

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--July 10, 1973

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

Present

William Milstead, Chairman  
Charles Betts  
O. P. (Bob) Bobbitt  
C. W. Hetherly  
Philip Juarez  
Jean Mather  
Bennie Washington

Absent

Betty Himmelblau  
Charles Nash

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Leon Lurie, Urban Renewal Agency  
Pat Page, Secretary I

ZONING

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

Present

\*\*C. W. Hetherly, Chairman  
\*Charles Betts  
O. P. (Bob) Bobbitt  
Jean Mather  
Charles Nash  
Bennie Washington

Also Present

Jack Alexander, Assistant Director  
of Planning  
\*Al Baker, Zoning Administrator  
\*\*Brian Schuller, Planner  
\*\*Joe Nix, Traffic and Transportation  
\*Linda Wier, Zoning Clerk  
Pat Page, Secretary I

\* Present only on July 2, 1973

\*\* Present only on July 3, 1973

C14-73-128      Cecil E. Heard, et al: LR, 1st & O, 1st to GR, 1st (as amended)  
1801-1807 Ben White Boulevard  
4400-4404 Russell Street

**STAFF REPORT:**

This property is located in south Austin at the corner of a major arterial street and a minor residential street. Properties fronting on Ben White Boulevard are developing with retail uses as emphasized by the shopping centers and related uses in this area. The limited "C" Commercial zoning in this area is primarily being used for office and retail developments.

Subject property is part of a single-family neighborhood to the south, which was rezoned several years ago with "O" Office zoning established as a buffer for the homes in this area. Very recently, the Planning Commission recommended against both "O" Office and "B" Residence zoning on Merle Street to the southwest between Ben White Boulevard and Redd Street. The Commission stated the homes in this area were deserving protection. Last month on a zoning case on Ben White Boulevard east of the railroad track, the Commission stated "C" Commercial zoning was not in keeping with the retail uses along this street.

**STAFF RECOMMENDATION:**

That this case be denied, but recommends that "GR" General Retail be granted to a depth of 130 feet and that the rest of this property remain "O" Office, subject to one-half the right-of-way (five feet) to increase Russell Drive from 50 to 60 feet.

The wholesale, semi-industrial type uses permitted in "C" Commercial would be incompatible with residential neighborhoods and is inconsistent with the existing retail land use development along Ben White Boulevard. The depth of "GR" General Retail which is recommended establishes an alignment with the zoning which adjoins to the west.

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

|   |         |
|---|---------|
| Cecil & Eloise Heard (applicants)                 |         |
| Chete Altis: 1900 West Ben White Boulevard        | FOR     |
| Robert L. Thompson: 1900 West Ben White Boulevard | FOR     |
| A. P. Allison: Kerrville, Texas                   | FOR     |
| Wayne Dayton: 8501 Research Boulevard             | FOR     |
| Frederick G. Subtle: 4405 Merle Drive             | AGAINST |

**COMMITTEE ACTION:**

The Committee stated that their recommendation on subject tracts was not to be construed as a precedent for further retail zoning on Merle Drive to the west, as subject tracts are to be combined into one operation and served by Ben White Boulevard. The Committee voted to grant this request as amended, subject to five feet of right-of-way on Russel Drive.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

C14-73-128 Cecil E. Heard, et al--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Cecil E. Heard, et al, for a zoning change from "LR" Local Retail, First Height and Area and "O" Office, First Height and Area to "GR" General Retail, First Height and Area, as amended, on property located at 1801-1807 Ben White Boulevard and 4400-4404 Russell Street be GRANTED, subject to five feet of right-of-way on Russell Drive.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.

Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-129 J. Curtis Sanford, Jr. and C. Noell Rather: C, 1st & C-2, 1st  
8247-8311 Research Boulevard to C-2, 1st  
 (south of Clearfield Drive)

STAFF REPORT:

This property is located in northwest Austin on a major arterial street which is part of the state highway system. The properties fronting this street are permissively zoned and developed.

Part of subject tract was zoned "C-2" Commercial in mid-1972 at which time the Planning Commission recommended a total of 4,200 square feet. Subject request is an application for 6,000 square feet, but in a different location.

STAFF RECOMMENDATION:

That this case be granted, subject to field notes to change the earlier "C-2" Commercial zoning to "C" Commercial.

The zoning as recommended is consistent with the Planning Commission policy of limiting "C-2" zoning to a small area when the property is part of an overall area which is permissively zoned and developed. The Commission has also encouraged this type zoning to be located within a shopping center complex.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Phil Mockford (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this case should be granted subject to field notes to change the earlier "C-2" Commercial zoning to "C" Commercial.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

C14-73-129 J. Curtis Sanford, Jr. and C. Noell Rather--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 J. Curtis Sanford, Jr. and C. Noell Rather for a zoning change from "C" Commercial, First Height and Area and "C-2" Commercial, 1st Height and Area to "C-2" Commercial, First Height and Area on property located at 8247-8311 Research Boulevard be GRANTED subject to field notes to change the earlier "C-2" Commercial zoning to "C" Commercial, First Height and Area.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-131 Mrs. Nettie Carson Piland, Executrix: A, 1st to BB, 1st  
1807-1809 Kinney Avenue (known as 1805)

STAFF REPORT:

This property is located in south Austin on a neighborhood collector street. Subject tract is part of a limited area along the east side of Kinney Avenue which has been recommended for apartment zoning to provide a buffer between the single-family neighborhood to the west and the retail-commercial uses to the east along South Lamar. Limited changes in zoning have been recommended for the west side of Kinney Avenue, and the Planning Commission has recently stated the inappropriateness of zoning changes along the west side of this street. Deeper into this neighborhood and farther to the north, no changes in zoning have been recommended for many years in an effort to protect this neighborhood.

STAFF RECOMMENDATION:

That this case be granted.

The requested zoning is consistent with the zoning pattern and the trend of development on the east side of Kinney Avenue.

CITIZEN COMMUNICATION ( NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. H. C. (Nettie) Piland (applicant)

Kinney Avenue Baptist Church: 1801 Kinney Avenue

AGAINST

PERSONS APPEARING

Glyn Ramsey (representing applicant)

Sid Rich

C. E. Dodd

AGAINST

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bobbitt felt the area was entitled to this type zoning. Ms. Mather expressed concern over the traffic problem that would be created. A majority of the Committee felt this case should be granted.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington

NAY: Ms. Mather

C14-73-131      Mrs. Nettie Carson Piland, Executrix--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mrs. Nettie Carson Piland, Executrix, for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 1807-1809 Kinney Avenue be GRANTED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.

NAY: Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-132      Glen A. Moon, Executor: A, 1st to B, 2nd  
303-305 West 39th Street  
302-306 West 38 1/2 Street

STAFF REPORT:

This property is located north of the University of Texas and is served by a collector street and a substandard residential street. Subject tract lies within a portion of the Hyde Park area which has been in transition to apartment zoning and development since the early 1960's. Normally we would recommend for additional right-of-way for narrow streets such as West 38 1/2 Street, but we are not in this instance, as right-of-way was not a condition to rezoning the adjoining properties. Because the lots abutting West 38 1/2 Street also have frontage on wider streets such as West 38th Street and West 39th Street, subject street has served more as an alley over the years.

STAFF RECOMMENDATION:

That this case be granted as consistent with past recommendations for properties bounded by 38th Street, Guadalupe Street, 45th Street, and Speedway.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mr. & Mrs. Glen A. Moon (applicants)

William D. Lewis: 632 North Lamar

FOR

PERSONS APPEARING

Eugene Hacker (representing applicant)

COMMITTEE ACTION:

The members reviewed this information and were in agreement that this case should be granted.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

C14-73-132 Glen A. Moon, Executor--Contd.

## COMMISSION VOTE:

To recommend that the request of Glen A. Moon for a zoning change from "A" Residence, First Height and Area to "B" Residence, Second Height and Area on property located at 303-305 West 39th Street and 302-306 West 38 1/2 Street be GRANTED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-133 Bill Milburn: BB, 1st to O, 1st  
2611-2613 Western Trails  
4600-4608 Sagebrush Trail

## STAFF REPORT:

This property is located in south Austin at the intersection of a collector street and a minor residential street. Subject property lies between the Western Trails neighborhood to the south and the partially-developed Woolco Shopping Center to the north. The strip of "BB" Residence zoning, of which subject tract is a part, was granted in 1964 as a buffer for the single-family neighborhood. Since 1969 subject tract, the tract across Sagebrush Trail, and the tract adjoining to the west of subject tract have been recommended for denial by the Planning Commission. The City Council has agreed. Subject tract was part of a larger tract at this intersection reluctantly recommended for "B" Residence zoning in 1970 by the Planning Commission. The Commission recommended that the other corner across Sagebrush Trail be retained as "BB" Residence and suggested that the City Council might wish to consider a larger land area rather than review this strip of property on a piecemeal basis. The City Council agreed and attached the condition that the applicant submit more significant acreage for review of rezoning. The case was eventually dismissed, as a request on a larger area was not submitted.

## STAFF RECOMMENDATION:

That this case be denied as too intense for the neighborhood to the south and would be a precedent for additional zoning, as the area is largely undeveloped. It is noted that some apartments are under construction across Sagebrush Trail from subject tract. Rezoning of this tract would also encourage requests for greater density of apartment development than now permitted by "BB" Residence. The requested zoning is inconsistent with past Planning Commission and City Council recommendations.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Dick Nichols: 2800 Rae Dell  
Johnny P. Lanmon: 4705-B Sagebrush Trail  
M. H. Moore: 4600 Tejas Trail

FOR  
AGAINST  
AGAINST

## PERSONS APPEARING

Richard Baker (representing applicant)

C14-73-133 Bill Milburn--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this request should be granted subject to a restrictive covenant limiting the tract to professional offices and "BB" Residence density if developed with apartments; and subject to a subdivision to identify this property. No additional right-of-way is required.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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 change in zoning from "BB" Residence, First Height and Area to "O" Office, First Height and Area on property located at 2611-2613 Western Trails and 4600-4608 Sagebrush Trail be GRANTED, subject to a restrictive covenant limiting the tract to professional offices and "BB" density if developed with apartments; and subject to a subdivision to identify this property. (No additional right-of-way required.)

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-134 Christine Buratti Aparicio: O, 1st & GR, 1st to GR, 1st (as amended)  
1711-1713 Fortview Road

STAFF REPORT:

This property is located in south Austin on a substandard street which serves as a minor collector street. The north part of subject tract which is zoned "O" Office constitutes a transition of zoning for properties not oriented to Ben White Boulevard and acts as a buffer for the residential development on the north side of Fort View Road. Most of the more permissive zoning is on the south side of this street and more oriented to a major arterial street. Ben White Boulevard consists of mixed zoning, including "C" Commercial, but is developing primarily with "GR" General Retail type uses as noted by the shopping centers, restaurants, and automotive service facilities.

STAFF RECOMMENDATION:

That this case be denied.

It is felt that the zoning assigned to subject property is appropriate and is consistent with the development in this area. "C" Commercial is considered out of character with this area, as it is designed for semi-industrial, wholesale, and other related uses. In addition, Fort View Road is inadequate for even current-day "A" Residence development and should not be encouraged for development any more permissive than current zoning permits.

C14-73-134 Christine Buratti Aparicio--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMUNICATION

Wayne Dayton: 1801 Fortview Road

FOR

PERSONS APPEARING

Harmon Listnell (representing applicant)

Bob Jones

FOR

Marvin Greeson

NO OPINION

Tommy Lido

NO OPINION

COMMITTEE ACTION:

Members reviewed this request and a majority felt this case should be granted as amended subject to right-of-way on Fortview Road.

AYE: Messrs. Bobbitt, Nash and Washington

NAY: Mr. Betts. Ms. Mather

COMMISSION ACTION:

Members reviewed the information presented and felt that both "GR" General Retail and "C" Commercial zoning are inappropriate for a tract with access to only 35 feet of right-of-way and with single-family homes on the other side of Fortview Road.

COMMISSION VOTE:

To recommend that the request of Christine Buratti Aparicio for a zoning change from "O" Office, First Height and Area to "GR" General Retail, First Height and Area, as amended, on property located at 1711-1713 Fortview Road be DENIED.

