

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- August 14, 1973

The meeting of the Commission was called to order at 7:30 p.m. in the Electric Building.

Present

William Milstead, Chairman
O. P. (Bob) Bobbitt
C. W. Hetherly
Betty Himmelblau
Jean Mather
Charles Nash

Absent

Charles Betts
Philip Juarez
Bennie Washington

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Stuart Henry, Office of Environmental Resource Management
Tracy Watson, Planner
Pat Page, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of August 6 and 7, 1973.

Present

O. P. (Bob) Bobbitt, Acting Chairman
Betty Himmelblau
*Philip Juarez
-Jean Mather
**Charles Nash
Bennie Washington

Also Present

Jack Alexander, Asst. Dir. of Planning
*Al Baker, Zoning Administrator
**Brian Schuller, Planner I
**Joe Nix, Traffic and Transportation
Pat Page, Secretary I

*Present only on August 6, 1973

**Present only on August 7, 1973

C14-73-130 Clear Creek Properties, Inc.: Int. A, 1st to GR, 1st(as amended)
4715-5213 North Bluff Drive

STAFF REPORT:

This property, totaling 40 acres, is located in southeast Austin at the intersection of two major arterial streets. A wastewater treatment facility is located on one corner and the other two corners have topography problems which limit substantially the amount of land available for retail development. Pending zoning cases exist on the northwest and southwest corners.

The Indian Hills single-family subdivision adjoins the west boundary of subject tract and the Creek Bend South subdivision exists across North Bluff Drive. An approved Planned Unit Development adjoins to the south and incorporates parking along the south boundary of subject tract. A bluff forms the southeast boundary of this property and the tract looks down on properties along South Pleasant Valley Road. Although this tract touches at the intersection of two major streets, increased access to Pleasant Valley Road would make for more favorable frontage and access to the properties to the east. It is recommended that the applicant consider providing better access to the proposed shopping center complex from Pleasant Valley Road.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "GR" General Retail be granted except for a 25-foot "A" Residence strip along the east side of the existing Meadow Lake Boulevard and the south side of North Bluff Drive from the northwest corner of this tract to the east to align with the easternmost boundary line of the Creek Bend South subdivision. It also recommended that the portion of this property abutting the Indian Hills neighborhood have a 25-foot green area in accordance with the applicant's plan and a six-foot privacy fence. A subdivision is necessary to identify this property and provide for necessary streets. Also field notes are required to describe the zoning recommended.

The requested amount of zoning affects a large amount of neighborhood development and the staff can only recommend for the approximately 40 acres with close attention to shielding, buffering, setbacks, and limited curb cuts for protection of the residential properties. Retail development should be encouraged at major intersections when compatibility with surrounding development can be achieved.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Richard Dorrell: 111 W. Anderson Lane
R. E. Tynes: 111 W. Anderson Lane

FOR
FOR

PERSONS APPEARING

Pat Brown: 1713 Rockbridge

AGAINST

C14-73-130 Clear Creek Properties, Inc.--Contd.

COMMITTEE ACTION:

Members reviewed the information and were in agreement to recommend that this request be granted as amended to agree with the staff recommendation, subject to remove those portions of subject property recommended to remain "A" Residence and to incorporate the additional area which was part of notification; a subdivision to identify this property and provide for necessary streets; to field notes and the the portion of property abutting Indian Hills neighborhood to have a 25-foot green area and a six-foot privacy fence.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Clear Creek Properties, Inc. for a zoning change from Interim A, Interim 1st Height and Area to "GR" General Retail, First Height and Area on property located at 4715-5213 North Bluff Drive be GRANTED, as amended, subject to the removal of those portions of subject property recommended to remain "A" Residence, First Height and Area; to incorporate the additional area which was part of notification; to a subdivision to identify this property and provide for necessary streets; to field notes and to the portion of property abutting Indian Hills neighborhood to have a 25-foot green area and a six-foot privacy fence.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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.

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.

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

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

WRITTEN COMMENT

None

PERSONS APPEARING

Hal Haralson (representing applicant)

Lee Arthur Wood (applicant)

J. H. Potchernick: 1710 Elmhurst Drive

AGAINST

William L. Brooks: 1704 Taylor Gaines Street

AGAINST

Bernice Brooks: 1704 Taylor Gaines Street

AGAINST

Pat Brown: 1713 Rockbridge

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather expressed concern over the traffic that will be generated on Parker Lane. She also stated that she felt "BB" Residence should not have been granted in the first place and that "O" Office would be more compatible.

A majority of the members felt that this case should be denied.

AYE: Messrs. Juarez and Washington. Mmes. Himmelblau and Mather

NAY: Mr. Bobbitt

COMMISSION ACTION:

Members heard the information presented and a majority of the members 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 DENIED.

AYE: Messrs. Milstead, Hetherly and Nash. Mmes. Himmelblau and Mather

NAY: Mr. Bobbitt

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-156 David Davenport and Dolores P. Heston: A, 1st to O, 1st (as amended)
3507-3511 West Avenue (Original Request: A, 1st to O, 2nd)

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.

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

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. This case requesting "O" Office for subject tract was heard by the Commission last month and was recommended for denial.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

Hulda Koester: 3513 West Avenue

FOR

Mr. & Mrs. F. L. Baldeschwiler: 3413 West Avenue

AGAINST

PERSONS APPEARING

Robert Davis (representing applicant)

Dolores Heston (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to grant this request with a restrictive covenant limiting this use to professional offices or "A" residences only, with zoning to revert back to "A" Residence in the event this property is not used for professional office uses.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

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 GRANTED with restriction to professional office and "A" Residence uses only; to revert back to "A" Residence, First Height and Area in the event property is not used for professional office use.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-160 Phillip John Miller: A, 1st, B, 1st & O, 1st to O, 1st
1306-1308 Edgecliff Street

STAFF REPORT:

This property is located south of Town Lake near the intersection of two major streets. Subject tract lies within an area in transition to office and apartment zoning and development. A motor hotel adjoins subject tract to the west. Last month the Planning Commission recommended that the portion of Edgecliff Street in front of subject tract be vacated.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to combine this property into one tract.

The requested zoning is an extension of the existing zoning and development in this area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jim Brady (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to grant this request subject to a subdivision to combine this property into one tract.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Phillip John Miller for a zoning change from "A" Residence, First Height and Area, "B" Residence, First Height and Area and "O" Office, First Height and Area to "O" Office, First Height and Area on property located at 1306-1308 Edgecliff Street be GRANTED subject to a subdivision to combine the property into one tract.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-161 Mrs. Louise F. Boyer: Int. A, 1st to D, 1st
Northeast corner of Rutland Drive
and the T. & N. O. Railroad

STAFF REPORT:

This property is located in north Austin on an industrial collector street. Subject tract lies within an area approved under the Master Plan for manufacturing and other related uses. The Planning Commission has recently recommended for "D" Industrial zoning for property abutting the north boundary of subject tract as well as property to the southeast across Rutland Drive. A buffer of apartment zoning is proposed between the Quail Creek neighborhood to the east and the proposed industrial area.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify this property, provide for necessary streets and dedicate one-half the right-of-way (approximately ten feet) to increase Rutland Drive from 60 to 80 feet.

The requested zoning is consistent with the Master Plan and recent recommendations by the Planning Commission.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

C. C. Cook: 3405 Oakmont

Reichhold Chemical, Inc.: Rt. 4

FOR

AGAINST

PERSONS APPEARING

Robert Davis (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and felt that this zoning is in line with what is already in the area and felt that this request should be GRANTED, subject to a subdivision to identify this property and provide for necessary streets; and one-half the right-of-way (ten feet) to increase Rutland Drive from 60 to 80 feet.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mrs. Louise F. Boyer for a zoning change from Interim "A" Residence, Interim First Height and Area to "D" Industrial, First Height and Area on property located at the northeast corner of Rutland Drive and the T. & N. O. Railroad be GRANTED subject to a subdivision; approximately one-half the right-of-way (ten feet) to increase Rutland Drive from 60 to 80 feet; and provide for necessary streets.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-162 Mamie Lavon Lindsey: Int. A, 1st to C, 1st
4811 Red Bluff Road
(locally known as 4809)

STAFF REPORT:

This property is located in east Austin on a minor street with inadequate surfaced width but with 60 feet of right-of-way. Subject tract adjoins property abutting the Colorado River and lies within a block in transition to more permissive zoning. "C" Commercial and "D" Industrial zoning exist on both ends of this block and "D" Industrial exists across Red Bluff Road from subject tract. A pending case of "C" Commercial recommended by the Planning Commission and approved by the City Council adjoins the west boundary of subject property.

