: 103 West 33rd	AGAINST
Raymond Owens: 206 East 33rd Street	AGAINST
Estelle Scherr: 207 West 35th Street	AGAINST
John H. Farr, Jr.: 207 West 35th Street	AGAINST
Stroud Kelley(North Austin Neighborhoods Assn.)	AGAINST
Mrs. Stanley Finch	AGAINST

COMMITTEE ACTION:

The Committee reviewed the information. Mr. Barrow stated this area was still zoned "A" Residence and felt this was appropriate. A majority of the members felt this case should be denied.

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

COMMISSION ACTION:

The Commission reviewed the information presented and a majority of the members were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Harold C. Byler, et ux for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 400 East 34th Street and 3401-3403 Tom Green Street be DENIED.

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

C14-73-118 Glen E. Lewis: B, 1st to O, 1st  
3216-3306 Manchaca Road

STAFF REPORT:

This property is located in south Austin on a major arterial street. Subject tract lies within a residential area in partial transition and is composed of deep lots except for the newer single-family developments across the street.

C14-73-118 Glen E. Lewis--Contd.

The Planning Commission in recent years has been recommending for no more than "O" Office zoning for Manchaca Road between South Lamar Boulevard and Ben White Boulevard except for properties adjoining the newer neighborhoods. The Commission in 1971, in deference to the adjoining single-family subdivision across the street from subject tract, recommended "BB" Residence zoning rather than "O" Office for a tract located between Edgeware Drive and Larchmont Drive.

STAFF RECOMMENDATION:

That this case be granted.

The requested zoning is consistent with the recent Planning Commission recommendations.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

C. A. and Barbara Owen: 2008 Cody Court

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

The members heard the information presented and recommended that this request be granted.

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

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Glen E. Lewis for a change in zoning from "B" Residence, First Height and Area to "O" Office, First Height and Area on property located at 3216-3306 Manchaca Road be GRANTED.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-119 Odas Jung: A, 1st & GR, 5th to C, 2nd  
812-1024 West Ben White Boulevard  
809-1017 Banister Lane

STAFF REPORT:

This property, which affords a view of the City's skyline, is located in south Austin. Subject tract is located on a major arterial street and is part of the state highway system. This property lies within an area basically zoned "GR" General Retail, First Height and Area, with "C" Commercial primarily limited to small tracts. The only large tract zoned "C" Commercial is east between South First Street and South Congress and is developed with a "GR" General Retail use. Early this year, the Planning Commission recommended "O" Office, First Height and Area for the large tract to the west of subject tract which also abuts the railroad right-of-way as does subject tract.

C14-73-119 Odas Jung--Contd.

## STAFF RECOMMENDATION:

That this case be denied, but recommends that "GR" General Retail, First Height and Area be granted, subject to a subdivision to identify this property and provide for right-of-way for Emerald Forest Drive, a planned major arterial, through subject tract.

If "C" Commercial zoning is granted, it would permit incompatible uses such as heavy commercial, wholesale, warehousing, and other very permissive uses between an anticipated office park to the west and a shopping center and a banking operation to the northeast and south. It is also felt that the 35-foot height permitted in First Height and Area is more in keeping with the existing development and character of this area. More height will also tend to encourage increased sign competition at a higher elevation.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Edward M and Charles Goldman: 3200 Guadalupe	FOR
Rogers Wilson: 7333 Highway 290, East	FOR
Texas General Corporation: Box 222	FOR
Odas Jung (applicant)	
H. Garland Stokes: 611 South Congress	AGAINST
Presidential Townhouse Partnership: Suite 502 Bryam Building	AGAINST

## PERSONS APPEARING

Tom Curtis (representing applicant)	
L. Jan Turk	AGAINST

## COMMITTEE ACTION:

The Committee reviewed the information presented. Mr. Barrow stated he had no objections to the zoning, but he was sorry to see the proposed amount of fill being put in, since it was necessary to do something with the edges of the filled property. Mr. Hetherly expressed his doubts about the fill, and he also stated he was against zoning an area for five years. The Committee agreed this case should be denied but grant "C" Commercial, First Height and Area, subject to a subdivision to identify this property and provide for right-of-way for Emerald Forest Drive, a planned major arterial through subject tract and a restrictive covenant restricting the use of the tract to "GR" General Retail uses and mobile home sales and containing a provision that the property would revert to "GR" General Retail in five years. It was also recommended that the City Council be informed that the recommendation for interim zoning is to allow the applicant to use the tract until the proposed fill has settled enough to allow construction of permanent structures.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

## COMMISSION ACTION:

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

C14-73-119 Odas Jung--Contd.

## COMMISSION VOTE:

To recommend that the request of Odas Jung for a zoning change from "A" Residence, First Height and Area and "GR" General Retail, Fifth Height and Area to "C" Commercial, Second Height and Area on property located at 812-1024 West Ben White Boulevard and 809-1017 Banister Lane be DENIED, but GRANT "C" Commercial, First Height and Area subject to a subdivision to identify this property and provide for right-of-way for Emerald Forest Drive; provide a covenant restricting the use of the tract to "GR" General Retail uses and mobile home sales; and containing a provision that the property would revert to "GR" General Retail, First Height and Area in five years.

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

C14-73-120 Crow-Handy Andy Houston Venture: B, 1st to A, 1st (Tract 1) and  
1305-1329 Rutland Drive GR, 1st (Tract 2)

## STAFF REPORT:

This property is located in north Austin in the interior of a large single-family neighborhood. Retail zoning exists to the east with pending apartment zoning planned to buffer the single-family area. Subject tract is part of property zoned "GR" General Retail, "LR" Local Retail, and "B" Residence in 1971. It is served by two major arterial streets, Rundberg Lane and Rutland Drive, and a neighborhood collector street, Parkfield Drive.

In 1971 the Planning Commission recognized the need for buffering, setbacks, and a landscape plan and recommended for the zoning only with restrictions covering these elements as protection for the neighborhood. The City Council granted the zoning without any restrictions, and without limitation of curb cuts.

## STAFF RECOMMENDATION:

Reluctantly recommend that this case be granted, subject to an approved landscape plan. The rollback of a small area to "A" Residence at least prohibits curb cuts and offers some limited protection. The current zoning pattern allows almost unlimited selection of curb cuts across the street from "A" Residence developments and no buffering or protection of the adjoining properties.

## CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

## WRITTEN COMMENT

Mr. and Mrs. David Clawson: 9504 Quail Court

AGAINST

## PERSONS APPEARING

Charles R. Paul (representing applicant)

William D. Gorman: 9206 Collinfield

FOR

Daryl A. Rhyner: 9307 Quail Meadow

FOR

Frank Kennedy: 9202 Parkfield

FOR

William Baxter: 1400 Rutland Drive

NO OPINION

Evelyn Baxter: 1400 Rutland Drive

NO OPINION

Gerard J. Smith: 9214 Hunters Trace East

NO OPINION

Marlene Smith: 9214 Hunters Trace East

NO OPINION



C14-73-120 Crow-Handy Andy Houston Venture--Contd.

COMMITTEE ACTION:

The members heard the information presented and recommended that this request be granted, subject to an approved landscape plan.

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

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Crow-Handy Andy Houston Venture for a zoning change from "B" Residence, First Height and Area to "A" Residence, First Height and Area (Tract 1) and "GR" General Retail, First Height and Area (Tract 2) on property located at 1305-1329 Rutland Drive be GRANTED, subject to a site plan for landscaping which will be subject to Planning Department approval.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-121 H. G. Linscomb, et ux: A, 1st to BB, 1st  
3404-3502 Lyons Road

STAFF REPORT:

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

Subject property was recommended by the Commission in 1970 for "BB" Residence zoning on the condition that the three tracts be developed into one. Also, a special permit was required due to the front portion (approximately 200 feet) being in the Boggy Creek 25-year flood plain. The topography on the property under consideration varies from 455 to 458 feet, and the finished floor elevation of any new structure or building is required to have a minimum elevation of 460 feet above sea level.