AYE: Messrs. Milstead, Betts, Hetherly and Juarez. Ms. Mather

NAY: Messrs. Bobbitt and Washington

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-135 Jesse Castro, et ux: A, 1st to C, 1st  
6110 East Riverside Drive  
6111 Kasper Street

STAFF REPORT:

This property is located in southeast Austin and fronts on a minor residential street and a major arterial street. Subject tract lies within the southern portion of the Montopolis Community and is part of a small residential neighborhood around which zoning changes have generally been limited to properties on the perimeter, particularly at the intersection of Riverside Drive and Montopolis to the east.

Zoning changes to the interior of the neighborhood such as the "LR" Local Retail requested for the northeast corner of Kasper Street and Clubview Avenue have been recommended for denial by both the Planning Commission and the City Council.



C14-73-135      Jesse Castro, et ux--Contd.

**STAFF RECOMMENDATION:**

That this case be denied, and recommends that "LR" Local Retail be granted, save and except the north 115 feet to be retained as "A" Residence, subject to a subdivision to identify this property.

The requested zoning is considered to be too permissive for this area, as "C" Commercial is a district designed for semi-industrial, wholesale, warehousing, and uses usually incompatible with residential developments. We only reluctantly recommend for "LR" Local Retail, as subject tract is located between properties zoned Local Retail and "C" Commercial.

**CITIZEN COMMUNICATION (SOUTH EAST AUSTIN RESIDENTS)**

**WRITTEN COMMENT**

Petition

**PERSONS APPEARING**

Bob Jones (representing applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented and were in agreement that this case should be granted, subject to a subdivision to identify this property and prohibit access to Kasper Street.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Jesse Castro, et ux, for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 6110 East Riverside Drive and 6111 Kasper Street be GRANTED, subject to a subdivision to identify this property and prohibit access to Kasper Street.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-136      Allandale Associates: C, 2nd to C-2, 2nd  
5700 Burnet Road

**STAFF REPORT:**

This property is located in north Austin and is part of the Allandale Shopping Center which is served by a major arterial street and a collector street. The area is permissively zoned and developed. Within the last two months, "C-2" Commercial zoning was granted on the east side of Burnet Road approximately one block to the south of subject tract.

C14-73-136 Allandale Associates--Contd.

## STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (10 feet on Burnet Road and 5 feet on Northland Drive) to increase Burnet Road from 60 to 80 feet and Northland Drive from 50 to 60 feet. This right-of-way requirement is covered by the Austin Development Plan and has been followed by the City Council for even the limited area of a "C-2" Commercial zoning cases except where extreme setback problems have existed.

The requested zoning is consistent with the Planning Commission policy of encouraging "C-2" Commercial zoning within shopping centers or to areas zoned and developed with "C" Commercial uses.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

F. F. Knight: 5700 Burnet Road

FOR

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly was opposed to the dedication of right-of-way. A majority of the members felt this case should be granted subject to one-half the right-of-way (ten feet on Burnet Road and five feet on Northland Drive) to increase Burnet Road from 60 to 80 feet and Northland Drive from 50 to 60 feet.

AYE: Messrs. Bobbitt, Nash and Washington. Ms. Mather

NAY: Mr. Hetherly

## COMMISSION ACTION:

Members reviewed the information presented and felt that the requirement for right-of-way for this particular property would be unfair and that while right-of-way is needed to widen and improve Burnet Road, it should not be acquired through zoning requests but through right-of-way acquisition.

## COMMISSION VOTE:

To recommend that the request of Allandale Associates for a zoning change from "C" Commercial, Second Height and Area to "C-2" Commercial, Second Height and Area on property located at 5700 Burnet Road be GRANTED. The Commission acknowledged that Burnet Road was a major arterial street and that it is planned to be widened and improved, but they felt that requiring right-of-way for this particular tract would be unfair, since this application does not affect the total tract. It was felt that while right-of-way is needed to widen and improve Burnet Road, it should not be acquired through zoning requests but through right-of-way acquisition, since most of the area fronting Burnet Road is already zoned "C" Commercial.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-137      Austin Corporation: Int. A, 1st to GR, 1st  
3535-3563 Far West Boulevard  
7001-7025 Village Center Drive  
3600 North Hills Drive

## STAFF REPORT:

This property is located in northwest Austin and fronts on a major arterial street and two collector streets. Subject tract lies within an area planned for retail zoning. Existing retail zoning adjoins to the west and north, and subject tract is far removed from "A" Residence development.

## STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision. Subject tract has good access and the requested zoning is consistent with Planning Commission recommendations for this immediate area.

## CITIZEN COMMUNICATION ( NORTH WEST AUSTIN CIVIC ASSOCIATION)

## WRITTEN COMMENT

None

## PERSONS APPEARING

Charles Stall (representing applicant)

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted, subject to a subdivision to identify this property.

AYE:            Messrs. Hetherly, Bobbitt, Nash and Washington.    Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of Austin Corporation for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area on property located at 3535-3563 Far West Boulevard, 7001-7025 Village Center Drive and 3600 North Hills Drive be GRANTED, subject to a subdivision to identify this property.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

C14-73-138      Lee Arthur Wood: BB, 1st to O, 1st  
1508-1514 Parker Lane

## STAFF REPORT:

This property is located in south Austin on a neighborhood collector street and adjoins a single-family neighborhood to the west. The west side of Parker Lane is developed predominantly with "A" Residence development, and duplexes exist south of Taylor Gaines Street. Apartment development is the basic land use on the east side of Parker Lane and north of Taylor Gaines Street.

C14-73-138      Lee Arthur Wood--Contd.

## STAFF RECOMMENDATION:

That this case be denied.

"O" Office would allow more density of apartment development and also allow some uses closely akin to Local Retail. It is felt that the current zoning on subject tract is the most that should exist between Taylor Gaines Street and the retail development to the north. Duplexes would be a more appropriate buffer for the nice single-family neighborhood to the west and would contribute less to traffic congestion on this already heavily-traveled street.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST - SOUTH RIVER CITY CITIZENS)  
WRITTEN COMMENT

J. H. Potchernick: 1710 Elmhush Drive  
Petition bearing 20 names

AGAINST  
AGAINST

## PERSONS APPEARING

Hal Haroldson (representing applicant)  
Lee A. Wood: Box 111 B, Buda  
Jack Potchernick: 1710 Elmhush Drive  
Pat Brown  
Billy Gregg (South River City Citizens)

FOR  
AGAINST  
AGAINST  
AGAINST

## COMMITTEE ACTION:

The members heard the request of the applicant that this case be postponed for thirty days and were in agreement that this request should be postponed.

AYE:        Messrs. Betts, Bobbitt, Nash and Washington.    Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of Lee Arthur Wood for a zoning change from "BB" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1508-1514 Parker Lane be POSTPONED for thirty days.

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
             Ms. Mather

ABSENT:    Ms. Himmelblau and Mr. Nash

C14-73-139      J. A. Garrett and Roy E. Millican, Jr.: GR, 1st to C, 1st (as amended)  
5714-5722 Manchaca Road

## STAFF REPORT:

This property is located in southwest Austin at the intersection of two major arterial streets. All corners of this intersection are zoned "GR" General Retail except for Crockett High School across the street. The back property lines of single-family homes in the Cherry Creek neighborhood form the northwest and southwest boundary lines of this overall property.

C14-73-139 J. A. Garrett and Roy E. Millican, Jr.--Contd.

The staff and the Planning Commission have generally recommended limited areas of "C-2" Commercial zoning when the tract is part of an existing or planned shopping center, and when no conflicting land use exists. In instances of "C" Commercial, the recent Commission has usually limited its favorable recommendation to locations on major highways or in areas already highly commercialized.

STAFF RECOMMENDATIONS:

That this case be denied.

The requested zoning is considered incompatible with the existing zoning and land use. This property is located across the street from a high school and most of the additional uses permitted under the "C" and "C-2" Commercial zoning districts would not be appropriate.

CITIZEN COMMUNICATION (SOUTH WEST AUSTIN HOMEOWNERS ASSOCIATION)

WRITTEN COMMENT

Margaret and Pat Roach: 2004 Whitestone

AGAINST

PERSONS APPEARING:

Wayne Leubner (representing applicant)

T. F. Martin (applicant)

Dr. Allison

FOR

Richard Horn: 2000 Whitestone

AGAINST

Jim Aldridge: 5900 Cherry Creek Drive

AGAINST

Woodrow Sledge: 6100 N. Guadalupe (AISD)

AGAINST

Ray Dinges: 2002 Whitestone

AGAINST

Gloria Arellano: 5702 Cherry Creek

AGAINST

Walter J. Arellano: 5702 Cherry Creek

AGAINST

Dan A. Pool: 3917 Harvest Hill Road (Dallas)

AGAINST

COMMITTEE ACTION:

The members heard the information presented, and the applicant withdrew the request on Tract #1. The Committee then recommended to grant "C" Commercial, 1st Height and Area on Tract #2.

AYE: Messrs. Betts, Bobbitt, Nash and Washington

NAY: Ms. Mather

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that she was not opposed to the use but to the "C" Commercial zoning. A majority of the members were in agreement with the Committee recommendation.

COMMISSION VOTE:

To recommend that the request of J. A. Garrett and Roy E. Millican, Jr., for a zoning change from "GR" General Retail, First Height and Area to "C" Commercial, First Height and Area on property located at 5714-5722 Manchaca Road be GRANTED as amended.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.

NAY: Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-140      C. T. Schneider: A, 1st to C, 1st  
5702 Adams Avenue

**STAFF REPORT:**

This property is located in north Austin on a substandard residential street with only forty feet of right-of-way and less than thirty feet of surfaced width. Subject tract lies within the interior of an older single-family neighborhood. The streets through this area also serve the more recent single-family neighborhood to the north. Non-residential zoning in this area to the south and west is more oriented to Burnet Road.

Subject tract was recommended for denial of "B" Residence zoning by the Planning Commission in 1971 and subsequently denied. The "O" Office tract to the southeast of subject tract was recommended for denial by the Planning Commission, but granted by the City Council in 1971. Requests have been consistently denied as noted by the 1970 and 1973 cases requesting apartment zoning to the east along Clay Avenue. The Commission has stated the inadequacy of streets and the need to protect this older neighborhood as well as the single-family subdivision to the north.

**STAFF RECOMMENDATION:**

That this case be denied as an intrusion into a single-family neighborhood with streets inadequate to serve other than "A" Residence uses. Any change in zoning, particularly "C" Commercial which permits wholesale, semi-industrial, and other permissive uses, would cause premature deterioration of both neighborhoods.

**CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)****WRITTEN COMMENT**

|   |         |
|---|---------|
| Paul A. Oman: 5615 Adams Avenue                 | AGAINST |
| Viola Hoffman: 5703 Adams Avenue                | AGAINST |
| T. H. McGary: 5700 Adams Avenue                 | AGAINST |
| Mr. & Mrs. Alvin Schade: 5701 Adams Avenue      | AGAINST |
| Mr. & Mrs. Joseph D. Browder: 5706 Adams Avenue | AGAINST |
| C. T. Schneider: 5705 Jim Hogg Avenue           | AGAINST |
| Mr. & Mrs. W. D. Taylor: 5704 Adams Avenue      | AGAINST |

**PERSONS APPEARING**

|  |         |
|--|---------|
| Chapman Byrd (representing applicant)      |         |
| Mr. & Mrs. Alvin Schade: 5701 Adams Avenue | AGAINST |

**COMMITTEE ACTION:**

Members reviewed the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

**COMMISSION ACTION:**

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

COMMISSION VOTE:

ABSENT: Ms. Himmelblau and Mr. Nash

STAFF REPORT:

Tract 2 is unplatted property which was part of the preliminary Crockett Heights Subdivision and adjoins "O" Office zoning to the west and the back property line of homes along King's Highway. The narrow width of this property poses a problem to the neighborhood, as two and three-story buildings would look down into the backyards of single family homes.

STAFF RECOMMENDATION:

Any change in zoning for Tract 1 would be an intrusion into a single-family neighborhood. We can recommend for a change in zoning for Tract 2 only if careful attention is paid to screening and buffering for the protection of the single-family neighborhood.