STAFF RECOMMENDATION:

That this case be granted.

This area is in transition to commercial uses and the requested zoning is consistent with recent recommendations for tracts along this street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

A. M. DeBerry: 5900 Bolm Road	FOR
PERSONS APPEARING	
Lynn R. Lovett: 2603 Cedarview	FOR
Altha Inman	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted subject to the staff recommendation and with a proviso to be sent to the City Council requesting that they consider widening Red Bluff Road as soon as possible.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mamie Lavon Lindsey for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area on property located at 4811 Red Bluff Road be GRANTED. The Commission also requested that a note be sent to the City Council requesting that they consider widening Red Bluff Road as soon as possible.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-163 Dr. Walter Meyer: A, 1st to O, 1st
5201-5207 Evans Avenue
600-602 East 52nd Street

STAFF REPORT:

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

This same property was subject of a zoning case two months ago and the Planning Commission recommended for "O" Office zoning with a restriction against apartment development. The City Council denied any change in zoning. Last month the Commission made the same type of recommendation for a tract to the south on Bruning Avenue that was also denied by the City Council. A request for re-zoning to "LR" Local Retail on Avenue H to approximately the same depth as subject tract was denied in 1970. Extension of Commercial zoning further southward on Martin Street from 53rd Street was also very recently denied by the Planning Commission.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into an "A" Residence neighborhood with inadequate streets. Subject tract also faces "A" Residence developments across Evans Avenue.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)
WRITTEN COMMENT

Chris Crow: 314 Highland Mall Blvd.	FOR
Don McElwreath: 7800 Cameron Road	FOR
Chester Crow: 10127 Partford, Dallas, Texas	FOR
James D. Hayes: 5206 Evans Avenue	AGAINST
Hazel Line Lowery: 7103 Riverside Drive	AGAINST

PERSONS APPEARING

Dr. Walter Meyer (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather felt that the neighborhood was deteriorating because of the property being sold for speculation purposes. Mr. Bobbitt stated that this area was in transition and the situation was not going to get better. A majority of the members felt this case should be granted.

AYE: Messrs. Bobbitt and Washington. Mmes. Himmelblau and Mather
ABSTAIN: Mr. Juarez

COMMISSION ACTION:

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

C14-73-163 Dr. Walter Meyer--Contd.

COMMISSION VOTE:

To recommend that the request of Dr. Walter Meyer for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5201-5207 Evans Avenue and 600-602 East 52nd Street be GRANTED, subject to one-half the right-of-way (five feet) to increase both Evans Avenue and East 52nd Street from 50 to 60 feet.

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

NAY: Mr. Milstead. Ms. Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-164 Maria Decherd: LR, 1st to GR, 1st
3702 Kerbey Lane

STAFF REPORT:

This property is located in north Austin on an inadequate minor residential street. Subject property lies within an area designed for single-family development but has been rezoned for office and retail uses. "O" Office is the trend for a number of properties in this area due to the existing and developing medical complexes. The Planning Commission has generally limited its recommendation to "O" Office or no more than "LR" Local Retail except for tracts with frontage on the two major arterial streets. Subject tract lies in the middle of a block, has very limited internal access due to its shallowness and has no access to a major arterial street. The Commission has recommended for increased right-of-way on Kerby Street, but the cases have generally been heard during a period of time when the City Council was not requiring right-of-way.

STAFF RECOMMENDATION:

That this case be denied.

The staff considers the property to be more than adequately zoned in light of its limited access and inadequate right-of-way. Retail zoning should be encouraged at major intersections with good traffic patterns and sufficient internal access.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMUNICATION

Wilds C. Newton, Jr.: 2736 Virginia St., Houston

FOR

Mr. & Mrs. R. H. Chapman: 3911 North Hills Drive

AGAINST

PERSONS APPEARING

Robert C. McCreary (representing applicant)

Maria Decherd (applicant)

Lynda O'Brien

FOR

Troy Holland

FOR

Mr. Sparks

FOR

C14-73-164 Maria Decherd--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted subject to a restrictive covenant limiting "GR" General Retail use to restaurant only, and that zoning would revert back to "LR" Local Retail should the restaurant use be discontinued; and right-of-way requirement waived for this street, as only one additional use to existing zoning was recommended.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Maria Decherd for a zoning change from "LR" Local Retail, First Height and Area to "GR" General Retail, First Height and Area on property located at 3702 Kerbey Lane be GRANTED subject to a restrictive covenant limiting "GR" General Retail use to restaurant only and zoning would revert back to "LR" Local Retail should restaurant use be discontinued; right-of-way requirement waived for this street, as only one additional use to existing zoning was recommended.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

<u>C14-73-165</u>	St. Andrews Presbyterian Church: A, 1st to LR, 1st - Tract 1 2009-2017 Koenig Lane A, 1st to O, 1st - Tract 2 1909 Ullrich Drive 5800-5808 Laird Drive
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STAFF REPORT:

This property is located in north Austin on a minor residential street and a major arterial street. Subject property is part of the Sunset Terrace addition and goes over 500 feet deep into this single-family neighborhood. This property is primarily served by Laird Drive which is narrow and designed only for "A" Residence uses. All but two lots of subject tract are oriented toward the existing single-family development. Records reflect that the two properties north of subject tract are developed with offices although zoned "LR" Local Retail. The Commission has consistently recommended denial of zoning changes to the south along Adams Avenue and Clay Avenue to protect the Sunset Terrace neighborhood from zoning encroachments.

CL4-73-165 St. Andrews Presbyterian Church--Contd.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood but recommends that "LR" Local Retail be granted on the northern two lots subject to a subdivision combining the two lots into one and dedicating one-half the right-of-way (ten and five feet) to increase Koenig Lane and Laird Drive from 70 and 50 feet to 90 and 60 feet, respectively.

If the Commission wishes to deny access to Laird Avenue, the right-of-way requirement could be waived, but the staff is in no way encouraging rezoning for more than two lots into this neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Marvin M. Henry: 1307 West Avenue	FOR
W. D. Taylor: 5704 Adams Avenue	FOR
Joe Badgett Construction Co.: P. O. Box 9401	FOR
Mrs. M. D. Webb: 1904 Ullrich Drive	AGAINST

PERSONS APPEARING

John Jones (representing applicant)	
F. N. Kelley: 2810 W. Fresco Drive	FOR
Harwell E. Norris, Jr.: 1000 Floradale Drive	FOR
W. O. Beall, Jr.: 301 Pecan Drive	FOR
John E. Nissen: 1905 Ullrich Drive	AGAINST
Russell Lindsay: 1903 Ullrich Drive	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau expressed concern over the congestion on Koenig Lane. Members were in agreement that this case should be denied but grant "O" Office, First Height and Area on both Tracts 1 and 2; subject to a subdivision and one-half the right-of-way (ten feet) to increase Koenig Lane from 70 to 90 feet; a restrictive covenant providing no vehicular access to Laird Drive and Ullrich Drive; and the southernmost lot to be restricted to use as a parking lot with a four-foot privacy fence where adjoining "A" Residence.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of St. Andrews Presbyterian Church for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on Tract 1 and "O" Office, First Height and Area on Tract 2 on property located at 2009-2017 Koenig Lane; 1909 Ullrich Drive and 5800-5808 Laird Drive be DENIED but to GRANT "O" Office, First Height and Area on both Tracts 1 and 2 subject to a subdivision and one-half the right-of-way (ten feet) to increase Koenig Lane from 70 to 90 feet; a restrictive