The earlier zoning case on this tract was dismissed last year as conditions to zoning were not met and two months ago the Zoning Committee heard another request for "BB" Residence. Denial was recommended, as the Committee felt the tract could be developed under the PUD ordinance, a flexibility which did not exist when the Commission recommended a zoning change in 1970. The last case was withdrawn before the hearing by the full Commission.

C14-73-121 H. G. Linscomb, et ux--Contd.

## STAFF RECOMMENDATION:

In light of the remaining homes in this immediate area, and particularly the new homes along Gunter Street across from an industrial area, it is felt that apartments should not be introduced at the rear lot lines of the single-family tier of lots. If apartments had been proposed along Gunter Street adjacent to the industrial uses and then the lower density residential on subject tracts to the west, it would have been an acceptable pattern of development. The staff recommends that this case be denied.

## CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

## WRITTEN COMMENTS

Mr. &amp; Mrs. Roy Bartlett: 1100 Cherico Street

AGAINST

Hginio Canales: 1104 Cherico Street

AGAINST

## PERSONS APPEARING

Martin Boozer (representing applicant)

H. G. Linscomb (applicant)

## COMMITTEE ACTION:

The Committee reviewed the information presented. Mr. Barrow stated a change to "BB

Residence zoning would go too far into the residential area. The Committee then voted to deny this request.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

## COMMISSION ACTION:

The Commission reviewed the information presented.

## COMMISSION VOTE:

To recommend that the request of H. G. Linscomb for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 3404-3502 Lyons Road be DENIED.

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

NAY: Messrs. Bobbitt and Stewart

ABSENT: Messrs. Betts and Faulkner

C14-73-122 Stripling-Blake Lumber Company, Inc.: Int. A, 1st to A, 1st (Tract 1 & 2);  
Bounded by south boundary line of BB, 1st (Tract 3);  
Cooper Oaks Subdivision, L.G. & N. O, 1st (Tract 4);  
Railroad to the east, north right- C, 1st (Tract 5);  
of-way line of Matthews Lane and DL, 1st (Tract 6)  
Carrol Oaks Section 2 toward the east

## STAFF REPORT:

This property is located in south Austin on a proposed major arterial street. The subject tract is surrounded by existing and planned single-family development in all directions, including the newly-developed Cherry Meadows subdivision adjoining the railroad right-of-way to the west of subject tract.

C14-73-122 Stripling-Blake Lumber Company, Inc.--Contd.

The Planning Commission very recently approved a conceptual plan for the proposed use on this property. At that meeting, the staff recommended denial of the request because of the past and continuing commitments of owners on contiguous land to develop their land for low-density residential development. This proposed use would encroach into an area of residential development. Our position is unchanged.

## STAFF RECOMMENDATION:

That this case be denied as an intrusion into a developing residential neighborhood and recommends that "A" Residence be granted on all tracts. The staff does not deny the need for this type of operation but feels that such development should be located in an area where residential development has not yet been committed to the extent it has in this location.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Cyril J. Wolf: 7106 Cherry Meadows Drive	AGAINST
Raymond Gary Long: 7200 Albert Road	AGAINST

## PERSONS APPEARING

Bill Scudder (representing applicant)	
Fredrick Brunell: 6406 South Meadows Boulevard	AGAINST
Betty Edgemond: 6401 Cooper Lane	AGAINST
Barry Mann: 6412 South Meadows Boulevard	AGAINST
Cyril Wolfe: 7106 Cherry Meadows Boulevard	AGAINST
Mr. Hollahan	AGAINST

Mr. Faulkner expressed concern about traffic using Windsley Drive rather than William Cannon Drive which is a major arterial street. Mr. Hetherly felt the lumber yard would not create any problem. He also stated that William Cannon Drive was designed to carry heavy traffic. The members felt the need to eliminate Windsley Drive. The applicant was willing to meet this requirement and felt the adjoining developer would be also.

The Committee voted to recommend that this be granted as submitted and the staff was to comment on the necessity of Windsley Drive and the Commission requested a comment on whether or not Traffic and Transportation would allow a median break at William Cannon Drive and Windrift Way and at the intersection of the proposed street. The Committee concluded that this request should be granted.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

## COMMISSION ACTION:

The Commission reviewed the information presented. The staff informed the Commission that if this request were granted, Windsley Drive could be vacated. The staff also advised that the Traffic and Transportation Department requires a minimum of 300 feet from curb to curb for median cuts along major arterial streets and that a slight modification of street alignment between Tracts 2 and 5 might be required when tracts are subdivided.

C14-73-122 Stripling-Blake Lumber Company, Inc.--Contd.

## COMMISSION VOTE:

That the request of Stripling-Blake Lumber Company, Inc. for a change in zoning from Interim "A" Residence, First Height and Area to "A" Residence, First Height and Area on Tracts 1 and 2; "BB" Residence, First Height and Area on Tract 3; "O" Office, First Height and Area on Tract 4; "C" Commercial, First Height and Area on Tract 5; and "DL" Light Industrial, First Height and Area on Tract 6, located on property bounded by south boundary line of Cooper Oaks Subdivision, L.G. & N. Railroad to the east, north right-of-way line of Matthews Lane and Carrol Oaks Section 2 to the east be GRANTED, subject to the closing of Windsley Drive and a subdivision to identify this property by zoning boundary lines and recommends that Windsley Drive be vacated at no cost to the owner.

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

NAY: Ms. Mather

ABSENT: Messrs. Betts and Faulkner

C14-73-123 J. E. Hill: Int. A, 1st to GR, 1st and A, 1st (as amended)

Located on the east side of U.S. Highway 183 from intersection with Angus Valley Road, southward approximately 1,500 feet to a point approximately 300 feet north of Balcones Woods Drive

## STAFF REPORT:

This property is located in north Austin on a U. S. highway and adjoins a single-family neighborhood to the north and a gravel pit on its southeastern boundary.

In a recent case to the north which is oriented to the same neighborhood, the Planning Commission recommended for "LR" Local Retail in lieu of the "C" Commercial requested. The Commission also recommended to retain a 25-foot strip of "A" Residence zoning adjacent to this single-family development.

## STAFF RECOMMENDATION:

That this case be denied, but recommend that "GR" General Retail be granted, save and except 25 feet on the north boundary where it adjoins "A" Residence development, subject to a subdivision to identify this property and a six-foot privacy fence where adjoining "A" Residence.

The requested zoning is appropriate with adequate buffer for the existing single-family neighborhood, as this property is located along a U. S. highway and is near anticipated retail development as noted by the pending zoning case to the north.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Pringle Real Estate, Inc.: 7413 Burnet Road

Howard D. and Wiley D. Pringle: 7413 Burnet Road

FOR

FOR

## PERSONS APPEARING

Martin Boozer (representing applicant)

C14-73-123 J. E. Hill--Contd.

## COMMITTEE ACTION:

The applicant amended the application by requesting "A" Residence, First Height and Area on the twenty-five feet along the north boundary as recommended by the staff. The Committee reviewed the information and agreed that this case should be granted, subject to a subdivision to identify the property as amended and a six-foot privacy fence where adjoining "A" Residence.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

## COMMISSION ACTION:

The Commission reviewed the information presented.

## COMMISSION VOTE:

To recommend that the request of J. E. Hill for a zoning change from Interim "A" Residence, First Height and Area to "GR" General Retail, First Height and Area and "A" Residence, First Height and Area (as amended) on property located on the east side of U.S. 183 from the intersection with Angus Valley Road southward approximately 1,500 feet to a point approximately 300 feet north of Balcones Woods Drive, be GRANTED, subject to a subdivision to identify the property and a six-foot privacy fence where adjoining "A" Residence.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-124 George Jamail, et al: A, 1st and GR, 1st to B, 1st (Tracts 1 and 2)  
2604 South Lamar Boulevard (as amended)  
Rear of 2606-2614 South Lamar Boulevard

## STAFF REPORT:

This property is located in south Austin on a major arterial street and adjoins a stable, well-maintained single-family neighborhood to the north. The basic zoning designation for properties fronting South Lamar Boulevard and not a part of a single-family neighborhood is for retail-commercial uses and limited to First and Sixth Height and Area restrictions.