C14-73-141 Charles C. Allison, D.V.M. and C. R. Gilstrap--Contd.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

|  |         |
|--|---------|
| J. E. Gann: 6603 Vine Street                   | FOR     |
| Ruben E. Whatley: 5503 Kings Highway           | AGAINST |
| William and Grace Brown: 5500 Kings Highway    | AGAINST |
| Glenn E. Perry: 5502 Kings Highway             | AGAINST |
| Mr. & Mrs. Bob C. Whitaker: 5504 Kings Highway | AGAINST |
| Jerome S. Myhre: 5511 Kings Highway            | AGAINST |
| Myrna Z. Myhre: 5511 Kings Highway             | AGAINST |
| John Kohl: 1704 Brittany                       | AGAINST |
| Royce R. Burrows: 1705 Inverness               | AGAINST |
| Petition bearing 20 names                      | AGAINST |

## PERSONS APPEARING

|   |         |
|---|---------|
| Terry J. Sasser (representing applicant)    |         |
| Glenn E. Perry: 5502 Kings Highway          | AGAINST |
| Bob C. Whitaker: 5504 Kings Highway         | AGAINST |
| Mr. & Mrs. Dale Griffin: 5507 Kings Highway | AGAINST |
| Harold Haroldson                            | AGAINST |

## COMMITTEE ACTION:

The members heard the information presented and decided to act on each tract separately. The members were in agreement that the request on Tract 2 should be approved subject to a subdivision providing for right-of-way on Stassney Lane; a five-foot building setback and a six-foot privacy fence or planted area where adjoining "A" Residence zoning.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

The members discussed the request for Tract 1. Ms. Mather stated she was not opposed to the use but to the zoning classification. A majority of the members concluded this request should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington  
NAY: Ms. Mather

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated she felt the "C" Commercial classification should be changed for veterinary clinics. Mr. Betts stated he was not opposed to the veterinary clinic but felt the "C" Commercial zoning would be an intrusion into an "A" Residence area.

## COMMISSION VOTE:

## Tract 1:

To recommend that the request of Charles C. Allison, D.V.M. and C. R. Gilstrap for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 5508-5510 King's Highway and 1700-1800 Stassney Lane be DENIED.

AYE: Messrs. Milstead, Betts, Hetherly, Juarez and Washington  
NAY: Mr. Bobbitt and Ms. Mather  
ABSENT: Ms. Himmelblau and Mr. Nash



C14-73-141 Charles C. Allison, D.V.M. and C. R. Gilstrap--Contd.

Tract 2:

To recommend that the request of Charles C. Allison, D.V.M. and C. R. Gilstrap for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5508-5510 King's Highway and 1700-1800 Stassney Lane be GRANTED, subject to a subdivision providing for right-of-way on Stassney Lane; a five-foot building setback and a six-foot privacy fence when adjoining "A" Residence zoning.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington. Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-142 The Murray Family Partnership, Ltd. and Snyder & Raffa Investments, Inc.:  
8853-8905 Research Boulevard Int. A, 1st to B, 1st - Tract 1  
Int. A, 1st to GR, 1st - Tract 2

STAFF REPORT:

This property is located in north central Austin and lies between property to the east zoned for retail and apartment development and land to the west which is approved for manufacturing and related uses under the Master Plan.

Tract 2 fronts on a U. S. highway and Tract 1, which adjoins to the north, will be served by the extension of Rundberg Lane which is planned through this property.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify these properties and provide for necessary streets. Both tracts are consistent with the existing zoning and uses in this area.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

KVET Broadcasting, Inc.: 705 North Lamar

FOR

PERSONS APPEARING

E. C. Thomas (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this request should be granted, subject to a subdivision to identify these properties and provide for necessary streets.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

C14-73-142      The Murray Family Partnership, Ltd. and Snyder & Raffa  
Investments, Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of The Murray Family Partnership, Ltd. and Snyder & Raffa Investments, Inc. for a zoning change from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area on Tract #1 and Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area on Tract #2 on property located at 8853-8905 Research Boulevard be GRANTED, subject to a subdivision to identify these properties and provide for necessary streets.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:       Ms. Himmelblau and Mr. Nash

C14-73-143      Austin Savings & Loan Association: A, 1st to BB, 1st  
5100-5302, 5101-5603 and 5600-5602 Purple Sage Drive  
7104-7500, 7105-7107 and 7501 Lazy Creek Drive  
5202-5208 and 5203-5209 Raton Pass  
5101-5103, 5601-5603 and 5200-5604 Beacon Drive  
7500 and 7501 Rio Pass  
7500 and 7501-7503 Uray Drive  
7500-7502 and 7501 Black Gap Pass  
7101-7501 and 7500 Tumbleweed Drive  
7500 Inspiration Drive

STAFF REPORT:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

At the request of the applicant, the Committee recommended that this case be WITHDRAWN.

AYE:            Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

|            |  |   |
|------------|--|---|
| C14-73-144 | M. H. Flournoy: Int. A, 1st to A, 1st - Tract 1; |   |
|            | 6015-6317 South First Street;                    | <u>Int. A, 1st to GR, 1st - Tract 2</u> |
|            | 140-622 Eberhart Lane                            | <u>Int. A, 1st to B, 1st - Tract 3</u>  |

## STAFF REPORT:

This property is located in south Austin at the intersection of a neighborhood collector street and a major arterial street. Most of the property fronts the collector street rather than the major arterial. The tracts are almost totally surrounded by existing and planned single-family, duplex development except for some limited Local Retail zoning existing and planned for this intersection.

Tracts 2 and 3 face two small "BB" Residence properties across Eberhart Lane, one case which was recommended for denial by the Planning Commission in 1969 and 1970 before being recommended for and approved by the City Council in 1971. The other "BB" Residence tract has been developed with two single-family residences. With the exception of the two zoning changes, the south side of this street east of South First Street has been subdivided for "A" Residence development that includes an existing single-family neighborhood across Eberhart Lane from Tract 2.

The Commission and the City Council have recommended against strip commercial zoning for the portion of South First Street south of Stassney Lane. They have, though, recognized regional retail needs by zoning properties at the two major intersections, Stassney Lane, South First Street to the north, and William Cannon Drive and South First to the south. Additional zoning has also been recommended along South Congress Avenue. The only exception to the above has been the limited retail zoning at Eberhart and South First Street. The limited zoning at this intersection is as follows:

1. A one-acre tract of pending "LR" Local Retail zoning at the northwest corner recently recommended by the Planning Commission and approved by the City Council.
2. A two and one-half acre tract of "LR" Local Retail at the southwest corner which is developed with mostly apartments, leaving about one acre for retail uses. The Planning Commission recommended against retail zoning for this property pointing to the planned major intersection to the south (William Cannon Drive) and the setting of a precedent for strip development. The City Council granted the zoning request.

C14-73-144      M. H. Flournoy--Contd.

The remaining corner, except for subject property, is developed with a non-conforming beauty shop and only a limited area of approximately one and one-half acres will be recommended for a zoning change by the Planning Department staff.

The Planning Commission has recently expressed its concern for the low-density residential character of this area by recommending denial of apartment zoning one block to the north at the east corners of South First and Flournoy Drive. The City Council also denied the request. Recently the Commission recommended only "LR" Local Retail zoning for a tract on the west side of South Congress Avenue between Eberhart Lane and William Cannon Drive and even then called for limited curb cuts to minimize the effects of strip development.

Although a limited amount of retail zoning may be appropriate for subject property, it is felt that a neighborhood center servicing local needs should be limited in size such as Ford Village (2.5 acres), Twin Oaks (3.8 acres) and Casis Village (3.2 acres).

**STAFF RECOMMENDATION:**

That this case be denied and recommend that "A" Residence be granted save and except approximately four acres of "LR" Local Retail for Tract 2 and that such zoning be oriented to South First Street, subject to a subdivision.

Retail zoning should be encouraged at major intersections. This site is not located at a major intersection and contains too much land area for a shopping center to service local needs. The staff reluctantly recommends for any additional retail zoning in this general area not oriented to a major intersection. If any zoning is granted, it is felt that it should be no more than four acres. The staff is opposed to strip zoning and feels this residential neighborhood will be more than adequately served by retail zoning at the major intersections to the north and south as well as to the east along South Congress Avenue.

Since there had been some question on what was approved on preliminary plan for the area, the staff read a report summarizing the Planning Commission's action in conjunction with the proposed non-residential development. The policy for proposed non-residential uses was and still is that zoning should be considered on the merit of zoning and not be caused or encouraged by a particular design. This gives the developer the flexibility of immediate development of the residential portion of his plan.



C14-73-144 M. H. Flournoy--Contd.

## COMMITTEE ACTION:

The Committee heard the information presented and decided to act on each tract separately. The members were in agreement that the request for Tract #1 was appropriate.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

Members felt the requested area in Tract #2 was too large but felt they did not want to set an arbitrary boundary for the proposed zoning change. Therefore they referred this to the full Commission, recommending that the applicant submit a plan to the Planning Department staff for review prior to the Commission hearing for a limited area of approximately 10-12 acres.

AYE: Messrs. Betts, Nash and Washington  
NAY: Mr. Bobbitt. Ms. Mather

The members discussed the request for Tract #3 and concluded this request should be denied, and recommended that Tract #3 be approved "A" Residence.

AYE: Messrs. Betts, Nash and Washington. Ms. Mather  
NAY: Mr. Bobbitt

## COMMISSION ACTION:

Members reviewed the information presented and agreed to act on each tract separately.

## Tract #1:

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

## Tract #3:

Members reviewed the information and were in agreement with the Committee recommendation.

## COMMISSION VOTE:

## Tract #1:

To recommend that the request of M. H. Flournoy for a zoning change from Interim "A" Residence, Interim First Height and Area to "A" Residence, First Height and Area on property located at 6015-6317 South First Street and 140-622 Eberhart Lane be GRANTED.

AYE: Messrs. Milstead, Betts, Bobbitt, Juarez and Washington.  
Ms. Mather  
ABSTAIN: Mr. Hetherly  
ABSENT: Ms. Himmelblau and Mr. Nash

CL4-73-144 M. H. Flourney--Contd.

## Tract #3:

To recommend that the request of M. H. Flourney for a zoning change from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area on property located at 6015-6317 South First Street and 140-622 Eberhart Lane be DENIED, but recommend that "A" Residence, First Height and Area be GRANTED.

AYE: Messrs. Betts, Bobbitt and Washington. Ms. Mather

NAY: Mr. Milstead

ABSTAIN: Messrs. Hetherly and Juarez

ABSENT: Ms. Himmelblau and Mr. Nash

## COMMISSION ACTION:

## Tract #2

At the request of the Zoning Committee, the staff presented three sketches to the Commission showing how the remainder of Tract #2 could be developed into residential lots. Two of the sketches were prepared by the Planning Department staff, with the third one being prepared by the applicant. Sketch #1 contained 10.3 acres for retail use, Sketch #2 contained 11.75 acres for retail use and Sketch #3 contained 14.46 acres for retail use.

In reviewing Tract #2, Mr. Bobbitt stated that this request should be allowed so that small strip shopping centers would not occur along South First Street. Mr. Betts felt that this area was not an appropriate place for this large a development. A majority of the Commission felt that some retail zoning was appropriate at this location, but had different opinions on the amount of land that should be rezoned.

Mr. Washington moved that the Commission grant "GR" General Retail on the developer's plan for 14.46 acres with the remainder of Tract #2 to be "A" Residence, subject to a six-foot privacy fence and a subdivision.

AYE: Messrs. Milstead, Bobbitt and Washington

NAY: Messrs. Betts and Juarez. Ms. Mather

ABSTAIN: Mr. Hetherly

ABSENT: Ms. Himmelblau and Mr. Nash

Mr. Betts moved that the Commission approve Sketch #2 which provides for approximately 11.75 acres of "GR" General Retail zoning, with a privacy fence and a subdivision.

AYE: Messrs. Betts and Bobbitt

NAY: Messrs. Milstead, Juarez and Washington. Ms. Mather

ABSTAIN: Mr. Hetherly

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-144      M. H. Flournoy--Contd.

Mr. Betts then moved that the Commission approve Sketch #1 which provided for a 10.3-acre tract, subject to a six-foot privacy fence; and subject to a subdivision.

AYE:            Messrs. Betts and Bobbitt  
NAY:            Messrs. Milstead, Juarez and Washington. Ms. Mather  
ABSTAIN: Mr. Hetherly  
ABSENT:        Ms. Himmelblau and Mr. Nash

Mrs. Mather moved that the Commission approve the four acres as recommended by the staff. The motion died for a lack of a second.

Mr. Betts remade his motion to approve Sketch #2 which provided for approximately 11.75 acres of "GR" General Retail zoning.

Ms. Mather stated that if this large an area is recommended for approval, types of buffers should be discussed, since what happens here affects the whole neighborhood.