C14-73-165 St. Andrews Presbyterian Church--Contd.

covenant providing no vehicular access to Laird Drive and Ullrich Drive; the southernmost lot to be restricted to use as a parking lot with a four-foot privacy fence where adjoining "A" Residence.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-166 Kimbell Properties, Inc. and Investor's Realty, Inc.: B, 2nd to C, 2nd 1700-1710 East 4th Street (as amended) and D, 2nd (as amended) (Original Request: B, 2nd and C, 2nd to D, 2nd)

STAFF REPORT:

This property is located in east Austin on an inadequate commercial collector street. Subject tract lies within an area of mixed zoning and development with predominantly multi-family zoning on the south side of this street and "C" Commercial zoning on the north side. Further to the north there is "D" Industrial zoning. The western half of subject tract is on the same level as the Chalmers Court Public Housing and faces a number of these housing units. The eastern half is on a higher level and basically faces a parking lot for the public housing. It is noted that the concrete retaining wall on the eastern part of subject tract, as well as the difference in topography, somewhat shields the housing from the non-residential development.

The tract adjoining to the west was granted "C" Commercial zoning in 1955 in lieu of the "D" Industrial which was requested. The "B" Residence zoned tract adjoining to the east was approved for "C" Commercial zoning in 1969, but was dismissed for failure to meet the right-of-way requirement.

STAFF RECOMMENDATION:

That this case be denied but recommends that "D" Industrial, Second Height and Area be granted only on that portion of the eastern half of this tract north of the concrete wall, that "C" Commercial, Second Height and Area be granted on 54 feet of the southeast corner of tract along East 4th Street and that the remainder of this property be retained "C" Commercial, Second Height and Area and "B" Residence, Second Height and Area, subject to an eight-foot solid fence to be located on top of the concrete retaining wall, and 10 feet of right-of-way to increase East 4th Street from 50 to 60 feet. Also field notes would be required to identify the lesser area.

The staff only reluctantly makes this recommendation for any "D" Industrial zoning across from housing units. We do so only because the difference in topography and existing wall plus proposed solid fencing offer a unique buffer, and industrial uses have existed on the northern half of this property for many years. This recommendation should not be construed as a precedent for the adjoining tracts which are on essentially the same level as the residential property on the south side of the street.

C14-73-166 Kimbell Properties, Inc. and Investor's Realty, Inc.--Contd.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Forest S. Pearson: 1901 McCall Road FOR

PERSONS APPEARING

Robert Davis (representing applicant)
Forest S. Pearson: P. O. Box 1987 FOR

COMMITTEE ACTION:

Members reviewed the information presented and recommended that "D" Industrial, Second Height and Area be granted on the northern portion of the tract north of the concrete wall; that "C" Commercial, Second Height and Area be granted on 54 feet at the southeast corner of the tract along East 4th Street; and the remainder to be retained as "B" Residence, Second Height and Area subject to an eight-foot solid fence to be located on top of the existing concrete retaining wall; ten feet of right-of-way on East 4th Street; and field notes.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Kimbell Properties, Inc. and Investor's Realty, Inc. for a zoning change from "B" Residence, Second Height and Area to "C" Commercial, Second Height and Area and "D" Industrial, Second Height and Area, as amended, on property located at 1700-1710 East 4th Street, as amended, be GRANTED "D" Industrial, Second Height and Area on that portion of the tract north of the concrete wall; to GRANT "C" Commercial, Second Height and Area on 54 feet at the southeast corner of the tract along East 4th Street; and the remainder of tract to be retained as "B" Residence, Second Height and Area subject to an eight-foot solid fence to be located on top of the existing concrete retaining wall; ten feet of right-of-way on East 4th Street; and field notes.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-167 Cullers & Nutter, Inc.: A, 1st to B, 1st (Tract 1)
3715 Manchaca Road A, 1st to O, 1st (Tract 2)

STAFF REPORT:

This property is located in south Austin and is served by a major arterial street and abuts the planned extension of Valley View Road, a minor residential street. Properties along Manchaca Road are in transition to "O" Office zoning and adjoining tracts are being developed with apartments and offices. The Planning Commission has been consistently recommending for Office zoning for this area where properties are oriented to Manchaca Road rather than the internal residential streets. The applicant may encounter some problem in the replatting of this property. However, this will be dealt with by the Subdivision Committee.

C14-73-167 Cullers & Nutter, Inc.--Contd.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Jose A. Mercado (representing applicant)

Robert H. Nutter (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be granted subject to a subdivision.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Cullers & Nutter, Inc. for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on Tract 1 and "O" Office, First Height and Area on Tract 2 on property located at 3715 Manchaca Road be GRANTED subject to a subdivision to identify this property.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-168 Emil Roos: A, 1st to C, 1st
1814 Maple Avenue
2307-2311 East 19th Street

STAFF REPORT:

This property is located in east Austin and fronts on a minor residential street where it intersects with a major arterial street. Subject tract is a lot within the Glenwood single-family neighborhood with some duplexes. The limited amount of zoning encroachments dates back to 1947 when the "C" Commercial zoning was granted to the east. The Planning Commission recommended denial of the "LR" Local Retail zoning which adjoins to the west. The City Council overruled the Commission and granted the zoning. It is noted that this property falls within Census Tract 8 for which strong neighborhood concern has been recently expressed to the City by these residents.

C14-73-168 Emil Roos--Contd.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Mallie L. Gault: 2204 East 19th Street	FOR
Mrs. Allie Jennings Langdon: 5308 East 19th Street	AGAINST
R. T. McAlister: 1903 Maple Avenue	AGAINST
Mrs. Hattie C. Sauls: 1808 Maple Avenue	AGAINST
Mr. & Mrs. Robert C. Ridge: 1813 Maple Avenue	AGAINST
Petition	AGAINST (any change)

PERSONS APPEARING

Emil Roos (applicant)	
William H. Leach: 2706 Pecos Street	FOR
Mrs. Della Phillips: 2310 East 19th Street	AGAINST
Robert T. McAllister: 1903 Maple Avenue	AGAINST
Irene Hill Thompson: 1906 Maple Avenue	AGAINST
Ira Poole: 2400 East 19th Street	AGAINST
Bettye J. Washington: 1904 Maple Avenue	AGAINST
Mr. & Mrs. Leslie Armstrong: 2406 East 19th Street	AGAINST
Mrs. Willie Mae Kirk: 1908 Maple Avenue	AGAINST
Cordia Mays: 2500 East 19th Street	AGAINST
Mrs. D. J. Phillips	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Washington stated that he felt the applicant would not have sufficient space to develop the area with the intended use after the right-of-way was dedicated. Ms. Mather stated that she was in agreement and also that she felt "C" Commercial was too intense a use in the area. A majority of the members agreed that this case should be denied.

AYE: Messrs. Juarez and Washington. Mmes. Himmelblau and Mather
 NAY: Mr. Bobbitt

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bobbitt stated that he voted against this request so that this case would come before the Commission in order to clarify the question of right-of-way. Ms. Mather questioned the amount of land that could be taken from property owners for right-of-way and felt there should be some policy set.

COMMISSION VOTE:

To recommend that the request of Emil Roos for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area be DENIED and that the Property Management Department investigate the possible purchase of this property so that it might be used for right-of-way.

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

C14-73-169 Pat Canion Excavating Company: Int. A, 1st to D, 1st
1819 Rutland Drive

STAFF REPORT:

This property is located in north Austin on an industrial collector street. Subject tract's eastern boundary line forms the easternmost line of an area approved under the Master Plan for manufacturing and related uses. A buffer of apartment zoning is proposed between the Quail Creek single-family neighborhood to the east and the proposed industrial area. Recently the tract adjoining to the west-southwest was recommended for "D" Industrial by the Planning Commission and approved by the City Council.

STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (ten feet) to increase Rutland Drive from 60 to 80 feet.

The requested zoning is consistent with the Master Plan and recent recommendations by the Planning Commission.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

C. C. Cook: 3405 Oakmont Boulevard

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted subject to one-half the right-of-way (ten feet) to increase Rutland Drive from 60 to 80 feet.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Pat Canion Excavating Co. for a zoning change from Int. "A" Residence, Int. First Height and Area to "D" Industrial, First Height and Area on property located at 1819 Rutland Drive be GRANTED subject to one-half the right-of-way (ten feet) to increase Rutland Drive from 60 to 80 feet.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-170 Evan G. Allen & Joe Silberstein: A, 1st to B, 1st
2119-2121 Bluebonnet Lane
1906-1910 Frazier Avenue

STAFF REPORT:

This property is located in south Austin and is served by a minor residential street and a neighborhood collector street which carries a great deal of school-age pedestrian traffic. Subject tract lies within a single-family/duplex neighborhood which is oriented to the Zilker Elementary School one block to the north. Some older apartment zoning and development exists to the north but was granted by the City Council which overruled the Planning Commission recommendations. The Planning Commission has been consistent in recommending for denial of zoning changes north of the south boundary line of homes along Frazier Avenue. The large "B" Residence-zoned tract south of Frazier Avenue is developed with apartments close to duplex density and is served by private drives. There are some larger-than-average tracts in this area which have been planned for "A" Residence uses. Such a tract exists north and east of subject property.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a neighborhood with single-family homes and a large number of new duplex-type developments. It is felt that schools, particularly elementary schools should not be surrounded by developments that generate a greater volume of traffic. Subject property can be re-platted into at least two duplex lots.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENTS

T. J. Melton: 1908 Westridge Drive

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

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

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Evan G. Allen and Joe Silberstein for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 2119-2121 Bluebonnet Lane and 1906-1910 Frazier Avenue be DENIED.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-171 Earl Podolnick, et ux: A, 1st to O, 1st
600-702 Nelray Boulevard
5412-5414 Guadalupe Street

STAFF REPORT:

This property is located in north Austin at the intersection of an inadequate neighborhood collector street and a minor residential street. Subject tract is within a block from North Lamar Boulevard to the west and adjoins a drive-in theater to the north. Apartment zoning exists to the south and east.

STAFF RECOMMENDATION:

That this request be granted, subject to a subdivision to identify this property and dedicate one-half the right-of-way to increase both Guadalupe Street and Nelray Boulevard from 50 to 60 feet.

The requested zoning is considered appropriate in view of the existing zoning pattern, and "O" Office provides a buffer between the multi-family developments and the "C" Commercial activities to the north.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Gene Crick: 6801 North Lamar Boulevard	FOR
Mrs. Viola Barnett: 600 Franklin Boulevard	FOR
Mr. & Mrs. R. D. Carter: 503 Nelray Boulevard	FOR
K. E. W., Inc.: 4314 Medical Parkway	FOR
Homer D. Kelso: 501 West 55th Street	FOR

PERSONS APPEARING

John H. Akin (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted subject to departmental requirements for a subdivision and to dedicate one-half the right-of-way (five feet) on Guadalupe Street and Nelray Boulevard to increase both streets from 50 to 60 feet.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Earl Podolnick, et ux for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 600-702 Nelray Boulevard and 5412-5414 Guadalupe Street be GRANTED subject to a subdivision to identify this property and dedicate one-half the right-of-way (five feet) on Guadalupe Street and Nelray Boulevard to increase both streets from 50 to 60 feet.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C14-73-172 Edward R. Rathgeber, Jr., Donald L. West and Charles H. Warlick:
Bounded by South First Street to the west, Int. A, 1st to GR, 1st
the planned William Cannon Drive to the (as amended)
south, Bill Hughes Road to the east and
South Meadows Subdivision to the north,
with Wilma Drive through the center

STAFF REPORT:

This property is located in south Austin at the intersection of two major arterial streets, and two minor residential streets, one dedicated but undeveloped which partially traverses subject tract. Subject property lies within an area predominantly developed with single-family homes and includes the South Meadows neighborhood to the north, the Sunnyvale and Buckingham Ridge neighborhoods to the east, and Buckingham Place neighborhood to the west. The area south of William Cannon Drive is centered around the new Roy Bedichek Junior High School. Land further to the east along William Cannon Drive between Bill Hughes Road and South Congress is proposed for "A" Residence use as part of a preliminary subdivision.

For several months the staff has presented to the Planning Commission a map indicating recommendations for zoning changes in this overall South Austin Neighborhood. This plan proposes that retail zoning be encouraged at the major intersections, but that attention be directed to the existing and planned "A" Residence neighborhoods. As a result, two larger tracts, one north and the other south of William Cannon Drive and both bounded by South First Street and Cooper Lane, were recommended by the staff for "GR" General Retail and "LR" Local Retail uses. Subject tract was proposed under this plan for local retail limited to small sites to protect the existing single-family development and in deference to the new Junior High School.

The Commission last month recommended for twelve acres of "GR" General Retail for the northeast corner of South First and Eberhart Lane in lieu of the four acres proposed by the staff and the City Council approved the Commission's recommendation. If subject tract is also approved, the small South Meadows neighborhood would be between thirty-two acres of retail zoning development. South Meadows Boulevard and Bill Hughes Road, both residential streets, could become commercial collector streets serving the two shopping areas and generating traffic over these streets which are inadequate for non-residential traffic.

Within a quarter mile radius of the intersection of South First Street and William Cannon Drive, there will be over fifty acres of retail zoning if this request is approved. This combined area would be sufficient in size to develop a regional shopping center such as Hancock Shopping Center, Highland Mall and the proposed North Cross Mall. The Community Builders Handbook published by the Urban Land Institute describes a regional center as usually consisting of at least thirty (30) acres, has 400,000 square feet of leasable floor area and serves a minimum of 150,000 population. (Estimated South Austin population is 70,000 persons.) A neighborhood center typically contains four to ten acres of land, has 50,000 square feet of leasable floor area and serves 5,000 to 40,000 people.

C14-73-172 Edward R. Rathgeber, Jr., Donald L. West and Charles H. Warlick--Contd.

STAFF RECOMMENDATION:

That this case be denied, but recommends: 1.) that "GR" General Retail be granted on five acres at the corner of William Cannon Drive and South First Street, 2) that "BB" Residence be granted on the remainder except for a 100-foot strip of land along the south side of South Meadows Subdivision and a 120-foot strip of land west of and parallel to Bill Hughes Road to be retained as "A" Residence. A subdivision is required to identify the property and provide right-of-way.

The staff agrees that this site probably is the best in this area for a neighborhood shopping center because of the depth of the tract and its location at the intersection of two major arterial streets. The staff cannot, however, recommend the application as submitted because of the large amount of retail zoning that exists in the area and the existing South Meadows neighborhood. The staff could support a request for twelve to fourteen acres of "GR" General Retail zoning provided:

1. that a 100-foot buffer of "A" Residence is retained along the southwest boundary of the South Meadows Subdivision for landscaping and 120 feet of "A" Residence west of and parallel to Bill Hughes Road.
2. that the Bill Hughes Road south of South Meadows Boulevard be vacated to eliminate use of a residential street as a connecting street to two shopping centers.
3. that the north part of the subject tract have zoning compatible with land zoned "BB" west of South First Street.
4. that the western half of the two 10-acre tracts presently zoned for retail use along William Cannon Drive between South First Street and Cooper Lane be restricted to uses permitted in "O" Office or more restrictive zoning.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Henry Wetzel, Jr.: 404 Honeycomb Ridge	FOR
M. B. Sterrett: 6405 South Meadows Blvd.	AGAINST
Jack Beasley: 6507 Pevensey Drive	AGAINST
Mr. & Mrs. Milburn Yantes: 6411 South Meadows Blvd.	AGAINST

PERSONS APPEARING

Tom Curtis (representing applicant)	
Fred Brunell	FOR
Barry Mann	FOR
George Finch	FOR
Woodrow Sledge: 6100 Guadalupe (AISD)	AGAINST

C14-73-172 Edward R. Rathgeber, Jr., Donald L. West and Charles H. Warlick--Contd.