Most of subject property was the object of a zoning hearing in 1958 for "GR" General Retail, Second Height and Area. The City Council granted "GR" General Retail, First Height and Area except for the north fifteen feet which remain "A" Residence as a buffer for homes in the area.

## STAFF RECOMMENDATION:

That this case be denied, but recommends that Tract 2 remain "A" Residence and that "B" Residence, First Height and Area be granted on Tract 1, save and except the northern fifteen feet which is proposed to remain "A" Residence, subject to a subdivision to identify this property. It is suggested that the Commission consider a six-foot privacy fence along the north boundary line if such fence will not interfere with trees in this area.

C14-73-124 George Jamail, et al--Contd.

The staff feels that the buffer fifteen feet of "A" Residence zoning required by the City Council is still appropriate, as the single-family area to the north has remained a well-maintained neighborhood. The buffer strip is also consistent with recent recommendations of the Planning Commission requiring planted areas and significant setbacks where rezoned property has adjoined "A" Residence properties. Aerial photographs show a large number of trees within this fifteen-foot strip which will add to the effectiveness of protecting this neighborhood.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Armour B. Webb: 2107 La Casa Drive	AGAINST
Mr. & Mrs. E. A. Poe: 2102 LaCasa Drive	AGAINST
Clifford Holmes: 2005 LaCasa Drive	AGAINST
Katherine Johnson Holmes: 2005 LaCasa Drive	AGAINST

## PERSONS APPEARING

Robert Davis (representing applicant)  
Ken Carr (owner)

## COMMITTEE ACTION:

The members reviewed the information presented. The applicant amended his application request to "B" Residence, First Height and Area on both tracts and the Committee recommended to grant the amended application subject to a six-foot privacy fence along north boundary and with Planning Department approval of a driveway plan on tract #2 that would provide for preservation of a majority of existing trees.

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

## COMMISSION ACTION:

Members reviewed the information presented.

## COMMISSION VOTE:

To recommend that the request of George Jamail for a zoning change from "A" Residence, First Height and Area and "GR" General Retail, First Height and Area to "B" Residence, First Height and Area (as amended) (Tracts #1 and #2) be GRANTED as amended, subject to a six-foot privacy fence along the north boundary and Planning Department approval of a driveway plan on tract #2 that would provide for preservation of a majority of existing trees.

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

C14-73-125 William M. Day: GR, 1st to C-2, 1st  
2114-2122 East Riverside Drive

## STAFF REPORT:

This property is located in south Austin on a major arterial street. Subject tract lies within a well-defined area of retail and apartment development. Four cases of "C-2" Commercial zoning exist in this immediate location, two

C14-73-125 William M. Day--Contd.

to the north and two cases across Riverside Drive, one of which is pending receipt of field notes to identify the limited area to be rezoned. Several other "C-2" Commercial zoned tracts exist to the west between Tinnin Ford Road and the Interregional Highway.

## STAFF RECOMMENDATION:

That this case for 2,877 square feet be granted.

The requested zoning is consistent with the Planning Commission's policy of recommending for limited areas of this use when a tract is located on a major arterial street and within a well-defined retail-commercial area.

## CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMITTEE ACTION:

The Committee reviewed the information presented and concluded the request should be granted.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of William M. Day for a zoning change from "GR" General Retail, First Height and Area to "C-2" Commercial, First Height and Area on property located at 2114-2122 East Riverside Drive be GRANTED.

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

ABSENT: Messrs. Betts and Faulkner

C14-73-126 S/C Partners No. 1, Ltd.: GR, 1st to GR, 3rd (as amended)

(Approximately) 400-500 Block of  
East Anderson Lane (U. S. Hwy. 183)

## STAFF REPORT:

This property is located in north Austin on a major arterial street which is part of a U. S. highway system. Subject tract lies in an area north of the Chevy Chase complex and is zoned for retail-commercial uses, but it is developing with a number of offices and apartments.

Subject tract was part of a zoning case in 1964 requesting "C" Commercial, First Height and Area. The Planning Commission felt that "GR" General Retail was more appropriate for the area. The only Third Height and Area in this immediate area is that designated for the Chevy Chase complex and was for the purpose of permitting a greater density of apartment developments. A tier of Fifth Height and Area on the south side of this street separates Third Height and Area from subject tract.

C14-73-126 S/C Partners No. 1, Ltd.--Contd.

**STAFF RECOMMENDATION:**

That this case be denied, but recommends that "GR" General Retail, Fifth Height and Area be granted, subject to a subdivision to identify this property and provide for a north side street along its west boundary line.

The staff feels that "GR" General Retail, Fifth Height and Area allows reasonable flexibility and is the most appropriate zoning, as the area has been developing primarily with uses more restrictive than "C" Commercial. It is also felt that Third Height and Area should generally be reserved for areas with major concentration of Commercial uses such as the Central Business District. There is also the additional possibility of sign competition at a greatly increased height which promotes incompatibility.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)**

**WRITTEN COMMENT**

None

**PERSONS APPEARING**

Robert Sneed (representing applicant)

Roy E. Milligan (representing applicant)

John Braziel: 2503 Cedarview Drive

AGAINST

**COMMITTEE ACTION:**

The members reviewed the information presented, acknowledging the fact that a traffic problem exists at the present time. The Committee felt the request should be granted for the area of the building as amended, subject to a subdivision to identify the property and provide for a street along its northwest boundary line and a restrictive covenant limiting height to 80 feet; and field notes.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

**COMMISSION ACTION:**

The Commission reviewed the information presented and a majority were in agreement with the Committee action.

**COMMISSION VOTE:**

To recommend that the request of S/C Partners No. 1, Ltd. for a zoning change from "GR" General Retail, First Height and Area to "GR" General Retail, Third Height and Area (as amended) be GRANTED subject to a subdivision to identify the property and provide for a street along its northwest boundary line and a restrictive covenant limiting height to 80 feet; and field notes.

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

ABSTAIN: Ms. Mather

ABSENT: Messrs. Betts and Faulkner



C14-73-127 James H. Arnold: Int. A, 1st to C, 1st  
8447-8553 Research Boulevard

STAFF REPORT:

This property is located in north Austin on a major arterial street which is part of a U. S. Highway system and lies within an area which is permissively zoned and developed. Subject tract was the object of a zoning hearing in early 1971 and recommended for "C" Commercial by the Planning Commission. The case was dismissed for failure to perform the condition to the rezoning.

STAFF RECOMMENDATION:

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

The requested zoning is consistent with the existing zoning and land use in this area and fronts a U. S. highway. Adjacent residential properties are buffered from this permissive use by "B" Residence zoning to the east and a transitioning to "GR" General Retail zoning which adjoins subject tract.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

The Committee reviewed the information presented and concluded this request should be granted subject to a subdivision to identify the property.

AYE: Messrs. Hetherly, Barrow, Betts and Faulkner

COMMISSION ACTION:

The Commission reviewed the information presented and agreed with the Committee action.

COMMISSION VOTE:

To recommend that the request of James H. Arnold for a zoning change from Interim "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 8447-8553 Research Boulevard be GRANTED subject to a subdivision to identify the property.

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

PLANNED UNIT DEVELOPMENTS

C814-73-005      Kirkland Michaux: West Park Place  
                          2609 Pecos Street  
                          2612 Hillview Road

STAFF REPORT:

This is a Planned Unit Development consisting of twenty dwelling units located on a 5.044-acre tract at 2609 Pecos Street and 2612 Hillview Road. This development has a density of approximately four units per acre. This request appeared before the Zoning Committee on May 1, 1973 and was postponed for thirty days at the request of the applicant to allow him time to present a revised site plan. The Planning Department has reviewed the revised site plan; however, since the plan was not received in time for distribution to the various City departments, the Planning Department contacted the City departments that had made major comments on the previous submission. The revised plan has satisfied the major departmental requirements.