COMMISSION VOTE:

Tract #2:

To recommend that the request of M. H. Flournoy for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail on property located at 6015-6317 South First and 140-622 Eberhart Lane be DENIED but GRANT "GR" General Retail on approximately 11.75 acres as shown on Sketch #2; and subject to a six-foot privacy fence where adjoining "A" Residence zoning and a subdivision.

AYE:            Messrs. Milstead, Betts, Juarez and Washington  
NAY:            Mr. Bobbitt. Ms. Mather  
ABSTAIN: Mr. Hetherly  
ABSENT:        Ms. Himmelblau and Mr. Nash

C14-73-145      Beadie E. Conner, M.D.: A, 1st to O, 1st  
                  3115-3119 East 13th Street  
                  3120 East 12th Street  
                  1200-1206 Airport Boulevard

STAFF REPORT:

This property is located in east Austin and is bounded by a minor residential street with narrow surfacing and two major arterial streets. The Evergreen Cemetery exists to the east across Airport Boulevard and there is non-residential zoning to the south oriented to a commercial intersection. However, subject property is part of the McKinley Heights neighborhood and is located across the street from and adjacent to single-family homes. Due to the design of the lots in this neighborhood it would be difficult to terminate zoning changes if they begin to occur, and the neighborhood could be rezoned on a lot-by-lot basis even farther into the interior.



C14-73-145      Beadie E. Conner, M.D.--Contd.

In 1971 the Planning Commission recommended denial of a request for "C" Commercial zoning on the triangular-shaped tract to the north between Airport Boulevard and Tillery Street. The case was withdrawn prior to the City Council hearing.

**STAFF RECOMMENDATION:**

That this case be denied as an intrusion into a single-family neighborhood. Any change in zoning could lead to a premature deterioration of this neighborhood. This neighborhood is a part of an east Austin area that has recently expressed concern regarding existing zoning and incompatible developments, and has requested assistance from the City to improve their neighborhood.

**CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)****WRITTEN COMMENT**

|  |         |
|--|---------|
| Rev. G. L. Mays: 2505 Loyola Lane                  | FOR     |
| EMCO Developers, Inc.: 409 Alamo Bldg. San Antonio | FOR     |
| Odis & Vivian Axel: 3103 East 14th Street          | FOR     |
| Jon N. Coffee: 313 Capitol National Bank           | FOR     |
| Conner Farris: 1307 McKinley Avenue                | FOR     |
| Mrs. Virginia C. Brown: 3106 E. 14th Street        | AGAINST |
| Lloyd C. Kerly: 3114 E. 13th Street                | AGAINST |

**PERSONS APPEARING**

|   |         |
|---|---------|
| B. E. Conner (applicant)                        |         |
| Theodore T. Davis: 3016 E. 13th Street          | AGAINST |
| Mrs. Laura B. Hemphill: 3101 E. 13th Street     | AGAINST |
| Mr. & Mrs. Lloyd C. Kerley: 3114 E. 13th Street | AGAINST |
| A. C. Littlefield                               | AGAINST |

**COMMITTEE ACTION:**

Members reviewed the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Beadie E. Conner, M. D. for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 3115-3119 East 13th Street, 3120 East 12th Street and 1200-1206 Airport Boulevard be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.

Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-146      Non-Commissioned Officers Life Insurance Company: Int. A, 1st to C, 2nd  
8212-8220 North I. H. 35  
700-708 East Powell Lane

## STAFF REPORT:

This property is located in north Austin at the intersection of Interstate Highway 35 and a neighborhood collector street. Subject tract lies within an area which is permissively zoned and is buffered from "A" Residence properties by apartment zoning. Most of the properties on the west side of the Interregional Highway are zoned Fifth Height and Area which permits the same height and density as the Second Height and Area requested.

## STAFF RECOMMENDATION:

That this request be granted.

Subject property fronts on an interstate highway, and the requested zoning is consistent with the existing zoning in this area.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented and agreed that this case should be granted.

AYE:        Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of the Non-Commissioned Officers Life Insurance Company for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, Second Height and Area on property located at 8212-8220 North I. H. 35 and 700-708 East Powell Lane be GRANTED.

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
             Ms. Mather

ABSENT:    Ms. Himmelblau and Mr. Nash

C14-73-147      Jerry Haldemann and Preston Harvey: A, 1st to C, 1st  
212 West Powell Lane

## STAFF REPORT:

This property is located in north Austin and is served by an inadequate neighborhood collector street with narrow surfacing. Subject tract lies within an area of mixed zoning ranging from "A" Residence in this block and the single-family neighborhood east of Georgian Drive to commercial and industrial zoning to the west and south. The larger amount of commercial and industrial zoning in this area is oriented to Lamar Boulevard to the west and Anderson Lane to the south, both major arterial streets.

C14-73-147      Jerry Haldemann and Preston Harvey--Contd.

The "GR" General Retail zoning at the northwest corner of Georgian Drive and West Powell Lane is an old case going back to 1956. The "C" Commercial zoning to the southwest of subject tract and across Powell Lane was zoned earlier in 1966 with the Planning Commission recommending for denial. The Commission stated it was an intrusion into a residential neighborhood with inadequate streets. Later in 1966, "C" Commercial zoning was denied by both the Commission and the City Council on the larger property to the west of subject tract, with intrusion and intensity again being cited. Apartment zoning as a buffer has been recommended for this immediate area since the earlier zoning hearings. Recently the "B" Residence zoned tract adjoining the north boundary of subject tract has been developed with duplexes by the Austin Housing Authority. The apartment zoning on this tract was necessary in order to serve the development with private drives rather than streets.

## STAFF RECOMMENDATION:

That the case be denied, but recommends that "B" Residence, First Height and Area be granted, subject to a subdivision to identify this property and provide for 15 feet of right-of-way to increase West Powell Lane from 55 to 70 feet.

The staff feels that "C" Commercial is too intense for land use this far into the interior and is inconsistent with single-family developments, particularly the larger single-family neighborhood to the east of Georgian Drive and the Austin Housing Authority development to the north.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Mrs. Pinkie Howse Brodie: 214 West Powell Lane      AGAINST  
PERSONS APPEARING  
None

## COMMITTEE ACTION:

The members reviewed the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of Jerry Haldemann and Preston Harvey for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 212 West Powell Lane be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-148      Jesse Marvin Goodson: A, 1st to O, 1st  
5125 Bruning Avenue  
Rear of 5109 Evans Avenue

## STAFF REPORT:

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

The Planning Commission in recent years has not recommended for zoning changes this deep into the residential neighborhood south of 53rd Street. The apartment zoning to the south of subject tract was granted "B" Residence, First Height and Area in 1967. A case requesting Second Height and Area was withdrawn prior to the Zoning Committee hearing in 1971. The Commission recommended "O" Office on a split vote with no apartment development to the north at the northeast corner of East 52nd and Evans Avenue. The City Council denied any change in zoning.

## STAFF RECOMMENDATION:

The staff recommends that this request be denied as an intrusion into a residential neighborhood with inadequate streets. This would be the deepest intrusion of non-residential zoning into this area for a number of years and would set an undesirable precedent for additional rezoning.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

None

## PERSONS APPEARING

I. F. Knick (representing applicant)

Harry Montandon (owner)

Clarence A. Nauert: 5200 Eilers Avenue

AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather expressed concern that subject property was located in the middle of "A" Residence zoning. A majority of the members concluded this case should be granted subject to one-half the right-of-way (approximately 7-1/2 feet) to increase Bruning Avenue from 45 to 60 feet; a restrictive covenant limiting the use to professional offices only and subject to a subdivision to identify this property.

AYE:        Messrs. Betts, Bobbitt, Nash and Washington

NAY:        Ms. Mather

C14-73-148      Jesse Marvin Goodson--Contd.

COMMISSION ACTION:

Members reviewed the information presented and a majority was in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Jesse Marvin Goodson for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5125 Bruning Avenue and the rear of 5109 Evans Avenue be GRANTED subject to one-half the right-of-way (approximately 7-1/2 feet) to increase Bruning Avenue from 45 to 60 feet; a restrictive covenant limiting the use to professional offices only and subject to a subdivision to identify this property.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington

NAY:            Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

C14-73-149      Ruth C. Smith: A, 1st to LR, 1st  
3000-3002 South First Street  
601-605 Terrell Hill Drive

STAFF REPORT:

This property is located in south Austin at the intersection of a major arterial street and an inadequate minor residential street. Properties along South First Street have been in transition for several years except for tracts too small for internal circulation or too far into the neighborhoods adjoining both sides of this street. The Planning Commission, in recent years, has been generally limiting its recommendation to "LR" Local Retail. Subject tract is across the street from a very recent request for "LR" Local Retail which was recommended by the Commission and approved by the City Council.

STAFF RECOMMENDATIONS:

That this case be granted subject to a subdivision to identify this property and dedicate one-half the right-of-way (approximately six feet) to increase Terrell Hill Drive from 48 to 60 feet. It is also suggested that the Commission may wish to consider a six-foot privacy fence on the west boundary where adjoining "A" Residence. The requested zoning is consistent with existing zoning in the area and agrees with recent Planning Commission recommendations. Normally we would not recommend for retail or commercial zoning across from an elementary school, but in this case we are filling in an existing zoning pattern.

C14-73-149 Ruth C. Smith--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Davie E. Jones: 605 Terrell Hill Drive

FOR

PERSONS APPEARING

J. V. Pilcher (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this request should be granted, subject to a subdivision to identify this property and dedicate one-half the right-of-way (approximately six-feet) to increase Terrell Hill Drive from 48 to 60 feet; and a six-foot privacy fence on the west boundary where adjoining "A" Residence.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Ruth C. Smith for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 3000-3002 South First Street and 601-605 Terrell Hill Drive be GRANTED, subject to a subdivision to identify this property and dedicate one-half the right-of-way (approximately six feet) to increase Terrell Hill Drive from 48 to 60 feet; and a six-foot privacy fence on the west boundary where adjoining "A" Residence.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-150 Austin Board of Realtors: A, 1st & LR, 1st to O, 1st  
4016-4108 Medical Parkway

STAFF REPORT:

This property is located in north Austin on a major arterial street. The properties fronting on this street have been in transition for several years with the recent trend being to office use.

STAFF RECOMMENDATION:

That this request be granted, subject to a subdivision to identify this property, provide for a five-foot sidewalk easement and one-half the right-of-way (approximately five feet) to increase Medical Parkway from 60 to 70 feet.

The requested zoning is consistent with recent Planning Commission recommendations and the development along this street.

C14-73-150      Austin Board of Realtors--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Don Reed (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this case should be granted, subject to a subdivision to identify this property; provide for a five-foot sidewalk easement and one-half the right-of-way (approximately five feet) to increase Medical Parkway from 60 to 70 feet.

AYE:            Messrs. Hetherly, Bobbitt, Nash and Washington.    Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the Austin Board of Realtors for a zoning change from "A" Residence, First Height and Area and "LR" Local Retail, First Height and Area to "O" Office, First Height and Area on property located at 4016-4108 Medical Parkway be GRANTED, subject to a subdivision to identify this property; provide for a five-foot sidewalk easement and one-half the right-of-way (approximately five feet) to increase Medical Parkway from 60 to 70 feet.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

C14-73-151      Arvan Washington, et ux:    B, 2nd to GR, 2nd  
                 2100 East 17th Street  
                 1702-1705 Macaroni Lane

STAFF REPORT:

This property is located in east Austin at the intersection of two minor residential streets, one which is substandard and both comprising a very devious street pattern. Subject property lies deep into the interior of an older single-family neighborhood. Subject tract represents the only zoning encroachment, having been rezoned to "B" Residence, Second Height and Area in 1951.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with an inadequate street situation in both right-of-way and surfaced width, as well as a devious street pattern.

C14-73-151 Arvan Washington--Contd.