COMMITTEE ACTION:

Members reviewed the information. The applicant agreed to deed a 100-foot strip of land along the northeastern boundary to the property owners along that line. The members agreed to recommend that this request be granted, as amended except for 100 feet along the northeastern boundary which is to be deeded to the adjacent property owners to be a planted area to be maintained by the single-family residences; no buildings to be constructed within the 100-foot strip; a restrictive covenant prohibiting apartments on property to be zoned "GR" General Retail; Bill Hughes Road to be terminated with a cul-de-sac; and subject to a subdivision.

AYE: Messrs. Bobbitt, Juarez and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Edward R. Rathgeber, Jr., Donald L. West and Charles H. Warlick for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail on property bounded by South First Street to the west, the planned William Cannon Drive to the south, Bill Hughes Road to the east and South Meadows Subdivision to the north, with Wilma Drive through the center be GRANTED, as amended, subject to a 100-foot strip along the northeastern boundary to be deeded to adjacent property owners and to be a planted area along the southern boundary but to be maintained by the property owners and with no buildings to be constructed within the 100-foot strip; a restrictive covenant prohibiting apartments on property proposed for "GR" General Retail zoning; Bill Hughes Road to be terminated with a cul-de-sac and subject to a subdivision to identify the property.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

STAFF REPORT:

STAFF RECOMMENDATION:

The staff feels that this recommendation provides for reasonable flexibility of use and is more compatible with existing developments. There is also an additional availability of uses under "O" Office district if Tract 1 should be zoned "O" Office. "O" Office zoning, when adjoining or across the street from Local Retail or more permissive zoning and with an approved Special Permit would allow specific Local Retail uses. We can only recommend for this zoning with attention to buffering, shielding, and the street vacation

C14-73-173 Mrs. E. R. Youngblood and Mrs. Edna J. Duffy--Contd.

as protection for the single-family neighborhood. The proposed 120 feet of "A" Residence along Matagorda Street will be a significant factor in preserving the character of this neighborhood. The more permissive zoning districts also tend to encourage the use of certain materials less in character with this area and adjoining development.

CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)

WRITTEN COMMENT

Texas Parade: Box 12037, Capitol Station	FOR
B. L. Mince: P. O. Box 1523	FOR
Helen B. Tegge: 1607 Sunnyvale	FOR
Mariposa Investments, Ltd.: P.O. Box 3440	FOR
Mrs. Annie W. Renker: 1707 Mariposa Drive	AGAINST
Mr. & Mrs. Herbert H. Friar: 1705 Fawn Drive	AGAINST
Mr. & Mrs. Wayne Berry: 1700 Windoak Drive	AGAINST
B. G. Lawler: 1703 Deerfield Drive	AGAINST
Mr. & Mrs. Byron W. Dulin: 1703 Antler Drive	AGAINST
Mrs. Milan Carskadon: 1814 Matagorda Street	AGAINST
Roy B. Scruggs: 1811 Matagorda Street	AGAINST

PERSONS APPEARING

Sterling Sasser, Sr. (representing applicant)	
Pat Brown: 1713 Rockbridge Terrace	AGAINST
Mrs. Michael Miller: 1904 Matagorda Street	AGAINST
Roy B. Scruggs: 1811 Matagorda Street	AGAINST
Mrs. Roy B. Scruggs: 1811 Matagorda Street	AGAINST
Orin Lerdal: 1810 Matagorda Street	AGAINST
Mr. & Mrs. Terry Weeks: 1902 Matagorda Street	AGAINST
Mrs. G. E. Hyden: 1702 Mariposa Drive	AGAINST
W. Oakley Davis: 1706 Mariposa Drive	AGAINST
Elmer Hyden: 1702 Mariposa Drive	AGAINST
Mr. & Mrs. Sam W. Gammon: 1701 Antler Drive	AGAINST
Mr. & Mrs. S. P. Jones: 1704 Windoak Drive	AGAINST
Mr. & Mrs. Otto S. Steiner: 1709 Mariposa Drive	AGAINST
Carl Lind: 1702 Windoak Drive	AGAINST
Mr. & Mrs. Wayne Berry: 1700 Windoak Drive	AGAINST
Gladys Lind: 1702 Windoak Drive	AGAINST
Mrs. Alice O. Gay: 1920 Matagorda Street	AGAINST
Mrs. Marie P. Raschke: 1701 Mariposa Drive	AGAINST
Jack E. Taylor, Jr.: 1812 Matagorda Drive	AGAINST
Mr. & Mrs. Milan Carskadon: 1814 Matagorda	AGAINST
R. E. Gustafson: 1701 Fawn Drive	AGAINST
Mr. & Mrs. David C. Woodland, Jr.: 1712 Mariposa	AGAINST
Ronald Bauer: 1703 Fawn Drive	AGAINST
Ed Sylvanek	AGAINST
W. Petrich	AGAINST

C14-73-173 Mrs. E. R. Youngblood and Mrs. Edna J. Duffy--Contd.

COMMITTEE ACTION:

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

Tract 1

Ms. Mather felt that a 50-foot buffer should be the absolute minimum open space buffer, as the back of single-family homes are 30 feet or less from the common property line. Mr. Juarez felt that requiring 50 feet was too much area and that 25 feet was ample buffering for this area.

Ms. Mather moved to:

Recommend that the request for zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on Tract 1, be granted, subject to a 50-foot buffer to remain in its natural state. The motion died for lack of a second.

The motion was then made to:

Recommend that the request for zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on Tract 1, be granted, subject to a 35-foot buffer to remain in its natural state. The motion died for lack of a second.

The motion was then made to:

Recommend that the request for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on Tract 1, be granted, subject to a 25-foot buffer to be maintained in its natural state; subject to a subdivision and the vacation of Mariposa Drive.

AYE: Messrs. Bobbitt, Juarez and Washington
NAY: Mmes. Himmelblau and Mather

Tract 2

Ms. Mather felt that 120 feet was less appropriate than the 150 feet due to the quality of the character of this area which contained no duplex development.

The motion was then made to:

Recommend that the request on Tract 2 from "A" Residence, First Height and Area to "O" Office, First Height and Area as amended to exclude the easternmost 120 feet, be granted, subject to a subdivision combining property with that fronting on I. H. 35, and subject to Mariposa Drive being vacated.

The Commission also recommended, at the applicant's request that the ordinance pertaining sign notice of approved zoning be applied to both Tracts 1 and 2.

AYE: Messrs. Bobbitt, Juarez and Washington. Ms. Himmelblau
NAY: Ms. Mather

C14-73-173 Mrs. E. R. Youngblood and Mrs. Edna J. Duffy--Contd.

COMMISSION ACTION:

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

Tract 1

A letter was received from the applicant's attorney stating that the applicants were agreeable to a 50-foot buffer strip adjoining the homes on Matagorda Street which will be left in its natural state with no construction to be allowed on this area. He also agreed that no metal building would be constructed on this tract. Mr. Nash felt that a 50-foot natural buffer was too much area to be left unkept and that it might be more suitable to have a ten-foot greenbelt area that would be maintained. Ms. Mather stated that the neighbors wanted this wooded area left in its natural state and this would serve as a substantial sound buffer for I. H. 35.

Tract 2

The letter received from the applicant amended his request to coincide with the staff and Zoning Committee recommendations. Ms. Mather stated that the neighborhood along the eastern part of this tract along Matagorda Street was deserving of protection and that the Commission should provide a 150-foot strip of "A" Residence instead of the recommended 120-foot strip so that the proposed lots fronting Matagorda Street would have sufficient depth to provide their own buffering.