Based on this, the staff recommends approval of this Planned Unit Development, subject to departmental requirements made upon detailed reviews of the revised plan.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Hiram S. Brown: 2604 Pecos Street	FOR
Donald W. Patrick: 3800 Edgemont	AGAINST
Janet Shelton: 2618 Pecos Street	AGAINST
Jack Sparks: 2602 Oakdale Court	AGAINST
Mr. & Mrs. Robert W. Spence: 3302 Greenlee Drive	AGAINST

PERSONS APPEARING

Kirkland Michaux (applicant)	
Ted Hirsch (representing applicant)	
W. C. Gardiner: 2612 Maria Anna Road	AGAINST
William Drummond	AGAINST
Donald Sellstrom	AGAINST

COMMITTEE ACTION:

The Committee reviewed the information presented and a majority of the members were in agreement that the revised site plan was a much better plan than the original. Several area residents stated that basically they were in favor of this development but questioned the density. Dr. William Drummond stated he felt this would be an encroachment on his property. Committee members concluded that this request should be granted, subject to departmental requirements as on file with the Planning Department and an agreeable solution between the applicant and Dr. Drummond to resolve the encroachment problem.

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

COMMISSION ACTION:

Members reviewed the information presented.

C814-73-005 Kirkland Michaux--Contd.

COMMISSION VOTE:

To recommend that the request of Kirkland Michaux for a Planned Unit Development called West Park Place located at 2609 Pecos Street and 2612 Hillview Road be GRANTED, subject to departmental requirements as on file with the Planning Department and to allow applicant and Dr. Drummond to resolve an encroachment problem.

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

C814-73-006 Austex Development Co., Ltd.: "Old Town II"  
U. S. Highway 183 and 290

STAFF REPORT:

This is a Planned Unit Development for the construction of 120 townhouse units on 16.4 acres south of U. S. Highway 183 and west of Highway 290. The site is bounded by Buttermilk Creek on the north, Coronado Hills Drive, a 70-foot street on the south, Coronado Hills, a single-family subdivision to the west and unplatted land to the east. There were questions concerning the design of the area along the western side of the tract. The staff is concerned with the layout of the alternating private drives and dwelling units along the western side of the tract, which tends to surround these particular units with asphalt. The staff recommends approval of this plan subject to departmental requirements as on file with the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Watt Schieffer: 1011 East 40th Street	FOR
V. L. Wiederkehr: 7607 Brookhollow Cove	AGAINST
Vern L. Joseph: 7501 Brookhollow Drive	AGAINST
M. R. Bankston: 7503 Brookhollow Drive	AGAINST

PERSONS APPEARING

Louis Kirchofer (representing applicant)	
Alicia Flores: 7504 Brookhollow Drive	AGAINST
Gregory P. Bailey: 7502 Brookhollow Drive	AGAINST
Mr. & Mrs. Vincent F. von Rossvoi: 7500 Brookhollow	AGAINST
Woodruff B. Halsey: 7409 Brookhollow Drive	AGAINST
Beatrice J. Halsey: 7409 Brookhollow Drive	AGAINST
Alfred Flores: 7504 Brookhollow Drive	AGAINST
Mrs. Henry E. Bartell: 7507 Brookhollow Drive	AGAINST
Mr. & Mrs. Morris Hohmann: 7407 Brookhollow Drive	AGAINST
John H. Littlefield: 7405 Brookhollow Drive	AGAINST
Mickey O. Cravens: 7402 Brookhollow Drive	AGAINST
Edward C. Thomas: 7505 Brookhollow Drive	AGAINST
Jean N. Thomas: 7505 Brookhollow Drive	AGAINST
James Howard: 7400 Brookhollow Drive	AGAINST
Mr. & Mrs. Vern L. Joseph: 7501 Brookhollow Drive	AGAINST
Henry E. Bartell: 7507 Brookhollow Drive	AGAINST

C814-73-006 Austex Development Co., Ltd.--Contd.

## COMMITTEE ACTION:

The Committee reviewed the information presented. A number of area residents spoke in opposition to the proposed plan. The applicant stated he would be willing to enclose the garages on the west side and would be agreeable to moving the parking to any other area that would be agreeable with the Planning Department, and they would also make the row of homes on the west boundary one-story units. The Committee concluded that this plan should be granted subject to departmental requirements as on file with the Planning Department.

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

## COMMISSION ACTION:

The Commission reviewed the information presented.

## COMMISSION VOTE:

To recommend that the request of Austex Development Company, Ltd. for a Planned Unit Development called "Old Town II" located at U. S. Highway 183 and 290 be GRANTED, subject to departmental requirements as on file with the Planning Department and limiting the row of homes on the west boundary to one story in height; moving guest parking areas on the west to more functional areas; and enclosing the garages on the west side.

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

ABSENT: Messrs. Betts and Faulkner

C814-73-007 Bill Milburn: "Vintage Hills"  
7458-7486 Ed Bluestein Boulevard  
7403-7405 Langston Drive

## STAFF REPORT:

This is a Planned Unit Development consisting of 20 duplex structures located at 7458-7486 Ed Bluestein Boulevard and 7403-7405 Langston Drive on 5.71 acres with density of seven dwelling units per acre. The staff recommends that this request be approved subject to departmental requirements as on file with the Planning Department.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Richard Baker (representing applicant)

R. S. McCammon: 7402 Langston

Hans J. Dahle: 3002 Lynridge Drive

AGAINST

NO OPINION

## COMMITTEE ACTION:

The members reviewed the information presented and concluded this request should be granted subject to departmental requirements as on file with the Planning Department.

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

C814-73-007 Bill Milburn--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Bill Milburn for a Planned Unit Development called "Vintage Hills" located at 7458-7486 Ed Bluestein Boulevard and 7403-7405 Langston Drive be GRANTED, subject to departmental requirements as on file with the Planning Department.

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

C814-73-008 W. L. Mayfield, et al: "Summerwood"  
Located between Cima Serena and Steck Avenue  
East of Greenslope Drive

STAFF REPORT:

This is an application for a Planned Unit Development located on 23.24 acres between Cima Serena and Steck Avenue immediately east of Greenslope Drive. The northern third is zoned "BB" Residence, First Height and Area, pending an approved site plan and will be developed with 3.99 dwelling units per acre which conforms with staff plans for lower density development north of Cima Serena. The remaining southern portion of the tract is Interim "A" Residence and will be developed with 8.09 dwelling units per acre adjacent to the area to the east which is proposed to be developed with apartments.

The applicant proposes detached single-family residences along Cima Serena and along the northern half of Greenslope Drive. The balance of the tract is to be developed with attached single-family residences. In addition, the applicant proposes a total of 7.9 acres of common green area (33.5%). The total green area (commonly owned and in private yards) is 12.47 acres or 53.66 percent.

The applicant is required to indicate by building setback lines, the area in which a building may be placed. The maximum building coverage area is 34.3 percent and the applicant indicates the probable building coverage to be 23.7 percent.

The natural vegetation will be supplemented with additional indigenous plantings as specified in the landscape notes on the site plan.

Amenities include a swimming pool and recreation building and three small lakes made by constructing three dams on the natural drainageway.

The staff recommends approval of this request subject to departmental requirements as on file with the Planning Department.