## CITIZEN COMMUNICATION ( CONCERNED CITIZENS OF EAST AUSTIN)

## WRITTEN COMMENT

None

## PERSONS APPEARING

Arvan Washington (applicant)

Hudie Nelson: 1701 Poquito Street

AGAINST

Mrs. Kelly M. Foster: 1702 Poquito Street

AGAINST

Lucille Hunter: 2001 E. 17th Street

AGAINST

Georgia M. Myers: 2206 Leona Street

AGAINST

Edith Nelson: 1701 Poquito Street

AGAINST

## COMMITTEE ACTION:

The Committee members heard the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of Arvan Washington, et ux, for a zoning change from "B" Residence, Second Height and Area to "GR" General Retail, Second Height and Area on property located at 2100 East 17th Street and 1702-1705 Macaroni Lane be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez, and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-152 Mrs. Bernadette Dearing: A, 1st to GR, 1st  
6622 Isabelle Drive

## STAFF REPORT:

This property is located in north Austin on a narrow minor residential street and is part of the Huntland Heights single-family neighborhood. The commercial development in this area has been oriented to the major streets such as Airport Boulevard and Huntland Drive. The Planning Commission in recent years has consistently recommended for "B" Residence zoning as a buffer between the homes in this neighborhood and the non-residential development. A 50-foot strip was established from the back property lines of the homes along Esther Drive, and the triangular-shaped tract which adjoins subject tract to the west was recommended for "B" Residence rather than "C" Commercial to protect the Huntland Heights neighborhood.

## STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with inadequate streets. The requested zoning is also inconsistent with recent Commission recommendations to protect the "A" Residence developments in this area. The design of this neighborhood is such that a zoning change could cause a precedent for additional rezoning to the interior on-a lot-by-lot basis.



C14-73-152 Mrs. Bernadette Dearing--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Kirk Kistner (representing applicant)

J. Hubert Lee (representing applicant)

COMMITTEE ACTION:

The members reviewed the information presented and agreed that this request should be granted, subject to no access (no curb cuts) to Isabelle Drive and a privacy fence adjacent to "A" Residence on the north.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mrs. Bernadette Dearing for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 6622 Isabelle Drive be GRANTED, subject to no access (no curb cuts) to Isabelle Drive and a privacy fence adjacent to "A" Residence on the north.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-153 James D. and Elizabeth Wray: A, 1st to O, 1st  
5501 Clay Avenue  
1706-1708 Houston Street

STAFF REPORT:

This property is located in north Austin at the intersection of a neighborhood collector street and a substandard minor residential street. This property is located close to Burnet Road, a major arterial street and is part of an older single-family neighborhood. The other three corners of this intersection are zoned "C" Commercial and have frontage on Burnet Road. Apartment zoning exists to the east along Houston Street.

STAFF RECOMMENDATION:

That this case be granted subject to a subdivision to identify this property and dedicate one-half the right-of-way (ten feet) to increase Clay Avenue and Houston Street from 40 to 60 feet and from 50 to 70 feet, respectively.

The requested zoning is considered compatible due to its close orientation to Burnet Road and the existing zoning pattern. However, due to the substandard nature of Clay Avenue, the staff will be unable to recommend for additional changes to the north which would allow the density of apartments permitted in "O" Office zoning.

C14-73-153 James D. and Elizabeth Wray--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

James Wray (applicant)

Elizabeth Wray (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted, subject to the staff recommendation for a subdivision to identify this property and dedicate one-half the right-of-way (ten feet) to increase Clay Avenue and Houston Street from 40 to 60 feet and 50 to 70 feet respectively.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of James D. and Elizabeth Wray for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5501 Clay Avenue and 1706-1708 Houston Street be GRANTED, subject to a subdivision to identify this property and dedicate one-half the right-of-way (ten feet) to increase Clay Avenue and Houston Street from 40 to 60 feet and 50 to 70 feet respectively.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-154 John B. Forse, et ux: A, 1st to O, 1st  
5411 Harmon Avenue

STAFF REPORT:

This property is located in north Austin and is served by a minor residential street with narrow surfacing. Subject tract is part of the Northvale single-family neighborhood. Single-family homes front on both sides of Harmon Avenue. Adjoining subject tract to the east is "C" Commercial zoning along I. H. 35.

"B" Residence zoning exists to the north and is used as a driveway and parking area for a banking operation. The Planning Commission recommended denial of the earliest of these cases for the banking use in 1963, citing the use as an intrusion into a single-family neighborhood. A decision was postponed by the City Council, and the zoning was granted two years

C14-73-154      John B. Forse, et ux--Contd.

later in 1965. Within the last year, two additional cases of "B" Residence zoning have been recommended by the Commission for further expansion of the same purpose, with the overall development limited to one curb cut onto Harmon Avenue and privacy fencing along Harmon as a shield to the neighborhood. However, subject tract is totally oriented to the minor street and the neighborhood, as it is not connected with the commercially-zoned property on I. H. 35.

**STAFF RECOMMENDATION:**

That this case be denied as an intrusion into a single-family neighborhood of modest but generally well-maintained homes with an inadequate street situation. The staff has consistently recommended against zoning changes along this street, recognizing the precedent for more zoning changes and probable premature deterioration of this neighborhood.

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

**WRITTEN COMMENT**

None

**PERSONS APPEARING**

John B. Forse (applicant)

**COMMITTEE ACTION:**

The members reviewed the information presented and were in agreement that this case should be denied.

**AYE:**        Messrs. Betts, Bobbitt, Nash and Washington.    Ms. Mather

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of John B. Forse, et ux, for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5411 Harmon Avenue be DENIED.

**AYE:**        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

**ABSENT:**    Ms. Himmelblau and Mr. Nash

C14-73-155      University Village, Ltd.: C, 2nd to C-2, 2nd  
                         701-713 West 24th Street  
                         2304-2310 Rio Grande Street

**STAFF REPORT:**

This property is located in the University area at the intersection of two major arterial streets. Subject tracts lie within a predominantly multi-family residential area. Although there is "C" Commercial zoning

C14-73-155 University Village, Ltd.--Contd.

in this area, the majority of the non-residential development is of a retail nature, particularly "LR" Local Retail. Some of the "C" Commercial zoning however, has been used for the increased density of apartment development permitted under this zoning district. The Planning Commission has been opposed to "C-2" Commercial zoning near the old Woolridge school as noted by the recent denial of a "C-2" Commercial zoning request on the east side of Nueces Street. An earlier Commission recommended for the "C-2" Commercial zoning at the southeast corner of West 23rd Street and Pearl Street. This case was the result of a borderline interpretation of the zoning ordinance on whether or not the proposed use could operate under the "GR" General Retail zoning classification.

## STAFF RECOMMENDATION:

That this case be denied. It is felt that the zoning requested is inconsistent with the area which is predominantly developed with multi-family uses and limited retail development. The more appropriate place for this proposed use would be along Guadalupe Street.

## CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of University Village, Ltd. for a zoning change from "C" Commercial, Second Height and Area to "C-2" Commercial, Second Height and Area on property located at 701-713 West 24th Street and 2304-2310 Rio Grande Street be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-156      David Davenport and Dolores P. Heston: A, 1st to O, 1st (as amended)  
3507-3511 West Avenue

**STAFF REPORT:**

This property is located in north Austin on a neighborhood collector street. Subject tracts lie within an area in transition but with a number of remaining single-family homes and duplexes, some reasonably new. The southeast boundary of subject tract abuts a very inadequate street, Maiden Lane, which has acted as an alley for many years and serves "A" Residence uses along West 35th Street. Mixed zoning exists to the west but the predominant zoning affecting the immediate street is "O" Office due to the hospital development west of North Lamar. A home designated by the State Historical Survey Committee as a structure of historical significance exists in this block to the south and across the street from subject tract. Recently, the Planning Commission recommended "O" Office, First Height and Area for five tracts to the west along West 37th Street, one of which is located across West Avenue from subject tract.

**STAFF RECOMMENDATION:**

The staff recommends that this case be denied, but recommends that "BB" Residence, First Height and Area be granted, subject to no vehicular access to Maiden Lane.

The staff has no objection to professional office uses, but "O" Office permits uses closely related to local retail and allows a density of apartment development which would be incompatible with the single-family homes and duplexes located toward the middle of this block. Second Height and Area would further add to the incompatibility by increasing the density and permitting a greater height than the immediate development.

**CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)****WRITTEN COMMENT**

None

**PERSONS APPEARING**

Robert Davis (representing applicant)

Judy Searcy: 121 Laurel Lane

FOR

**COMMITTEE ACTION:**

Members reviewed the information presented. Mr. Bobbitt stated that a heritage home was located in this area of well-maintained homes and that such zoning change would be an intrusion into this neighborhood. A majority of the members felt that this request should be granted as amended, subject to a restrictive covenant limiting the use to professional offices only; no vehicular access to Maiden Lane; and subject to limitation to "BB" Residence density if developed with apartments.

AYE: Messrs. Betts, Nash and Washington. Ms. Mather

NAY: Mr. Bobbitt

C14-73-156      David Davenport and Dolores P. Heston--Contd.

**COMMISSION ACTION:**

Members reviewed the information presented. Mr. Bobbitt felt that the heritage home and single-family homes in this area should be protected. Mr. Betts felt it was appropriate to maintain "A" Residence in this area. Ms. Mather felt that it would be hard to maintain "A" Residence in this area in view of the fact that the Lion's Club Activity Center backed up to this property.

COMMISSION VOTE:

To recommend that the request of David Davenport and Dolores P. Heston for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area as amended on property located at 3507-3511 West Avenue be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt and Juarez  
 NAY: Messrs. Hetherly and Washington. Ms. Mather  
 ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-157      F. J. Reissig, et al: Int. A, 1st to GR, 1st and A, 1st (Tracts 1 & 2)  
Northwest corner of East 19th Street      (as amended)  
and Ed Bluestein Boulevard

STAFF REPORT:

This property is located in east Austin at the intersection of two major arterial streets and a substandard neighborhood collector street with narrow surfacing. Although other than single-family development should be anticipated at this major intersection, care should be taken to protect the very nice Springdale Hills single-family subdivision which is located across Tannehill Lane from a part of subject property.

Property owned by the Austin Independent School District also exists across Tannehill Lane from Tract 2. The northeast corner of this intersection was zoned "GR" General Retail in 1969 prior to the development of the adjoining Cavalier Park single-family neighborhood. The other corners of this intersection are unzoned, one still being outside the city.

"LR" Local Retail zoning was recently recommended by the Planning Commission for the land adjoining the west boundary of Tract 1. The "C" Commercial District is designed for semi-industrial, warehousing, wholesale, and other very permissive uses which are usually incompatible with single-family neighborhoods.

**STAFF RECOMMENDATION:**

That this case be denied, but recommends that "GR" General Retail be granted on Tract 1 and 2 except for the westernmost 120 feet (net after right-of-way) which is recommended for "A" Residence, subject to a subdivision

C14-73-157 F. J. Reissig, et al--Contd.

to identify this property by zoning boundaries and provide for one-half the right-of-way (approximately 10 feet) to increase Tannehill Lane from 40 to 60 feet. It is suggested that the Commission may wish to consider a six-foot privacy fence and a building setback line as protection for the proposed "A" Residence development on the east side of Tannehill Lane.

The staff feels that "C" Commercial is too intense for the nearby neighborhoods and consider buffering of this area to be important to the home-owned as well as the school-owned property. It is felt that "GR" General Retail as recommended, affords reasonable flexibility and provides for compatibility.

## CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

## WRITTEN COMMENT

None

## PERSONS APPEARING

Robert Sneed (representing applicant)

## COMMITTEE ACTION:

The members reviewed the information presented and agreed that this request should be granted, as amended, save and except the westernmost 120 feet of Tract 2 after dedication of right-of-way; subject to a subdivision to identify this property and provide one-half the right-of-way to increase Tannehill Lane from 40 to 60 feet; and a six-foot privacy fence and a 15-foot building setback on Tract 2.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of F. J. Reissig, et al, 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 at the northwest corner of East 19th Street and Ed Bluestein Boulevard be GRANTED, subject to a subdivision to identify this property and provide one-half the right-of-way to increase Tannehill Lane from 40 to 60 feet; a six-foot privacy fence and a 15-foot building setback on Tract #2 where adjoining "A" Residence.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT; Ms. Himmelblau and Mr. Nash

|            |  |                             |
|------------|--|-----------------------------|
| C14-73-158 | James A. Hearn, et ux and Trico Development Company: | A, 1st to                   |
|            | 3813-3901 Manchaca Road (Tract 1)                    | O, 1st - Tract 1            |
|            | 3612-3702 and rear of 3704-3706                      | A, 1st to BB, 1st - Tract 2 |
|            | Clawson Road (Tract 2)                               | (as amended)                |

**STAFF REPORT:**

These properties are located in south Austin and are north of Ben White Boulevard.

Tract 1 is served by a major arterial street and its east boundary abuts the planned extension of a minor residential street. The properties along Manchaca Road are in transition to office zoning but are basically being developed with apartments. The "O" Office zoned tract adjoining to the north will have access to Valley View Road when the extension is completed to Manchaca Road. However, the Planning Commission has not recommended for zoning changes along this residential street further to the south in deference to the well-maintained homes and new duplexes in the area.