COMMISSION VOTE:

Tract 1

To recommend that the request of Mrs. E. R. Youngblood and Mrs. Edna J. Duffy for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on Tract 1, as amended, on property located at 1901-1925 South I. H. 35 and the rear of 2001-2045 South I. H. 35, be GRANTED, subject to a restrictive covenant which would provide that a 50-foot strip adjoining the homes on Matagorda Street along the east boundary line of Tract 1 to be left in its natural state, without any construction thereon and provided that there will be no requirement for maintaining this area; and a restrictive covenant providing that no metal building will be constructed on this tract.

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

C14-73-173 Mrs. E. R. Youngblood and Mrs. Edna J. Duffy--Contd.

Tract 2

To recommend that the request of Mrs. E. R. Youngblood and Mrs. Edna J. Duffy for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1901-1925 South I. H. 35 and the rear of 2001-2045 South I. H. 35, as amended, be GRANTED subject to deleting the most easterly 120 feet of Tract 2 along Matagorda Street; a subdivision to combine the property with that fronting on I. H. 35 and subject to Mariposa Drive being vacated.

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

PLANNED UNIT DEVELOPMENTS

C814-73-010 Austex Development Co., Ltd.: Cinnamon Hollow
 Buffalo Pass, Stassney Lane,
 and Westgate Boulevard

STAFF REPORT:

This is an application for a Planned Unit Development on a 19.2-acre tract of land located at the northeast intersection of Stassney Lane and West Gate Boulevard. The applicant proposes 150 attached single-family residences on a tract for a density of 7.69 units per acre.

Williamson Creek borders the tract to the north with a small tributary of Williamson Creek running through the middle of the tract. These two drainage areas are being retained as natural greenbelt areas. The total amount of green area in the project totals 9.87 acres or 51.84% of the gross site area.

The area at the corner of Stassney Lane and West Gate Boulevard south of the drainage ditch has been approved for "LR" Local Retail zoning. The triangular-shaped area remaining north of the ditch has been added to this application as green area. The staff recommends approval of the preliminary subdivision and the special permit.

CITIZEN COMMUNICATION (SOUTHWEST AUSTIN HOMEOWNERS ASSOCIATION)

WRITTEN COMMENT

W. A. Owen, Jr.:	5601 Boyton Loop	FOR
John D. Ponsson:	5619 Boyton Loop	FOR
Manuel P. Machado:	5701 Burnhill Drive	FOR
Mr. & Mrs. Roy A. Skiles:	5702 Buffalo Pass	AGAINST
Mrs. Richard E. Jennings:	5411 Buffalo Pass	AGAINST

PERSONS APPEARING

Louis Kirchofer (representing applicant)
 Ron Bauer (representing applicant)

C814-73-010 Austex Development Co.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and concluded that this request should be approved subject to departmental requirements as on file with the Planning Department.

AYE: Messrs. Bobbitt, Nash and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the Planned Unit Development site plan and preliminary subdivision called Cinnamon Hollow by Austex Development Co., Ltd., located at Buffalo Pass, Stassney Lane and Westgate Boulevard be APPROVED subject to departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

SPECIAL PERMITS

CP14-69-015 Claude Rainey, Administrator for Seton Hospital: Emergency Helicopter
1201 West 38th Street Landing at Site of Seton Hospital

STAFF REPORT:

This application has been filed as required under Section 45-28, Sub-Section (h), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to amend the previously approved special permit for Seton Hospital to provide a helicopter landing area. The applicant proposes to use the landing area on an emergency-only basis at the present time and will be used on a regular basis at such time as the movement of hospital patients by helicopter becomes a reality in the Austin area. The staff recommends approval, subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

H. W. Mayton: 3806 Bailey	FOR
Danze & Davis Architects: 1100 West 38th Street	FOR
Sarah Ecelman: 1014 West 34th Street	FOR
Mary Dickey: 1609 Mokle Drive	FOR
Dorothy Rogers: 3803 Bailey Lane	NO OPINION

PERSONS APPEARING

Claude Rainey (representing applicant)	
Mary Helen Bunten: 204 Grandview Place, San Antonio	FOR
W. T. Flynn: 7710 West Rim Drive	FOR
Judith G. Malkin: 4105 Lullwood Road	AGAINST

CP14-69-015 Claude Rainey--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and concluded that this request should be approved subject to departmental requirements as on file with the Planning Department.

AYE: Messrs. Bobbitt, Nash and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Claude Rainey, administrator for Seton Hospital for a special permit for an emergency helicopter landing at the site of Seton Hospital on property located at 1201 West 38th Street, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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.

CP14-73-029 City of Austin: Electrical Utility Substation called "Warren Substation"
Rear of 2100-2106 West 35th Street

STAFF REPORT:

This application has been filed as required under Section 45-28, Sub-Section (c), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to allow the construction of an electrical utility substation at the northwest corner of the intersection of West 35th Street and MoPac Boulevard. An electric utility substation is one of the uses listed in the Zoning Ordinance which is allowable in any use district subject to the granting of a special permit. This triangular-shaped tract adjoins Camp Mabry on the west and north sides and fronts on West 35th Street access road on the third side which will be buffered by a planting area between the fence and the right-of-way line of the 35th Street access road. The staff recommends approval of this application for a special permit subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

H. L. Peterson (representing applicant)

CP14-73-029 City of Austin--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and concluded that this request should be approved subject to departmental requirements as on file with the Planning Department.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of the City of Austin for a special permit for the construction of an electrical utility substation called "Warren Substation" on property located at the rear of 2100-2106 West 35th Street, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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.

CP14-73-030 Clyde B. Harding: A Small Animal Veterinary Clinic In An Existing Building
2611-13 South First Street

STAFF REPORT:

This application has been filed as required under Section 45-23, Sub-Section 73, Paragraph (6), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the operation of a small animal veterinary clinic at 2611 to 2613 South First Street. The property is zoned "C" Commercial, which allows the operation of a veterinary hospital or dog kennel subject to a special permit. There is an existing 30' x 70' metal building on the site which will be used for this operation. The applicant states that the entire operation will be contained within the existing structure and there will be no outside runs or kennels. The staff recommends the approval of this application subject to compliance with departmental requirements as on file with the Planning Department.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD GROUP)

WRITTEN COMMENT

H. C. Reid: 2610 South 1st Street

Joyce Veloz: 2616 Stacy Lane

PERSONS APPEARING

Sam Perry (representing applicant)

FOR

AGAINST

CP14-73-030 Clyde B. Harding--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be approved subject to departmental requirements as on file with the Planning Department, waiving Traffic and Transportation requirements #1 and #3--sidewalks along South 1st Street; minimum 30-foot driveway with 10-foot curb radii.

AYE: Messrs. Bobbitt, Nash and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Clyde B. Harding for a special permit for a small animal veterinary clinic in an existing building on property located at 2611-2613 South First Street, subject to departmental requirements as on file with the City of Austin Planning Department, and waiving Traffic and Transportation requirements #1 and #3--sidewalks along South First Street; minimum 30 feet driveway with ten-foot curb radii, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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.

<u>CP14-73-031</u>	<u>Snyder-Raffa Investments, Inc.: Revision to an Existing 148-Unit Apartment</u>
<u>1809 Colony Creek Drive</u>	<u>Complex from attached structures (Apartment</u>
	<u>House) to detached structures (Apartment</u>
	<u>Dwelling Group)</u>

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. This is an application for a special permit to allow the construction of 148 apartment units on 5.685 acres for a density of 26.2 units per acre. The tract is zoned "GR" General Retail. The applicant has received a building permit which was issued for an apartment house. Technically, this was accomplished because the units were all connected by a common roof system. At this time, the applicant wishes to change his construction to detached structures. This development then, would fall under the classification of an apartment dwelling group which requires special permit approval by the Planning Commission. The applicant proposes 72 two-bedroom, two-bath units, 72 one-bedroom, one-bath units and four efficiency units. The staff recommends approval of this special permit subject to departmental requirements.