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

CP14-73-019 E. J. Revell & Doyle Hickerson--Contd.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Marlin D. Bownds: 1708 Mohle Drive	FOR
Helen Bownds: 1708 Mohle Drive	FOR
Mrs. Tom Kluge: 2904 Glenview	FOR
Sam Harris: 1701 West 31st Street	FOR
John & Margaret Somerville: 1711 West 29th Street	AGAINST
Ramona F. Martin: 1520 West 29th Street	AGAINST
Mildred P. Wilder: 1701 West 29th Street	AGAINST

PERSONS APPEARING

Jack Revell (applicant)	
Doyle Hickerson (applicant)	
Mrs. Emmalie W. Millard: 3900 Balcones	FOR
Walter B. Magness	AGAINST
Roseann Potter	AGAINST
Lucette Sharp	AGAINST
Mrs. Fred Land	AGAINST

COMMITTEE ACTION:

Mr. Barrow felt townhouses were quite appropriate in the "A" Residence area. Mr. Faulkner stated he had no objections to townhouses but he was opposed to this particular case. Mr. Betts stated he felt this was a reasonable concept and would have no detrimental effect on the neighborhood. The committee then voted to approve the request for a special permit subject to departmental requirements.

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

COMMISSION ACTION:

The Commission reviewed the information presented. Ms. Mather stated concern over the traffic problem that would be created and also expressed concern over the density of the area. Mr. Bobbitt stated that most people felt this was a forerunner of more apartment zoning. Mr. Barrow stated he felt that townhouses were appropriate and would enhance the area.

COMMISSION VOTE:

To APPROVE the request of E. J. Revell and Doyle Hickerson for a special permit for the construction of five townhouses on property located at 2900 Glenview, subject to departmental requirements as on file with the Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

CP14-73-020     North Hills Company: 30 Townhouse Additions to "North Hills Club Townhouses"  
6500 Block of Valleyside Road,  
also bounded by North Hills Drive

STAFF REPORT:

This application has been filed as required under Section 45-16, Sub-Section (g), Paragraph (8), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a Special Permit to construct 30 townhouse units on 2.89 acres of land between Hart Lane on the south, North Hills Drive on the north and Valleyside Road to the east. The property to the west is undeveloped and is zoned "B" Residence, First Height and Area. The subject tract is currently zoned "B" Residence, First Height and Area and will be developed with 10.4 dwelling units per acre. "North Hills Club Townhouses", a previously approved PUD exists to the east across Valleyside Road. It is the intent of the developer to tie these two projects together with the same homeowners' association. The staff recommends approval, subject to departmental requirements, as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

John Baker (representing applicant)

COMMITTEE ACTION:

The Committee reviewed the information and concluded that this request should be granted, subject to departmental requirements as on file with the Planning Department.

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

ABSTAIN:   Mr. Barrow

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To APPROVE the request of the North Hills Company for a special permit for 30 townhouse additions to "North Hills Club Townhouses" on property located at 6500 block of Valleyside Road, also bounded by North Hills Drive, subject to departmental requirements as on file with the Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSTAIN:   Mr. Barrow

ABSENT:   Messrs. Betts and Faulkner

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



**STAFF REPORT:**

WRITTEN COMMENT

**COMMITTEE ACTION:**

COMMISSION VOTE:

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.

CP14-73-022      City of Austin: Fire Drill and Training Tower  
517 Pleasant Valley Road (South)

STAFF REPORT:

This application has been filed as required under Section 45-28, Subsection (c), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to construct a 68' - 4" high fire drill training tower and smoke room at 517 Pleasant Valley Road. The site is zoned Interim "A", First Height and Area. The actual area for the fire tower itself is a 50' by 25' rectangle approximately 160 feet east of Pleasant Valley Road. This area is within a 63-acre tract owned by the City of Austin located at the southeast corner of the intersection of Town Lake and Pleasant Valley Road. The property is presently being used as a recreation center with two existing ball diamonds located to the east and south of the subject tract, which is located within a proposed parking lot for the recreation center.

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Michael Wright (representing applicant)

COMMITTEE ACTION:

The Committee reviewed the information presented and agreed this request should be granted, subject to departmental requirements.

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To APPROVE the request of the City of Austin for a special permit for a fire drill and training tower on property located at 517 Pleasant Valley Road (South), subject to departmental requirements as on file with the Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

STREET VACATIONS

C10-73-111      Floyd F. Goodrich, Jr.  
Georgian Drive (west side) from West Powell Lane

STAFF REPORT:

Floyd Goodrich has submitted a proposal concerning an exchange of right-of-way. He is willing to dedicate the fifteen feet we need for West Powell Lane for the City's vacating the excess right-of-way existing on the west side of Georgian Drive north of Powell Lane.

A rough estimate of the two areas indicates that Mr. Goodrich is willing to dedicate more area than he is requesting the City to vacate.

STAFF RECOMMENDATION:

The staff stated that they had no objection to vacating the street but they cannot recommend the requested trade for property on West Powell Lane. The lot fronting on West Powell Lane is an illegal lot and will require a subdivision at some time. When the property is subdivided, the City will obtain the right-of-way being offered now. The granting of the street vacation would require a subdivision and retention of electric easement to Hoagland Addition.

COMMISSION ACTION:

The Commission reviewed the information and were basically in agreement with the staff recommendation.

COMMISSION VOTE:

To recommend that the west side of Georgian Drive from West Powell Lane be VACATED, subject to a subdivision and retention of electric easements to Hoagland Addition.

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

MASTER PLAN AMENDMENTS

C2-73-1(c)      Nelson Puett  
From Suburban Residential to Commercial Service and Semi-Industrial  
uses on approximately seven acres located on Howard Lane west of  
I. H. 35

STAFF REPORT:

This is a request by Mr. Conway Taylor for Mr. Nelson Puett on an area of approximately seven acres, known as lots 13 through 24 in Idyle Hour Acres. The lots are located in North Austin along Howard Lane, west of I. H. 35 between Turbine Drive and Thermal Drive. The request is to change the land use designation from Suburban Residential to Commercial Service and Semi-Industrial use.

The land is gently sloping to the east with a dry creek bed located on the east property line of Turbine West, an industrial subdivision. The request is completely surrounded by industrial development. The area south of the requested area is vacant and used predominantly for agricultural purposes. The Austin Development Plan was amended September 23, 1971 to allow the development of Turbine West under certain conditions.

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

STAFF RECOMMENDATION:

This area is considered a logical part of the industrial subdivision presently developed. It is recommended that the request be granted subject to the conditions imposed on the subdivision Turbine West as follows:

1. Lots to be a minimum of 15,000 square feet or comply with the Health Department lot area requirements for septic tanks.
2. The area carries the requirement of an industrial park, and improvements would be controlled and owners would be required to maintain their property.
3. The new standards for subdivisions, including city requirements for paving, curb and gutter.

It should be noted that the request is for Commercial Service and Semi-Industrial; however, the area surrounding the request was changed to Manufacturing and Related uses in 1971. The Light Industrial categories are permitted in the Commercial Service and Semi-Industrial categories.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Conway Taylor (representing applicant)  
Dick Hodgekins (representing applicant)

SUMMARY OF TESTIMONY

The Commission expressed concern over the reason for this case not being included in the Master Plan change on the surrounding property. Mr. Conway Taylor, representing the applicant, stated that this area was left out of the original request because it was in trust with Mr. Burt Ford and Mr. Puett did not own the property. Mr. Dick Hodgekins, representing the trust, stated he felt that it would be germane to have this area added to this tract.

COMMISSION ACTION:

The Commission reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Nelson Puett for a change in the Austin Development Plan from Suburban Residential to Commercial Service and Semi-Industrial uses on approximately seven acres located on Howard Lane west of IH 35 be APPROVED.

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

ABSENT: Messrs. Betts and Faulkner

C2-73-1(e)      Frank Bryant

From Low Density Residential to Commercial service and Semi-Industrial use on approximately 43 acres out of Santiago Del Valle Survey. An additional area of 43 acres has been added by the City for consideration at this time. Both tracts are located just north of the US 183 and 71 Interchange.

## STAFF REPORT:

This area was designated as low-density residential in the Austin Development Plan approved in June, 1961. The highway frontage is presently zoned "C" Commercial for a distance of approximately 100 feet. The types of uses discussed by the applicant would require a light industrial "DL" classification.

This is within the control of the airport zoning and its height limitations. The lines depicted on the aerial photographs show the areas of high noise levels as explained on the attached chart.