Tract 2 is served by an inadequate neighborhood collector street surfaced to only about 22 feet and has no curb or gutter. The west boundary of this tract lies within the planned extension of Valley View Road to Manchaca Road. The Planning Commission for several years has been very concerned about the dangers connected with this narrow street with abrupt topographic changes and has recommended for denial of changes in zoning along this street. The earlier case of "BB" Residence zoning to the north on Clawson Road was recommended by the Planning Commission on a split vote of five to four. The recent Commission has encouraged Planned Unit Development along this street with its deep lots.

**STAFF RECOMMENDATION:**

That the requested zoning be denied but recommends that "O" Office be granted on Tract 1, subject to a subdivision to identify this property and provide for the extension of Valley View Road through this property and recommends that Tract 2 be granted "BB" Residence on the westernmost 450 feet to form an alignment with the apartment zoning to the north, subject to a subdivision to identify this property and provide for the extension of Valley View Road through this property to enable access to Manchaca Road.

The staff only recommends for zoning on these properties to the extent they are oriented or can be oriented to Manchaca Road rather than the inadequate Valley View Road and Clawson Road. The neighborhood to the south along Valley View Road is worthy of protection from rezoning and such should be discouraged on additional land area to the south. The zoning as recommended is considered to be consistent with recent Planning Commission recommendation. This recommendation is consistent with a recent Commission recommendation on a tract to the south wherein the frontage on Valley View Road was retained as "A" Residence. The City Council concurred.



C14-73-158 James A. Hearn, et ux and Trico Development Company--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Louise Doran: 3903 Manchaca Road

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

William Dimmer

COMMITTEE ACTION:

The members reviewed the information presented and agreed that this request should be granted as amended to "O" Office, First Height and Area on Tract 1; "BB" Residence, First Height and Area on the western 450 feet of Tract 2, subject to a subdivision to identify this property and provide for the extension of Valley View Road.

AYE: Messrs. Betts, Bobbitt, Nash and Washington.

NAY: Ms. Mather

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that the property owner adjacent to subject tract had developed a beautiful landscaped area along the creek that ran along the property line and she felt this property was deserving of some type protection in the way of a ten or fifteen-foot setback. A majority of the members were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of James A. Hearn, et ux and Trico Development Company for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on Tract #1 and "A" Residence, First Height and Area to "BB" Residence, First Height and Area on Tract #2 as amended, on property located at 3813-3901 Manchaca Road and 3612-3702 and rear of 3704-3706 Clawson Road, be GRANTED, subject to a subdivision to identify this property and provide for the extension of Valley View Road.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington

NAY: Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

C14-73-159 Howard Brunson, et al: B, 1st to C, 2nd  
6623 Airport Boulevard

STAFF REPORT:

This property is located in north Austin on a major arterial street. Subject tract is north of the Highland Mall Shopping Center and adjoins the Huntland Heights single-family neighborhood to the east and northeast. The Planning Commission will also be hearing this month a request for a change to "GR" General Retail for the "A" Residence zoned lot which adjoins subject tract and fronts on Isabelle Drive.

CL4-73-159      Howard Brunson, et al--Contd.

"C" Commercial zoning exists along this side of Airport Boulevard, but zoning adjacent to single-family development has been primarily limited to First Height and Area, and in some instances "B" Residence zoning has been recommended as a buffer between the homes and the non-residential development.

Subject tract is part of a triangular-shaped property recommended by the Commission for "B" Residence zoning in 1971 in lieu of the "C" Commercial requested. The Planning Commission considered the requested zoning an intrusion, and the City Council granted "B" Residence as recommended.

**STAFF RECOMMENDATION:**

The staff recommends that this case be denied as an intrusion into a single-family neighborhood. It is felt that the "B" Residence zoning assigned to this property is appropriate in light of the adjoining "A" Residential development. The Second Height and Area would be a bad precedent for height competition, particularly for signs which could easily be a visual intrusion into the neighborhood.

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

**WRITTEN COMMENT**

Henry W. Tumey, Jr.: 8005 Lawndale  
Don J. Jackson: 3810 Medical Parkway

FOR  
AGAINST

**PERSONS APPEARING:**

None

**COMMITTEE ACTION:**

The members reviewed the information presented and were in agreement that this case should be denied.

AYE: Messrs. Betts, Bobbitt, Nash and Washington. Ms. Mather

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Howard Brunson, et al for a zoning change from "B" Residence, First Height and Area to "C" Commercial, Second Height and Area on property located at 6623 Airport Boulevard be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

The applicant proposes 18 feet of paving on private drives; however, the staff is requiring a minimum of 25 feet of paving due to the very steep grades on the drives (approximately 20%), and since there is no provision for guest parking, all guests will be forced to park on the private streets.

C814-73-009 East Ranch P-1--Contd.

STAFF RECOMMENDATION:

The staff recommends approval of the site plan subject to departmental requirements and approval of the preliminary subdivision which has been reviewed at pre-application subdivision meeting with departments and the applicant, and subject to the modified departmental requirements.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Charles Pollard (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and voted to approve the site plan and preliminary subdivision subject to departmental comments.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of East Ranch P-1 for a Planned Unit Development be APPROVED, subject to departmental requirements.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

SPECIAL PERMITS

CP14-72-005 James C. Hudson: 140 apartment units called "Cypress Hill Apartments"  
3501 South First Street

STAFF REPORT:

This application has been filed as required under Section 45-19, Sub-Section 5, Paragraph (i), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

The original Special Permit was approved by the Planning Commission and released for building permits in March, 1972. The applicant is requesting approval of a 92.9' by 178.6' additional recreational area added to the northeast side of the original site.

STAFF RECOMMENDATION:

That this request for a revised Special Permit be approved subject to departmental requirements.

CP14-72-005 James C. Hudson--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Herman Gonzales: 606 Cardinal Lane

FOR

Allan R. Black: 3507 South First

FOR

PERSONS APPEARING

Gerald Hudson (representing applicant)

COMMITTEE ACTION:

The members reviewed the information presented and concurred that this request be approved subject to departmental requirements.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

Members reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE the request of James C. Hudson for a special permit for the construction of 140 apartment units on property located at 3501 South First Street, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

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.

CP14-72-030 Woodcliff, Inc.: Revision of Original Site Plan  
1200 Barton Hills Drive

STAFF REPORT:

This application has been filed as required under Section 45-21, Sub-Section (v), Paragraph (7), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

This is a request for approval of a revision to a previously approved Special Permit for 252 apartment units. The applicant has added a 175' x 150' area at the southwest corner of the original tract. The applicant has relocated buildings 11 and 12 and the recreation center and has added two tennis courts. The total number of apartment units remains the same as originally approved.

STAFF RECOMMENDATION:

That this request be approved subject to departmental requirements.

CP14-72-030 Woodcliff, Inc.--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Richard M. Walden: 4003 Far West Boulevard  
PERSONS APPEARING

FOR

None

COMMITTEE ACTION:

The members reviewed the information presented and agreed this request should be approved subject to departmental requirements.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

COMMISSION ACTION:

The members reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE the request of Woodcliff, Inc. for a special permit on the revision of a previously approved Special Permit for 252 apartment units on property located at 1200 Barton Hills Drive, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

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

CP14-72-061 David L. Maddox: 241-Unit Apartment Project called  
1109-1113 Post Oak Street "Hidden Valley Creekside Apartments"

STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section (g), Paragraph (7), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

This application for a Special Permit for an apartment dwelling group was initially submitted in November, 1972 and the hearing was postponed until February 1973 at the request of the applicant to allow him time to obtain the proper information relating to the boundary survey and Bouldin Creek.

The Zoning Committee reviewed the site plan in February 1973 to allow 295 apartment units and approved it subject to departmental requirements.

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

The Planning Commission, in February 1973, referred the application back to the Zoning Committee for further study of the plan for the creek area on this tract, as several buildings were located within the drainage area, and development to full density allowable would necessitate the removal of a majority of the trees on the tract.

The March, 1973 Zoning Committee recommended that the application be denied generally due to a lack of sensitivity to the characteristics of the site.

On March 9, 1973 the applicant requested that action on the Special Permit be postponed for sixty days so that a total re-evaluation of the site plan relative to topography and tree location may be completed.

The Zoning Committee in May, 1973 granted an additional 60-day postponement to complete the re-design of the project.

The applicant submitted revised site plan on June 25, 1973. The Planning Department has reviewed the site plan, however, the plan was not submitted in time to receive the additional departmental requirements.

The revised plan proposes a total of 272 apartment units on the 12.67 acre tract for a density of 21.4 units per acre. "BB" Residence, First Height and Area zoning was granted on this site subject to an approved Special Permit.

In general, "BB" zoning will allow up to approximately 24 units per acre depending on the terrain. This tract would be extremely difficult to develop with the maximum number of units allowable due to the creek that runs through the site, the many large trees that cover the tract, and the steep grades, particularly on the east side of the site.

The applicant has met with the Planning Department staff and has proposed revisions to the site plan as follows:

The applicant will eliminate the 57 apartment units and driveways and parking areas from the area east of Bouldin Creek, leaving this as a natural green area.

The crossing over Bouldin Creek at the south end of the project will be eliminated.

A locked fire gate for emergency access will be provided to South 7th Street, and has agreed to the other Planning Department requirements.

Comments No. 7 & 9 would not apply to the revised plan.

Based on the revisions proposed by the applicant there will be 241 units on the 12.67 acre tract for a density of 19 units per acre.

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

STAFF RECOMMENDATION:

Based on these proposed revisions, the staff recommends approval of the Special Permit application, subject to departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

James K. Little: 3705 Amherst, Dallas

FOR

William D. Gage: 1112 South 5th Street

AGAINST

Mr. & Mrs. Edward E. Bartelt: 514 Dawson Road

AGAINST

G. M. Holzmann: Houston, Texas

NO OPINION

PERSONS APPEARING

David Maddox (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the revised site plan should be approved subject to departmental requirements.

AYE:            Messrs. Hetherly, Bobbitt, Nash and Washington.    Ms. Mather

COMMISSION ACTION:

The members reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE the request of David L. Maddox for a special permit for the construction of a 241-unit apartment project on property located at 1109-1113 Post Oak Street, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

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

CP14-73-015     Graydon Dunlap: 108-Unit Apartment Complex  
                 3524 Greystone

STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section (g), Paragraph (6) and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.



CP14-73-015 Graydon Dunlap--Contd.

This is an application for a revision to previously approved Special Permit from 104 units to 108 apartment units. The applicant has added four one-bedroom, one-bath units, and the required number of parking spaces. The staff has met with the applicant who will comply with departmental requirements.

## STAFF RECOMMENDATION:

Staff recommends approval of this Special Permit, subject to departmental requirements.

## CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION)

## WRITTEN COMMENT

None

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented and a majority agreed this request should be approved subject to departmental requirements.

AYE: Messrs. Hetherly, Bobbitt and Nash. Ms. Mather

NAY: Mr. Washington

## COMMISSION ACTION:

Members reviewed the information on the proposed development.

## COMMISSION VOTE:

To APPROVE the request of Graydon Dunlap for a special permit for the construction of a 108-unit apartment complex on property located at 3524 Greystone, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Betts, Hetherly, Juarez and Washington.  
Ms. Mather

ABSTAIN: Mr. Bobbitt

ABSENT: Ms. Himmelblau and Mr. Nash

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.

CP14-73-023 Frank Barron: 64 Motel Units, 112 Efficiency Apartments, and  
5200 North Lamar Commercial Buildings Called "Alamo Plaza"

## STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-Section 39, Paragraph (f), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

CP14-73-023      Frank Barron--Contd.

This is an application for a Special Permit for the construction of 64 motel units, 112 efficiency apartments and a 9,000 square foot commercial building on a 4.8 acre tract of land located at 5200 North Lamar. The existing zoning on this tract is "C" Commercial, First Height and Area.

**STAFF RECOMMENDATION:**

That this request be approved subject to departmental requirements.

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

Mrs. Ada Turner: 700 Zennia

FOR

**PERSONS APPEARING**

**Frank Barron (applicant)**

**COMMITTEE ACTION:**

The Committee reviewed the information presented and agreed that this case should be approved subject to departmental requirements.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

**COMMISSION ACTION:**

The members reviewed the information on the proposed development.