CP14-73-031 Snyder-Raffa Investments, Inc.--Contd.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

J. E. Raffa (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather felt this would set a very bad precedent by allowing the applicant to construct his buildings and then apply for a special permit. A majority of the members felt this request should be granted, subject to departmental requirements as on file with the Planning Department.

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

NAY: Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Snyder-Raffa Investments, Inc. for a special permit for the revision to an existing 148-unit apartment complex from attached structures (apartment house) to detached structures (apartment dwelling group) on property located at 1809 Colony Creek Drive, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

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

CP14-73-032 Snyder-Raffa Investments, Inc.: 200-Unit Apartment Complex with
Northwest Corner of Northgate Recreation Area Called:
Boulevard and Rundberg Lane "Royal Crest Apartments"

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. This is an application to construct 200 apartment units on 7.07 acres for a density of approximately 28 units per acre. The property is zoned "B" Residence with the exception of the west 70.0 feet. An application to rezone this tract to "B" Residence has been submitted and has been recommended for approval by the Planning Commission and was granted by the City Council on August 2, 1973. The applicant proposes to construct 100 two-bedroom, two-bath units and 100 one-bedroom, one-bath units. The staff recommends approval of this special permit subject to departmental requirements.

CP14-73-032 Snyder-Raffa Investments, Inc.--Contd.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

C. C. Cook: 3405 Oakmont Boulevard FOR
PERSONS APPEARING
J. E. Raffa (applicant)

COMMITTEE ACTION:

Members reviewed the information and concluded that this request should be approved subject to departmental requirements as on file with the Planning Department.

AYE: Messrs. Bobbitt, Nash and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Snyder-Raffa Investments, Inc. for a special permit for the construction of a 200-unit apartment complex with recreation area called "Royal Crest Apartments" on property located at the northwest corner of Northgate Boulevard and Rundberg Lane, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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.

CP14-73-033 Jones and Lake Company: 299-Unit Apartment Complex called "The 1812-2014 Ed Bluestein Blvd. Creeks Apartments"

STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-Section 39, Paragraph (f), and according to procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for the construction of 299 apartment units on 16.19 acres of land located south of U. S. Highway 183 between Buttermilk Creek and Little Walnut Creek. The proposed density on the tract is approximately 18.5 units per acre, and the zoning on this site is "GR" General Retail. In reviewing this plan, the staff notes with favor the fact that the plan shows a greenbelt along Buttermilk Creek and the units are generally placed in a manner that would

CP14-73-033 Jones and Lake Company--Contd.

allow the retention of natural vegetation along both creeks. In addition to the green belt, the amenities proposed are one swimming pool and a recreation building; therefore, the staff requests that the applicant provide a landscape statement specifically relating to the proposed open area along the creeks. The staff recommends approval of the special permit subject to departmental requirements.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob Thomas (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this request should be approved subject to departmental requirements as on file with the Planning Department and addition of driveway to be approved by Texas Highway Department to Highway 183 between existing bridge and the western boundary of the project.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Jones and Lake Company for a special permit for the construction of a 299-unit apartment complex called "The Creeks Apartments" on property located at 1812-2014 Ed Bluestein Boulevard, subject to departmental requirements as on file with the City of Austin Planning Department and the addition of a driveway to be approved by the Texas Highway Department to Highway 183 between the existing bridge and the western boundary of the project, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather.

ABSENT: Messrs. Betts, Juarez and Washington

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.

CP14-73-034 Doug Frank Development Corp.: A 400-Unit Apartment Complex with Tennis
Graystone Drive, Hart Lane Club and 11 courts, called "Woodhollow Village"
and Woodhollow Drive

STAFF REPORT:

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

CP14-73-034 Doug Frank Development Corp.--Contd.

construction of a 400-unit dwelling group in a "B" Residence, First Height and Area zoned area immediately south of Greystone Drive with Hart Lane bordering on the west and Woodhollow Drive bordering on the east. The density on this tract of 20.0 acres will be twenty units per acre. Under the existing zoning, this tract could be developed with approximately 40 units per acre, however, the applicant has designed this project with the unique characteristics of the property in mind and is proposing a project with a low percentage of building coverage and a relatively high percentage of usable open green space. In addition, the amenities to be provided are: three swimming pools, one volley ball court, eleven tennis courts, tennis pro shop, and gym and recreation building. The staff recommends approval of this special permit subject to departmental requirements as on file with the City of Austin.

CITIZEN COMMUNICATION (NORTHWEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Barry Gruen (representing applicant)

Peter von Wupperfeld (representing applicant)

David Barrow, Jr. 3637 Far West Boulevard FOR

James M. Perdue (NORTHWEST AUSTIN CIVIC ASSOCIATION) FOR

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this request should be approved subject to departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Bobbitt, Nash and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Doug Frank Corp. for a special permit for the construction of a 400-unit apartment complex with tennis club and eleven courts called "Woodhollow Village" on property located at Graystone Drive, Hart Lane and Woodhollow Drive, subject to departmental requirements as on file with the City of Austin Planning Department and waiving the carport setback requirements, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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

STREET VACATIONS

C10-73-113 City of Austin
White Rock Drive, west of MoPac Boulevard

STAFF REPORT:

This is a request to vacate White Rock Drive west of MoPac Boulevard for future surplus sale and MoPac right-of-way.

STAFF RECOMMENDATION:

That this street be vacated subject to departmental requirements as on file with the City Planning Department and Public Works Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members heard the information presented.

COMMISSION VOTE:

To recommend that the request for a street vacation be GRANTED subject to departmental requirements as on file with the City Planning Department and Public Works Department.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather.

ABSENT: Messrs. Betts, Juarez and Washington

C10-73-114 Urban Renewal Agency
Alley between East 12th Street and East 13th Street: from
 Trinity Street to Neches Street
East 13th Street: from Trinity Street to Neches Street
Alley between East 13th Street and East 14th Street: from
 Trinity Street to Neches Street
Alley between East 18th Street and East 19th Street: from
 Trinity Street to Neches Street

STAFF REPORT:

This is a request from the Urban Renewal Agency for vacation of the above mentioned streets and alleys.

STAFF RECOMMENDATION:

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

C10-73-114 Urban Renewal Agency--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members heard the information presented.

COMMISSION VOTE:

To recommend that the request of the Urban Renewal Agency for vacation of the alley between East 12th Street and East 13th Street: from Trinity Street to Neches Street; East 13th Street: from Trinity Street to Neches Street; Alley between East 13th Street and East 14th Street: from Trinity Street to Neches Street; and the alley between East 18th Street and East 19th Street: from Trinity Street to Neches Street be GRANTED subject to retention of easements as on file with the City Planning Department and Public Works Department.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C10-73-115 Robert L. Davis: representing adjoining property owners
Mariposa Drive: Approximately 398 feet from I.H. 35 in the direction of Matagorda Street.

STAFF REPORT:

Mr. Robert L. Davis has submitted a request for the vacation of a portion of Mariposa Drive.

STAFF RECOMMENDATION:

That this street be vacated subject to departmental requirements as on file with the City Planning Department and Public Works Department. The staff pointed out that the remaining portion of Mariposa Drive would be used by one resident as his driveway presently connects to the existing street.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)
Emile Jamail (applicant)

COMMISSION ACTION:

Members reviewed the information presented.

C10-73-115 Robert L. Davis--Contd.

COMMISSION VOTE:

To recommend that the request of Robert L. Davis for vacation of a portion of Mariposa Drive be GRANTED subject to departmental requirements as on file with the City Planning Department and Public Works Department with a variance to omit the cul-de-sac and Public Works to put up a barricade.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau
and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C10-73-116 David B. Barrow
Florence Street

STAFF REPORT:

Mr. David Barrow has submitted a request for the vacation of Florence Street.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David Barrow (applicant)

COMMISSION ACTION:

Members reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of David Barrow for the vacation of Florence Street be GRANTED subject to departmental requirements and retention of easements as on file with the City Planning Department and Public Works Department.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau
and Mather

ABSENT: Messrs. Betts, Juarez and Washington

PUBLIC HEARINGS

C8c-73-005 Bee Caves Tract
Review of Conceptual Plan

The staff advised that this case has been POSTPONED.