The area can be served with water and sewer; however, the area of service will depend on further study. Electric service is immediately available. The tracts face the old Bastrop Highway, but they have access to the present highway.

The area under consideration is within the bend of the Colorado River; it is gently sloping (2% to 5% slope) toward the Colorado River. There is a drainage way that traverses the applicant's property.

The existing uses in the area bounded by this bend in the River and State Highway 71 are concentrated along the highway. The balance of the area is predominantly vacant and rural in character.

There is a subdivision named Bergstrom Downs located west of the applicant's property.

It is not totally developed and is located among retail and commercial developments along the highway. There is open storage of old automobiles and a garage located on the adjacent property. This use is within the approximate 43-acre area added to the Master Plan consideration.

## STAFF RECOMMENDATION:

This property is under the same influence and constraint previously discussed in the Nelson Puett case on Dalton Lane, C2-73-1(b). The noise factor and the "C" Commercial zoning along the highway frontage restricts the development of this area for residential purposes. In view of the constraints, the staff recommends that this request be granted subject to the following requirements:

1. A 100-foot building setback be required adjacent to Bergstrom Downs Subdivision and that a six-foot privacy fence be erected and maintained.
2. The Industrial development be required to meet the City's minimum standards for industrial subdivisions, including streets, utilities, etc.
3. All owners be required to maintain their property in a proper manner and that open storage be screened with a six-foot privacy fence if adjacent to residential areas.

C2-73-1(e) Frank Bryant--Contd.

4. No access streets into residential areas.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. & Mrs. R. B. Thresher

AGAINST

PERSONS APPEARING

Tom Watts (representing applicant)

Mrs. Yates

AGAINST

SUMMARY OF TESTIMONY:

Persons Appearing FOR

Mr. Tom Watts appeared stating that he felt the building setback was untimely, as the request would have to go through a subdivision.

Persons Appearing AGAINST

Mrs. Yates, speaking for a number of residents in the area, stated they were not opposed to the requested change but were highly opposed to open storage of junk cars.

REBUTTAL:

Mr. Watts stated it was the intention of the applicant to develop this area into a Light Industrial area with uses that would benefit the area.

COMMISSION ACTION:

The Commission reviewed the information and Mr. Milstead stated that while he could see the logic in adding the adjacent area recommended by the staff, he would hesitate to make any change without the owner's knowledge. Mr. Barrow stated he felt the 100-foot building setback was unnecessary. He also stated that there would not be much use on the area with the creek running through it.

COMMISSION VOTE:

To recommend that the request of Frank Bryant for a change in the Austin Development Plan from Low Density Residential to Commercial service and Semi-Industrial use on approximately 43 acres out of the Santiago Del Valle Survey, located north of US 183 and 71 Interchange be APPROVED, eliminating the additional 43 acres added by the City; eliminating the 100-foot building setback but adding a statement that some setback would be required at a later date; and subject to a subdivision.

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

ABSENT: Messrs. Betts and Faulkner

C2-73-1(f)      Max H. Buaas, White Instruments, Charles Nemis and Fred A. Buaas  
From Suburban Residential to Commercial Service and Semi-Industrial  
for approximately 140 acres, plus two additional areas added by the  
City totaling approximately 54 acres. Tracts are located along  
U. S. 290 and Boston Lane south of Travis Country Subdivision.

**STAFF REPORT:**

The topography of this area is level. The land area along Boston Lane has large areas that are heavily wooded. This area is located on the ridge between two watersheds, the Barton and Williamson Creeks.

General business uses such as real estate offices, mobile home sales, restaurants, service stations and other retail uses are found along the highway frontage. These uses are a part of the retail development of the community of Oak Hill. Boston Lane is an existing twenty-foot county road.

This area was not considered a part of the original Development Plan of Austin, but it was added during 1971 and 1972, with proposed development of 816 acres of Travis Country and additional area between this area and the Plan. The other change in the area was to Commercial Service and Semi-Industrial just west of Brodie Lane and south of U. S. 290 in 1970.

The major influences on this portion of the community has been the location of MoPac Expressway, the location of the outer Belt Loop and the development of Travis Country. It should be noted that the Oak Hill community has continued to grow, and it is estimated that the commercial development in the last few years has more than doubled in size. Oak Hill School is located west of the site. The development of "package" sewerage treatment plants for the school and Travis Country has further enhanced the potential of the area.

The proposed development has led to school expansion, the extension of West Lake Drive and establishing Boston Lane as a major arterial.

**STAFF RECOMMENDATION:**

The mixture of uses that has developed along U. S. 290 makes the use of a land use designation that includes heavy commercial, wholesale, and light industrial uses. The district is called Commercial Service and Semi-Industrial in the Development Plan. This may include uses such as public auctions, sheet metal work, welding shops, dairy products, manufacturing, laundry, building and contractors, storage yards, etc., generally speaking, those uses permitted in the "C" Commercial and "DL" Light Industrial districts within the City.

The plan for Retail Commercial Development along Boston Lane, although discussed in connection with Travis Country, was not approved by the Commission. Therefore, pending more information on the individual proposals of the applicants, the staff recommends the following:

The Commercial Service and Semi-Industrial area be oriented to U. S. 290. That the Capitol Marble and Granite Company's west and north property line, located in the additional area, and a line approximately 620 feet south of Boston Lane become the limits of the Commercial Service and Semi-Industrial Area.

C2-73-1(f) Max H. Buaas, White Instruments, Charles Nemis and Fred A. Buaas--Contd.

Consideration should be given to the following Planning Department recommendations for future development of this area:

1. That the area immediately south of Boston Lane be used as a buffer zone.
2. That the heavily wooded areas be considered for residential development with adequate open space.
3. That Boston Lane be widened to a ninety-foot arterial street.

#### SUMMARY OF TESTIMONY

##### Persons Appearing FOR

Mr. Phil Mockford appeared, stating that the applicant was interested in putting in a Light Industrial subdivision, and some of the adjoining property owners had signed an application to change the Master Plan. This site is located across the highway from a part of Travis Country Subdivision which will be developed with townhouses and condominiums at approximately 20 units per acre. Mr. Puett has agreed to provide a buffer from his Industrial subdivision of approximately 200 feet which he would develop with office-type uses. Mr. Puett felt that if the property were divided, he would not be able to develop it at what he considers to be the best possible use.

##### Persons Appearing AGAINST

Mr. Bill Brooks, representing Travis Country Subdivision, stated that while the owners of this area are not in total opposition to the application, they feel there should be some type buffer zone to protect the proposed residential uses. Mr. Woodrow Sledge, representing the Austin Independent School District, felt careful consideration should be given to preserving the residential area along Boston Lane in that there is the possibility of future school sites located near Boston Lane. Because of these reasons he supported the staff recommendation. Several other area property owners were present, expressing opposition to the area on the west that had been added by the City. Their main concern was that industrial uses so close to their subdivision would slow down the development of their residential subdivision and depreciate the value of their homes. They also stated they were not opposed to the staff's recommendation.

#### REBUTTAL:

Mr. Mockford called attention to the fact that most of the citizen opposition was the area added by the City. Mr. Mockford pointed out that the development proposed for Travis Country at this point would not front on Boston Lane and the applicant would be willing to provide a buffer. Boston Lane, when fully paved will be a buffer in itself. Mr. Mockford stated there was only one residence within the area of the application and all other uses were commercial fronting on U. S. 290. He requested that the Commission grant the application as filed by the owners.



C2-73-1(f) Max H. Buaas, White Instruments, Charles Nemis and Fred A. Buaas--Contd.

**COMMISSION ACTION:**

A motion was made to approve the staff recommendation but died due to the lack of a second. Mr. Stewart stated again that he was opposed to changing the use of the property without the owners' permission and he felt the area added by the City should be excluded. He felt the 300-foot buffer back from Boston Lane would be sufficient. Mr. Milstead stated that perhaps the 300 feet was not adequate and expressed a desire to keep the industrial development oriented to U. S. 290 at about the same depth previously recommended on U. S. 290.