**COMMISSION VOTE:**

To APPROVE the request of Frank Barron for a special permit for the construction of 64 motel units, 112 efficiency apartments and commercial buildings on property located at 5200 North Lamar Boulevard, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

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.

|             |  |
|-------------|--|
| CP14-73-024 | David Barrow: 290-Unit Apartment Complex called "Hart Lane<br>7300 Hart Lane Apartments" |
|-------------|--|

CP14-73-024     David Barrow--Contd.

This is an application for a Special Permit for a 290-unit apartment dwelling group consisting of 142 one-bedroom units and 148 two-bedroom units. The site is a 15.9 acre-tract located at 7300 Hart Lane. The applicant proposes to utilize the western two-thirds of the tract at this time. The eastern 5.9 acres will be developed at a later date. The existing zoning on the tract is "B", Second Height and Area with a restriction on density to 30 units per acre.

STAFF RECOMMENDATION:

The staff recommends approval subject to departmental requirements.

CITIZEN COMMUNICATION ( NORTH WEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

W. J. Black: H. E. B. Grocery Store

FOR

PERSONS APPEARING

Emile Jamail (representing applicant)

Gary Wagner: 1600 West 38th Street

FOR

COMMITTEE ACTION:

The members reviewed the information presented and were in agreement that this request should be approved subject to departmental requirements.

AYE:            Messrs. Hetherly, Bobbitt, Nash and Washington.    Ms. Mather

COMMISSION ACTION:

The members reviewed the information presented.

COMMISSION VOTE:

To APPROVE the request of David Barrow for a special permit for the construction of a 290-unit apartment complex on property located at 7300 Hart Lane, subject to departmental requirements as on file with the City Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

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.

CP14-73-025     Ross H. Smith: Kingergarten for 20 Children  
2403 Shoalmont Drive

## STAFF REPORT:

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

## CITIZEN COMMUNICATION ( NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

|  |         |
|--|---------|
| Norman D. Brown, Jr.: 2404 Sonora Court            | AGAINST |
| Mrs. John B. Hejl: 2314 Shoalmont Drive            | AGAINST |
| H. V. W. Broodbent: 2403 Sonora Court              | AGAINST |
| D. D. Johnson: 5407 Shoalcreek Boulevard           | AGAINST |
| Wylie Waldsworth: 5507 Shoalcreek Boulevard        | AGAINST |
| Mrs. J. A. Stanford: 2400 Shoalmont                | AGAINST |
| Travis McNeil: 5508 Woodview Avenue                | AGAINST |
| Mrs. Juanita V. Thompson: 2808 Pickwick Lane       | AGAINST |
| Mrs. E. L. Kaiser: 5505 Shoal Creek                | AGAINST |
| Powell Stewart: 5411 Shoalcreek Boulevard          | AGAINST |
| Ray R. Edmundson: 5503 Shoalcreek Boulevard        | AGAINST |
| William B. Alderman: 5401 Shoalcreek               | AGAINST |
| Mr. & Mrs. Arthur E. Johnson: 2405 Shoalmont Drive | AGAINST |
| Evelyn H. Pigg: 5419 Woodrow                       | AGAINST |

## PERSONS APPEARING

None

## COMMITTEE ACTION:

At the request of the applicant, the Committee recommended that this case be WITHDRAWN.

AYE:            Messrs. Hetherly, Bobbitt, Nash and Washington.    Ms. Mather

CP14-73-026     Jack and Judith Hardison: Child Care Facility for 36 Children  
2600 Albata Avenue

## STAFF REPORT:

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

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

|   |         |
|---|---------|
| Arthur L. Bryant: 2507 Albata Avenue                | AGAINST |
| William John Baletka, Jr.: 2609 Greenlawn Parkway   | AGAINST |
| Mr. & Mrs. Garner E. Jones: 2603 Greenlawn Parkway  | AGAINST |
| James D. Cope: 2508 Ellise Avenue                   | AGAINST |
| Mr. & Mrs. Ernest L. Yeakey: 2600 Greenlawn Parkway | AGAINST |
| Lucille R. Sweeney: 2506 Albata Avenue              | AGAINST |
| Mrs. Rose M. Baletka: 2500 Albata Avenue            | AGAINST |
| Joe P. Macken: 2604 Greenlawn Parkway               | AGAINST |
| Mr. & Mrs. Wm. Hacknel, Jr.: 2607 Greenlawn Parkway | AGAINST |
| Mrs. Faye Galler: 2501 Greenlawn Parkway            | AGAINST |
| W. M. McKemie: 2606 Albata Avenue                   | AGAINST |

## PERSONS APPEARING

None

CP14-73-026 Jack and Judith Hardison--Contd.

COMMITTEE ACTION:

At the request of the applicant, the Committee recommended that this case be WITHDRAWN.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

CP14-73-027 P. L. Baker, Ronald S. Driver, John Patton, Rollo Newson and Wife:  
1803-1809 Polo Road 12 townhouse units  
2106-2108 Hartford Road

STAFF REPORT:

This application has been filed as required under Section 45-17, Sub-Section (h), Paragraph 11, 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 12 townhouse units on six existing lots at the southwest corner of Hartford Road and Polo Road. This property is currently zoned "A" Residence, First Height and Area. The applicant proposes two-story units with 1,916 to 2,400 square feet of living area. Each unit will have a private patio of not less than 400 square feet and a two-car garage. The tract has many large trees on it and the applicant has designed the project to save the trees.

The surrounding neighborhood is developed with single-family homes with a density of approximately four to five lots per acre. The density on subject tract is approximately eleven units per acre.

STAFF RECOMMENDATION:

That this request be approved subject to departmental requirements.

CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

|  |            |
|--|------------|
| M. P. Shelley: 1709 Newfield Lane                  | FOR        |
| Robert L. Richey: 2102 Hartford Road               | FOR        |
| Mrs. Leona Hofer: 2103 Hartford Road               | FOR        |
| Mrs. S. C. Jenkins: 1810 Polo Road                 | FOR        |
| J. Richard McMillan: 1627 Watchhill Road           | FOR        |
| Donald B. Yarbrough: 2001 Kirby Drive              | FOR        |
| Levine M. Leonard: 1713 Newfield Lane              | FOR        |
| Mrs. Helen Miles: 1508 Enfield Road                | FOR        |
| Mr. & Mrs. Alvin G. East: 1619 Northumberland Road | FOR        |
| Frank E. Hall: 1620 Northumberland Road            | FOR        |
| Petition bearing 15 names                          | FOR        |
| Carroll Williams: 8607 Bluff Springs Road          | AGAINST    |
| Carl E. Quick: 2206 Hartford Road                  | AGAINST    |
| Mrs. W. W. Marshall: 1621 Watchhill Road           | AGAINST    |
| Mrs. J. B. Swearingen: 2204 Hartford Road          | AGAINST    |
| Nat Franzetti: 1815 West 8th Street                | AGAINST    |
| Mrs. W. M. Burnett: 1619 Watchhill Road            | AGAINST    |
| Mrs. Thomas A. Caldwell: 1626 Northumberland       | NO OPINION |

CP14-73-027     P. L. Baker, Ronald S. Driver, John Patton, Rollo Newson  
                 and Wife--Contd.

## PERSONS APPEARING

Ronald S. Driver (applicant)

John Patton (applicant)

P. L. Baker (applicant)

Bernice R. Johnson: 2107 Newfield Lane

FOR

Mrs. Leonard

FOR

Curtis Holland

FOR

Thomas E. Wood

FOR

Dan Davis

AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and concurred that this request should be approved subject to departmental requirements and a retaining wall on the west side of the property for proper drainage.

AYE:           Messrs. Hetherly, Bobbitt, Nash and Washington.   Ms. Mather

## COMMISSION ACTION:

Members reviewed the information on the proposed development.

## COMMISSION VOTE:

To APPROVE the request of P. L. Baker, Ronald S. Driver, John Patton, Rollo Newson and wife for the construction of twelve townhouse units on property located at 1803-1809 Polo Road and 2106-2108 Hartford Road, subject to departmental requirements as on file with the City Planning Department, and a retaining wall on the west side of the property for proper drainage, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:           Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:       Ms. Himmelblau and Mr. Nash

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.

CP14-73-028     S and W Design: 18-unit Apartment Complex called "Oak Run"  
                 Corner of Southridge and Southport Drive

## STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section (g), Paragraph (6), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

CP14-73-028 S and W Design--Contd.

This is an application for a Special Permit for the construction of 18 apartment units on four lots totalling 0.78 acres of land located at the southwest corner of Southridge and Southport Drive.

The existing zoning on these lots is "BB" Residence, First Height and Area. These four lots could be developed with a four-plex on each lot as the property now exists. However, the applicant wishes to develop the lots with one apartment dwelling group which would allow two additional units. This requires a Special Permit and a variance to the one acre minimum requirement for apartment dwelling groups.

**STAFF RECOMMENDATION:**

The staff recommends approval of this Special Permit subject to departmental requirements and Board of Adjustment action permitting the construction of an apartment dwelling group on a tract of less than one acre in size.

The Board of Adjustment asks that the Planning Commission provide it with a statement that a variance is required. Said statement should be neutral in nature and not reflect the attitude of the Planning Commission as to the granting or denying of the required variance.

The following is a suggested statement to be forwarded to the Board of Adjustment from the Planning Commission if it approves this application:

Special Permit application number CP14-73-028 has been presented to and considered by the Planning Commission. The application and site plan has been approved subject to a variance being granted by the Board of Adjustment to permit this apartment dwelling group to be constructed on a site of less than one acre size specified in the Zoning Ordinance. This variance is necessary for an apartment dwelling group to be maintained on this site.

The action of the Planning Commission aforementioned is not to be construed as an indication that the Planning Commission looks with either favor or disfavor upon the granting of the mentioned variance.

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

None

**PERSONS APPEARING**

Bill Scudder (representing applicant)

**COMMITTEE ACTION:**

The members reviewed the information presented and recommended that this request be approved subject to departmental requirements deleting Advance Planning requirement prohibiting head-in, back-out parking along Southport Drive and changing Advance Planning requirement #3 from a six-foot privacy fence to a four-foot privacy fence.

AYE: Messrs. Hetherly, Bobbitt, Nash and Washington. Ms. Mather

CP14-73-028      S and W Design--Contd.

COMMISSION ACTION:

Members reviewed the information on the proposed development.

COMMISSION VOTE:

To APPROVE the request of S and W Design for a special permit for the construction of an 18-unit apartment complex on property located at the corner of Southridge and Southport Drive, subject to departmental requirements as on file with the City Planning Department; deleting Advance Planning requirement prohibiting head-in, back-out parking along Southport Drive and changing Advance Planning requirement #3 from a six-foot privacy fence to a four-foot privacy fence.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:       Ms. Himmelblau and Mr. Nash

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

C10-72-116      Phil Miller  
                 Edgecliff Street, west of Manlove Street

STAFF REPORT:

Mr. Phil Miller has submitted a request for abandonment of a portion of Edgecliff Street immediately adjacent and abutting lots 20 and 21 of the Colorado River Park Subdivision.

STAFF RECOMMENDATION:

That this street be vacated subject to retention of easements as on file with the City Planning Department and Public Works Department.

COMMISSION ACTION:

Members heard the information presented.

COMMISSION VOTE:

To GRANT the request for a street vacation subject to retention of easements.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington  
                 Ms. Mather

ABSENT:       Ms. Himmelblau and Mr. Nash



C10-73-112      University of Texas Board of Regents

Portions of East 16th Street, Neches Street, Sabine Street,  
and East 15th Street Alley (Brackenridge Renewal Area)

## STAFF REPORT:

This is a request by the Board of Regents of the University of Texas for vacation of streets and alleys located within the Brackenridge Urban Renewal Project. They also requested that the streets be vacated by the City directly to the University with the understanding and agreement that if needed by the City for the Crosstown Expressway at any time within the next three (3) years, said vacated land will be conveyed back to the City at no cost.

## STAFF RECOMMENDATION:

That these streets and alleys be vacated subject to departmental requirements on easements and subject to revision of the agreement as stated in the Board of Regents' letter.

## COMMISSION ACTION:

Members heard the information presented and also a presentation by Mr. Leon Lurie, Director of the Urban Renewal Agency. Mr. Hetherly stated that he felt that it would be wise to accept this proposed agreement and be able to get the land at no cost when needed rather than the City having to buy it.