**COMMISSION VOTE:**

To APPROVE the request of Max H. Buaas, White Instruments, Charles Nemis and Fred A. Buaas for a change in the Austin Development Plan from Suburban Residential to Commercial Service and Semi-Industrial for approximately 140 acres located along U. S. 290 and Boston Lane south of Travis Country Subdivision except for a 300-foot buffer along Boston Lane that is to remain Suburban Residential.

AYE: Messrs. Barrow, Bobbitt, Hetherly and Stewart

NAY: Mr. Milstead, Ms. Mather

ABSENT: Messrs. Betts and Faulkner

**PUBLIC HEARINGS**

**ORDINANCES**

C2-72-3 a Zoning

Amendment to the Zoning Ordinance Section 45-24 of the Austin City Code

A public hearing was set for July 10, 1973 for an amendment to the Zoning Ordinance providing for separate districts for on-site and off-site consumption of alcoholic beverages. The Commission requested that a letter be sent to all night club, tavern, bar and lounge owners notifying them of this public hearing.

C10-73-2 Thoroughfare and Traffic Plans

A. Right-of-way for State Highway Department's Spur 69

B. Right-of-way for U. S. 290 between Cameron Road and IH 35

Mr. Joe Ternus, Director of Traffic and Transportation introduced Mr. Lawrence Schultz, Assistant Engineer, District 14, who made a presentation regarding plans for the proposed Spur 69 (Koenig Lane) improvements. A letter from Mr. Ternus regarding these proposed changes was submitted to the Commission members and follows:

"The Federal Aid Highway Act of 1960 provided the emphasis and encouragement for nation-wide cooperative transportation planning in all urban areas. Through this effort, a formal planning process between the Texas Highway Department, Travis County, and the City of Austin, in cooperation with the Bureau of Public Roads (Federal Highway Administration) was developed. Following an analysis of various elements which influence transportation, The Austin Transportation Plan 1962-1982, was published in 1965.

C10-73-2 Thoroughfare and Traffic Plans--Contd.

Based on the Austin Transportation Plan, an Expressway and Major Arterial Plan for the Austin area was presented to the City Planning Commission and adopted by the City Council on March 16, 1967, with certain reservations in the express-way system. One of these reservations was the Central Expressway. In 1969, the plan was reviewed by the Advisory Committee of the Austin Transportation Study and a revised plan was recommended by the City Planning Commission and adopted by the City Council on April 24, 1969. Again, the Central Expressway was a proposal subject to further study and was not accepted. In 1971, the plan was revised by the City Council in the southeast area of the city upon recommendation of the Planning Commission. This revision eliminated the Riverside Expressway and strengthened the major arterial system in this area.

Although the Expressway and Major Arterial Plan is generally a sound program for the development of Austin's street and expressway system, many major areas must be reviewed and reanalyzed in view of current desires, needs, and abilities. The updating of this plan has been delayed because of the desire to revise the transportation planning agreement and the beginning of the Master Plan review. City personnel, however, are presently engaged in preparatorial work for the transportation element of the Master Plan. This element will also be the review for the Austin Transportation Study.

The projected 1982 traffic volumes for the Highway 290-Koenig Lane Corridor range from 24,000 to 32,000 vehicles a day. The proposed traffic facility was adopted in the City Expressway and Major Arterial Plan.

In the proposal by the Texas Highway Department to improve Interstate 35 by double-decking portions and widening other sections of the Expressway, a major intersection design was proposed for U. S. 290 and Interstate 35. This design was based originally on the Central Expressway and consequently revised to reflect land development in the vicinity of the Highland Mall development. These plans were reviewed by the City of Austin in 1969.

The state's 1988 projected volume for Koenig Lane has been revised to 44,000 vehicles per day between Lamar and Airport Boulevard, and 67,000 vehicles per day between Airport Boulevard and I. H. 35.

The Texas Highway Department's schematic recently submitted on Koenig Lane (Spur 69) is an extension of U. S. 290 from I. H. 35 to North Lamar Boulevard. This proposal provides a complete directional interchange at U. S. 290 and I. H. 35, with Koenig Lane thru lanes depressed under the I. H. 35 Service Roads. Koenig Lane is proposed to be elevated over Airport Boulevard and the railroad tracks. The first proposed at-grade crossing would be at Chesterfield Street. The cross section from Chesterfield to North Lamar is proposed to be two roadways at 38 ft. with a 30 ft. median within 134 ft. right-of-way. The estimated right-of-way cost for this proposal is \$1,700,000. The construction cost is estimated at \$10,800,000 with \$7,500,000 for the I. H. 35 Interchange and \$3,300,000 from Airport Boulevard to North Lamar.

C10-73-2 Thoroughfare and Traffic Plans--Contd.

In order to construct this type of facility, it will be necessary for the city:

1. To amend the Austin Development Plan, Expressway and Major Arterial Plan for Koenig Lane between I. H. 35 and Lamar Boulevard;
2. To provide funds for the city's cost (50% of right-of-way and utility relocation) in the Capital Improvement Program;
3. To accept a state route designation for Koenig Lane between I.H. 35 and Lamar Boulevard.

The construction of any major east/west facility along Koenig Lane of this magnitude would indicate the need for further improvements west of Lamar Boulevard, to its intersection with MoPac Expressway. While it is recognized that certain improvements will be necessary and are already included in the adopted plan of the city, the extent and emphasis of any expanded plan should be developed only after careful consideration of financial, environmental, and traffic considerations.

The proposed improvements along Koenig Lane are an indication of decisions facing the City of Austin in the development of its streets system at a consistent level of service. The Texas Highway Department generally presents a proposal to the City of Austin on a project by project basis and requests city concurrence of the specific proposal. While traffic improvement proposals by the state are "good", the city must make an evaluation to allocate limited monies and efforts for improvements to its street system.

One of the most crucial tasks facing the city today is the development of priorities for expenditure of city monies. City funds in all categories are limited and the field of transportation is no exception. It is desirable that a systematic basis be developed to provide priorities to the allocation of city funds. These priorities should be developed with the support of the Texas Highway Department, Travis County, and the citizens of Austin."

Members of the Commission reviewed questions regarding right-of-way costs, crossings and grade separations and traffic load capacities.

Mr. Ternus stated that the Arterial and Expressway Plan as adopted by the City Council is the official position of the City. The City will at some time have an environmental statement and will, after further review, have a recommendation.

C10-73-2 Thoroughfare and Traffic Plans--Contd.

Mr. Milstead stated that the purpose of this hearing was to acquaint the Commission of the progress of this project and that the Highway Department would hold a public hearing on this project.

## OTHER BUSINESS

C1-73-3 Minutes

The members then

VOTED: To APPROVE the February, 1973 Planning Commission minutes and the March 1973 Subdivision Committee minutes as distributed.

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

ABSENT: Messrs. Betts and Faulkner

R146 SUBDIVISION

The Committee Chairman reported action taken on the subdivisions at the meeting of May 22, 1973 and requested that this action be made a part of the minutes of the Planning Commission meeting.

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivision plats:

C8-72-113	<u>Austin Highlands, Section 3</u>
	Cooper Lane & Speer Lane
C8-72-120	<u>Buckingham Ridge, Section 2</u>
	Eberhart Lane & Sunstrip Drive
C8-72-124	<u>Devonshire Park, Section Five</u>
	Lovell Drive & Windy Brook Drive
C8-72-136	<u>Willow Bend Addition, Section 1</u>
	Pleasant Valley Road & Oltorf Street
C8-72-148	<u>Mesa Park, Phase 2, Section 1</u>
	Mesa Wood Drive & Navajo Trail
C8-72-151	<u>North Oaks Hillside, Section 3</u>
	River Oaks Drive & Spring Hill Drive
C8-73-04	<u>Mesa Park, Phase 2, Section 2</u>
	Santa Cruz Drive & Navajo Trail
C8-73-11	<u>Onion Creek, Section 1</u>
	I. H. 35 & Onion Creek Parkway
C8-73-36	<u>Buckingham Ridge, Section 3</u>
	South Congress & Eberhart Lane
C8-73-38	<u>Quail Creek West, Phase II, Section 12</u>
	Golden Quail Boulevard

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

ABSENT: Messrs. Betts and Faulkner

ABSTAIN: Mr. Hetherly abstained on C8-73-36

R146 SUBDIVISIONS--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following final subdivision plat, pending compliance with departmental requirements; provision that they will connect to an available wastewater collection system; requirements of Traffic & Transportation--  
1. sidewalks required on Mesa, Spicewood Springs and Steck Avenue. 2. The name of Steck or Great Hills Trail must be changed. 3. Right-of-way must be acquired from the Spicewood Springs Baptist Church. 4. Steck must be widened from 60 feet from Mesa to Great Hills Trail. 5. Spicewood Springs must have 60-foot paving width. 6. Right turn island required in southwest corner of Mesa and Steck.

C8-71-160      Mesa Village  
Steck Avenue & Great Hills Trail

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

ABSENT: Messrs. Betts and Faulkner

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plat, pending fiscal arrangements required; compliance with departmental requirements; provision that they will connect to an available wastewater collection system; tax certificate required.

~~C14-72-11~~      Peppertree Park  
Teri Road

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

ABSENT: Messrs. Betts and Faulkner

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plat, pending compliance with departmental requirements.

C8-72-161      Travis Oaks Trail  
Gebron Drive & Kohlers Trail

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

ABSENT: Messrs. Betts and Faulkner

R146 SUBDIVISIONS--Contd.

The Commission then

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

C8-73-12                      Colorado East  
                                 Gardner Road

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending fiscal arrangements required; easements required, compliance with departmental requirements and change Cloudview Street name to Sandshof.

C8-73-18                      Cielo Vista, Section 1  
                                 Cloudview Road & Decker Lake Road

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

The Commission then

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

C8-73-24                      Whispering Oaks IV  
                                 Whispering Oaks Drive & Whispering Winds

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

The Commission then

VOTED        To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plats, pending fiscal arrangements required; easements required; compliance with departmental requirements; and provision that they will connect to an available wastewater collection system.

C8-73-42                      Wagon Crossing, Section 1  
                                 Stassney Lane & Jacaranda Drive  
C8-73-65                      Cooper Oaks, Section 2  
                                 Pearson Lane & Emerald Forest Drive

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

R146 SUBDIVISIONS--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending fiscal arrangements required.

C8-73-61 Flournoy Heights, Section 5  
Glomar and Astor Place

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

ABSENT: Messrs. Betts and Faulkner

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following eighteen short form plats have complied with all the departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following short form subdivisions.

C8s-72-408 Metro Park Subdivision  
U. S. 290 & Reinli Street  
C8s-73-12 Resub. Lots 6 & 7, Block 8, Broadacres  
Jim Hogg Avenue  
C8s-73-76 Obenhaus Subdivision  
Old U. S. 183  
C8s-73-77 Dee Roberts Addition  
Shoal Creek Boulevard  
C8s-73-86 Bayview Acres  
Eck Lane  
C8s-73-94 C & D Addition  
Creek View Drive  
C8s-73-98 Resub. of Lots 2 & 5, Blk. G, Spring Valley Village  
Delahunty Lane & Hebbe Lane  
C8s-73-103 Resub. Lots 12, 13, 14, 15, Blk. 4, Alta Vista  
North Lamar Boulevard & West 45th Street  
C8s-73-106 N. W. Hills Ranch, 1973 White Resub.  
D-K Ranch Road & Double Spur Loop  
C8s-73-108 Resub. of Lot 2, Barton Terrace, Sec. 7-A  
Barton Hills Drive  
C8s-73-116 Fred Lucksinger Subdivision  
Bluff Springs Road  
C8s-73-123 Resub. Lot 9A of Resub. Lot 9, Camelot, Sec.1  
Castle Ridge Road  
C8s-73-122 Resub. Lot 21, Camelot, Section 2  
Galahad Drive off Castle Ridge Road  
C8s-73-127 Cameron Ridge  
Cameron Road  
C8s-73-139 Resub. Lots 34, 35, 36 & 37, Block B, River  
Oak Lake Estates, Sec. 1  
Willow Bend Drive

R146 SUBDIVISIONS--Contd.

C8s-73-140      1st Resub. Mesa Park, Section 6  
Wind River Road  
C8s-73-141      Resub. of Blk. C, Shadow Park  
Greystone Drive  
C8s-73-143      2nd Resub. of Peppertree Park, Sec. 2  
Dixie Place

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

The Commission then

VOTED:     To ACCEPT FOR FILING AND DISAPPROVE the following short form  
             subdivision pending compliance with departmental requirements  
             and approving the request for name change to Travelodge International  
             Inc., Subdivision #1.

C8s-72-414      Levitt Commercial Corp. Subd. #1  
East St. Elmo Road

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

The Commission then

VOTED:     To ACCEPT FOR FILING AND DISAPPROVE the following short form  
             subdivision, granting a variance to exclude the balance of  
             the tract; and pending fiscal arrangements required; easements  
             required; and compliance with departmental requirements.

C8s-73-99       Frank Wortham Subdivision  
Rae Dell Avenue

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

The Commission then

VOTED:     To ACCEPT FOR FILING AND APPROVE the following short form  
             subdivision, granting a variance on signatures of adjoining  
             owners.

C8s-73-118      Taylor Flat #2  
North Loop Boulevard & Jim Hogg Avenue

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



R146 SUBDIVISIONS--Contd.

The Commission then

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

<u>C8s-73-146</u>	<u>Shia Addition</u>
	South First Street & Radam Lane
<u>C8s-73-147</u>	<u>Resub. of Sunny Slope, Section 1</u>
	Metcalfe Road & Catalina Drive
<u>C8s-73-151</u>	<u>Terrace Plaza</u>
	Ranch to Market Road 2222
<u>C8s-73-154</u>	<u>Resub. Lot 1, Stone Subdivision</u>
	East Street
<u>C8s-73-155</u>	<u>Northcrest Addition</u>
	Anderson Lane & Northcrest Boulevard
<u>C8s-73-156</u>	<u>Betty Francis Addition</u>
	Taylor Dunlop Road

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

ABSENT: Messrs. Betts and Faulkner

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements and granting a variance on the width of Maiden Lane.

<u>C8s-73-149</u>	<u>Resub. Lots 1 &amp; 2, Blk. 3, Buddington Subdivision</u>
	West 37th Street

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

ABSENT: Messrs. Betts and Faulkner

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, granting a variance to exclude the balance of the tract; and pending compliance with departmental requirements; and zoning required on the west 70 feet of Tract "A".

<u>C8s-73-150</u>	<u>Crest Royal Addition</u>
	Rundberg Lane & Northgate Boulevard

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

ABSENT: Messrs. Betts and Faulkner

R146      SUBDIVISIONS--Contd.

The Commission then

VOTED:      To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, granting a variance to exclude the balance of the tract; and pending compliance with departmental requirements; provision that they will connect to an available wastewater collection system.

C8s-73-152      Northwest Hills, Section 9-F  
Far West Boulevard

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

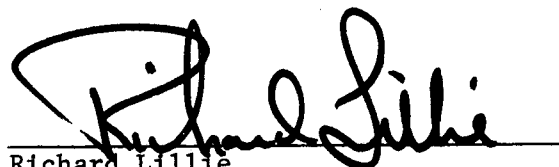
The Commission then

VOTED:      To POSTPONE the following short form subdivision, pending receipt of a variance request on signatures of adjoining owners.

C8s-73-153      Realtor Parkway  
Medical Parkway & West 41st Street

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

The meeting was adjourned at 11:15 p.m.

  
Richard Lillie  
Executive Secretary