## COMMISSION VOTE:

To GRANT this request for street vacation subject to departmental requirements on easements as on file with the City Planning Department and Public Works Department and recommend accepting the proposed agreement submitted by Mr. Erwin of the University of Texas Board of Regents.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

## PUBLIC HEARINGS

## ORDINANCES

C2-72-3a      Zoning

Amendment to Section 45-24 of the Austin City Code

## STAFF REPORT:

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

C2-72-3a      Zoning--Contd.Part 1.

## Section 45-24. "C-1" commercial districts

In a "C-1" commercial district, no building or land shall be used and no building shall be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Any use permitted in the "C" commercial district
- (2) The sale and storage of malt, vinous and spiritous liquors in closed containers for off-site consumption

Part 2.

## Section 45-24.1. "C-2" commercial districts

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

- (1) Any use permitted in the "C-1" commercial district.
- (2) By special permit only, the sale, storage, dispensing or otherwise handling of malt, vinous and spiritous liquors for on-site consumption.

Part 3.

That Sec. 45-5 of the Austin City Code of 1967, is hereby amended by deleting the word "fifteen" found therein and by placing the word "sixteen" in lieu thereof, and by inserting the words " 'C-1' commercial district" before the words " 'C-2' commercial district."

Part 4.

That Sec. 45-30(c)(7) of the Austin City Code of 1967, is amended to hereafter read as follows:

(7) For each of the following uses, or for any like use, one off-street parking space shall be provided for each four seats for patron use:

- (a) Diners
- (b) Lunch counters
- (c) Cafes
- (d) Restaurants
- (e) Cafeterias

C2-72-3a          Zoning--Contd.Part 5.

That Chapter 45 is hereby amended by adding a new section, Sec. 45-30 (c)(16), thereto, said section to read as follows:

(16) For each of the following uses, or for any like use, one off-street parking space shall be provided for each two seats for patron use:

- (a) Bars
- (b) Taverns
- (c) Night clubs
- (d) Lounges

Part 6.

That the use district and parking regulations provided herein are vital to the orderly growth and development of the City and to the health, safety and general welfare of the City, therefore, an emergency is hereby declared and the rules requiring that ordinances be read on three separate days are hereby suspended and this ordinance shall take effect from and after the date of its passage, as provided by the Charter of the City of Austin.

## CITIZEN COMMUNICATION:

## PERSONS APPEARING

Mrs. Mickee L. Hickman  
Wayne Overton  
Bruce Jenkins  
Raymond Donley

AGAINST  
AGAINST

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated that he was concerned about the people who were presently in business and who would have to make application for a zoning change or a special permit in ten years. He also stated that he felt the special permit procedure was not the only way the problem of parking could be handled, since many places might not need the extra parking spaces. He felt the parking requirement should be flexible and that the Planning Department staff should communicate with the Building Inspection Department that parking space requirement for bars and night clubs should not be as rigidly enforced as those for apartments. Mr. Hetherly stated that he definitely felt there should be two classifications.

## COMMISSION VOTE:

To RECOMMEND that the City Council accept the amendment to Section 45-24 of the Austin City Code.

AYE:           Messers. Milstead, Betts, Bobbitt, Hetherly and Washington.  
              Ms. Mather  
ABSTAIN:   Mr. Juarez  
ABSENT:    Ms. Himmelblau and Mr. Nash

C2-72-3a      Zoning

Amendment to the Zoning Ordinance with regard to  
carport setbacks from front and side streets

## STAFF REPORT:

This is a request from the City Council to consider an amendment to the Zoning Ordinance permitting a reduction in setback for carports from 25 feet to 15 feet. It is suggested by the Building Officials Office that this amendment would reduce approximately 25 per cent of the carports found to be in violation of this ordinance.

The Building Official has also requested that you consider the provision of the Zoning Ordinance requiring a setback of 90 feet from the front property line for detached buildings be deleted since this is no longer a reasonable requirement.

## STAFF RECOMMENDATION:

It is the feeling of the staff that the above suggestion on carports will not solve all of the problems. A memorandum from Mr. E. N. Stevens dated June 28, to Mr. Dick Jordan indicated there are ten of the existing 44 violations that would be solved if the reduction is made. The existing ordinance on side yards is a 10-foot setback and the suggestion is that this setback be reduced to five feet. If this reduction is granted it would take care of two of the violations that the City has filed on for side yard violations of carports.

## COMMISSION ACTION:

Members reviewed the information presented and felt that permitting the reduction would not solve the problem and would likely create more problems of interpretation and that carports in the 25-foot building setback would detract from the looks of a subdivision.

The members did recommend that the provision of the Zoning Ordinance requiring a setback of 90 feet from the front property line for detached buildings, such as garages, gazebos, patio structures, etc., be deleted as no longer a reasonable requirement. The Commission recommended that the requirement be replaced by the provision of the Building Code regulating space between structures.

## COMMISSION VOTE:

To recommend that the Zoning Ordinance not be amended to reduce the building setback for carports and recommend the deletion of the provision requiring a 90-foot setback for detached buildings.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                 Ms. Mather

ABSENT:        Ms. Himmelblau and Mr. Nash

NATURAL RESOURCES

C7-73-2 Natural Resources

Request of Knowlton-Ratliff-Engliss-Collins to  
enclose a drainageway

STAFF REPORT:

Mr. Lillie reported that it was a City ordinance that a creek with a flow of 300 cubic feet per second cannot be opened, closed, or enclosed unless it has been approved by the Planning Commission. He stated that a request had been received from the owners of the Kramer Industrial Park for permission to enclose a shallow drainageway on this property. The Engineering Department recommends that the applicant be allowed to enclose this small drainageway.

COMMISSION ACTION:

Members heard the information presented and were in agreement with the staff recommendation.

COMMISSION VOTE:

To APPROVE the request of Knowlton-Ratliff-English-Collins to enclose a drainageway on land located in the Kramer Lane Industrial Park.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.

OTHER BUSINESS

C2-73-9c Planning Commission: Rules and Regulations  
Review of Rules and Regulations

STAFF REPORT:

Mr. Lillie reported that pertinent information regarding Rules and Regulations has been submitted to the members at the organizational meeting of the Planning Commission and that there were a number of changes that needed to be considered.

COMMISSION ACTION:

Mr. Milstead stated that a meeting of the Chairmen of the various Committees would be called to consider the changes submitted.

C2-73-9d Planning Commission: Policy  
Review Departmental Environmental Statement for "Policy"

Mr. Lillie stated that last year the Austin Environmental Board, which was appointed by the City Council, had developed an environmental ordinance that specifically related to municipal functions and that ordinance was submitted to the City Manager. Three public hearings were held by the Board and at one of these hearings, the City Manager and a number of his staff, the City Attorney, another department head and Mr. Lillie made comments with respect to the ordinance

C2-73-9d      Planning Commission: Policy--Contd.

feeling that the concern of the Environmental Board should not be answered by the adoption of an ordinance but rather should be answered by the adoption of a policy. The Council did adopt a policy. The staff is submitting to the Commission for their review a copy of the Planning Department's submission to the City Manager which deals with their responsibilities with respect to the environment. Mr. Lillie stated that a collection of policy statements by various departments is being published by the City and will be available within a month or two.

C1-73-3      Minutes

The members

VOTED:      To APPROVE the April, 1973 Subdivision Committee minutes as distributed.

AYE:          Messrs. Milstead, Betts, Bobbitt, Hetherly. Ms. Mather

ABSTAIN: Messrs. Juarez and Washington

ABSENT: Ms. Himmelblau and Mr. Nash

R146      SUBDIVISION

The Committee Chairman reported action on the subdivision at the meeting of June 26, 1973, and requested that this action be made a part of the minutes of the Planning Commission meeting.

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

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

VOTED:      To APPROVE the following final subdivision plats:

C8-73-03 Hillside Oaks

Matthews Lane and Cooper Lane

C8-73-12 Colorado East-Revised

Gardner Road

C8-73-21 Schindler-Cummins Subdivision

Anderson Lane and Executive Street

C8-73-53 Spicewood at Balcones Village, Sec. 4

Spicewood Club Drive and Spicewood Parkway

C8-73-59 Anderson Mill Estates, Section 2

Centennial Trail and Glass Mt. Road

C8-72-152 Lakeway, Section 26

Lakeway Blvd. and Lohman's Ford Road

AYE:          Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

R146 Subdivisions--Contd.

The Commission then

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

C8-72-97 Camelot, Section 5

Ledge Drive and Castle Ridge Road

C8-72-146 Angus Valley Annex, Section 2

Timber Trail and Purple Sage Drive

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Ms. Mather

ABSENT: Ms. Himmelblau and Mr. Nash

PRELIMINARY SUBDIVISION

The Commission then

VOTED: To ACCEPT FOR FILING and APPROVE the following preliminary subdivision plat, subject to change name of Luna Drive to Sunstrip Drive; sidewalks required on one side of William Cannon Drive, Congress Avenue, Clearday Drive and Luna Drive; vacation of existing portion of Star Streak Drive south of William Cannon Drive required prior to approval of "GR" and "BB" Tracts pending zoning.

C8-71-138 Buckingham Ridge

South Congress and Eberhart Lane

AYE: Messrs. Milstead, Betts, Bobbitt, Juarez and Washington.  
Ms. Mather

ABSTAIN: Mr. Hetherly

ABSENT: Ms. Himmelblau and Mr. Nash

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following 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-73-65 Z. T. Bundy Subdivision

Manchaca Road and Fleetwood Drive

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

Melody and Electra Drive

C8s-73-129 Resub. Lot 46, Blk. 1, Barton Hollow, Lot 1,  
Blk. 10, Barton Terrace, Section 4

Barton Hills and Hollow Creek

R146 Subdivisions--Contd.

C8s-73-144      Zopp Addition  
East Avenue  
C8s-73-163      Resub. of Lots 12, 13 & 14 of the North End  
Addn. of Lot A of the Resub. of Lots 10 & 11  
of the North End Addn.  
West 37th and North Lamar Boulevard  
C8s-72-347      Longfellow Subdivision  
East 51st Street

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
             Ms. Mather

ABSENT:    Ms. Himmelblau and Mr. Nash

The Commission then

VOTED:     To ACCEPT FOR FILING AND DISAPPROVE the following short form  
subdivision pending compliance with departmental requirements  
and subject to connection to city water and wastewater:

C8s-73-171      O. K. Addition  
Industrial Boulevard

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
             Ms. Mather

ABSENT:    Ms. Himmelblau and Mr. Nash

The Commission then

VOTED:     To ACCEPT FOR FILING AND DISAPPROVE the following short form  
subdivision pending compliance with departmental requirements;  
connection to city water and wastewater; and fiscal arrangements  
required for Airole Way.

C8s-73-172      Chula Vista  
Wilke Drive and Airole Way

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
             Ms. Mather

ABSENT:    Ms. Himmelblau and Mr. Nash

The Commission then

VOTED:     To ACCEPT FOR FILING AND DISAPPROVE the following short form  
subdivisions pending compliance with departmental requirements;  
and granting a variance on signature of adjoining owner:

C8s-73-173      Resub. of Lots 6 & 7 and a portion of  
Lots 5, Blk. 6 of Manchaca Estates  
Cannon League Drive and Berkley Avenue



R146 Subdivisions--Contd.

C8s-73-174      Steckman Addition  
                    Von Quintas Road  
C8s-73-175      Austin Northwest Subdivision  
                    Anderson Lane and Shoal Creek Blvd.

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                    Ms. Mather  
ABSENT:    Ms. Himmelblau and Mr. Nash

The Commission then

VOTED      To ACCEPT FOR FILING AND APPROVE the following short form subdivision  
                    granting a variance on signature of adjoining owner:

C8s-73-135      H. A. Addition  
                    Gunter Street

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                    Ms. Mather  
ABSENT:    Ms. Himmelblau and Mr. Nash

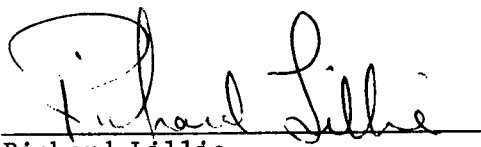
The Commission then

VOTED:      To GRANT the request for WITHDRAWAL for the following short form  
                    subdivision:

C8s-73-17        Resub. of Wilkes Acres  
                    Wilke Drive and W. Ridge Drive

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                    Ms. Mather  
ABSENT:    Ms. Himmelblau and Mr. Nash

The meeting was adjourned at 11:30 p.m.

  
\_\_\_\_\_  
Richard Lillie  
Executive Secretary