OTHER BUSINESS

C2-73-3a ZONING

Setting a public hearing for proposed zoning ordinance amendments in relation to Veterinarian Clinics

Information was distributed to the Planning Commission members for their review. The members then

VOTED: To set a public hearing for the proposed zoning ordinance amendments in relation to Veterinarian Clinics for the September 11, 1973 meeting of the Planning Commission.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C2-73-8b Subdivision

Consideration of Commission policy related to 15' radius for all corner lots

STAFF REPORT:

The staff reported that the present policy requires a 15-foot radius on corner lots. Various departments have agreed that it would be much easier to provide a clipped corner than it would be to put down a radius.

STAFF RECOMMENDATION:

To adopt a change in policy to permit clipping of corner lots in subdivisions.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE a change in policy to permit clipping of corners on corner lots or using corner radius treatment at the discretion of the developer, providing he is consistent throughout each subdivision.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

Street Vacation Study

Proposed closing of Webberville Road Railroad Crossing

The staff reported that the Webberville Road railroad crossing item falls into an Urban Renewal project which is going to have to be reviewed. Therefore, this item was not reviewed at this time.

C1-73-3 Minutes

The members then

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

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

PRESENTATIONS

Stuart Henry, Director of Environmental Resource Management presented a brief on creeks and waterways.

The Planning Department Staff presented a film entitled Urban Alternatives.

R146 SUBDIVISION

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

C8-73-64 Oak Crest

Austin - McNeil Road - F.M. 1325

STAFF REPORT:

The staff reported that the City-County Health Department office states that Allan Abbe, Consulting Engineer, has submitted a preliminary for the above subdivision of eight lots and stated that requirements for septic tank use have been met on lots 1, 2 and 3.

STAFF RECOMMENDATION:

To APPROVE lots 1, 2 and 3 and withhold approval on the other five lots, pending submission of additional information which would justify their use for septic tanks, subject to departmental requirements but deleting condition #2--developer required to place railroad crossing signalization in cooperation with the County.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Allan G. Abbe (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented.

C8-73-64 Oak Crest--Contd.

COMMISSION VOTE:

To APPROVE lots 1, 2 and 3 of the Oak Crest Subdivision and withhold approval on the other five lots, pending submission of additional information regarding septic tank use, and subject to departmental requirements as on file with the City of Austin Planning Department but deleting requirement #2--developer required to place railroad crossing signalization in cooperation with the County.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

C8-73-76 Kellywood Estates
Kelly Wood Drive and Red Hawk Trail

STAFF REPORT:

This is a 50-acre subdivision off Brodie Lane in southwest Austin called Kellywood Estates consisting of 50 lots, 125' x 215' in size. The Health Department has stated that information has been received from Frank G. Bryant and Associates regarding the core boring and percolation tests for septic tank uses and meet the necessary requirements.

STAFF RECOMMENDATION

To approve the preliminary subdivision of Kellywood Estates, subject to departmental requirements and limiting the area to single-family residential uses only.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented.

COMMISSION VOTE:

To APPROVE the preliminary plan of Kellywood Estates subdivision, subject to departmental requirements as on file with the City of Austin Planning Department and limiting the area to single-family residence uses only.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

R146 SUBDIVISIONS--Contd.

FINAL SUBDIVISION PLATS - FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivision plats:

<u>C8-69-45</u>	<u>Hillcrest Baptist Church Subdivision</u>
	Steck Avenue & Greenslope Drive
<u>C8-71-28</u>	<u>Frontier Valley</u>
	East Riverside Drive
<u>C8-72-143</u>	<u>Westview Estates, Section Three</u>
	Pitter Pat Lane & Judy Drive
<u>C8-72-167</u>	<u>Buckingham Place Commercial Center</u>
	William Cannon Drive & South 1st Street
<u>C8-73-17</u>	<u>Indian Oaks</u>
	McNeil Drive & Indian Oaks Drive
<u>C8-73-31</u>	<u>Angus Valley Annex, Section Three</u>
	Black Angus Drive & Bar-X Drive
<u>C8-73-41</u>	<u>Hidden Meadows</u>
	U. S. 183 & Hidden Meadows Drive
<u>C8-73-66</u>	<u>Jolly Oaks</u>
	Old U. S. 183 & Eddystone Street
<u>C8-73-75</u>	<u>Street Dedication - Long Bow Lane</u>
	South Congress & Long Bow Drive
<u>C8-73-80</u>	<u>Resub. Lot H2, N. W. Hills Ranch, Section 1</u>
	D-K Ranch Road & T-Bar Trail

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plat, pending name change to The Village at Pleasant Valley

<u>C814-72-15</u>	<u>The Village Square</u>
	Knuckles Crossing Road & Pleasant Valley

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

R146 SUBDIVISIONS--Contd.

The Commission then

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

<u>C8-72-149</u>	<u>Westhill Estates, Section 1</u>
	D-K Ranch Road & Yucca Drive
<u>C8-73-85</u>	<u>Spicewood at Balcones Village, Sec. 5</u>
	Spicewood Parkway & Olson Drive

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plat, subject to connection to an approved wastewater disposal system; easements required; and compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8-73-44</u>	<u>Village One & Two at Anderson Mill</u>
	Lake Creek Parkway & U. S. 183

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

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

<u>C8-73-47</u>	<u>Cherry Creek, Ph. IV, Section 1</u>
	Scenic Oak Circle & Mesa Gate Blvd.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plat, pending compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8-73-68</u>	<u>Westridge Estates</u>
	Cuernavaca Drive & Westwood Drive

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

R146 SUBDIVISIONS--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plat, pending connection to an approved wastewater disposal system and compliance with departmental requirements as on file with the City of Austin Planning Department:

C8-73-70 Colony Park Hills 1-A
Decker Lake Road & Colony Loop

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

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

C8-73-78 Travis Country II, Phase I
Travis Country Circle

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following subdivision plats pending compliance with departmental requirements as on file with the City of Austin Planning Department and current tax certificates:

C8-73-81 East Ranch, Section S-8
Ranch Road 620 & City Park Road
C8-73-82 East Ranch, Section S-9
Ranch Road 620 & City Park Road

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

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-72-398 Citizens Subdivision
Harmon Avenue

R146 SUBDIVISIONS--Contd.

<u>C8s-73-49</u>	<u>Harold Addition</u>
	Ben White Blvd. & Chapman Lane
<u>C8s-73-109</u>	<u>Resub. Lt. 1, Blk. C, Crockett Heights, Sec. I</u>
	Cougar Drive & Sahara Avenue
<u>C8s-73-136</u>	<u>Pankey Addition</u>
	Pennsylvania Avenue
<u>C8s-73-138</u>	<u>Bennett Addition</u>
	Chisholm Lane
<u>C8s-73-146</u>	<u>Shia Addition</u>
	Radam Lane & South 1st Street
<u>C8s-73-150</u>	<u>Crest Royal Addition</u>
	Rundberg Lane and Northgate Blvd.
<u>C8s-73-151</u>	<u>Terrace Plaza</u>
	Bull Creek Road
<u>C8s-73-153</u>	<u>Realtor Parkway</u>
	Medical Parkway
<u>C8s-73-158</u>	<u>Resub. Lot 2, Blk. L of Southridge, Sec. 3 &</u>
	<u>Lts. 34, 35 & 36, Southridge, Sec. 5</u>
	Southridge Drive & Southport Drive
<u>C8s-73-159</u>	<u>Jimmy Brooks Addition</u>
	Del Curto Road
<u>C8s-73-169</u>	<u>Turbex Addition</u>
	Brown Lane
<u>C8s-73-173</u>	<u>Resub. of Lots 6 & 7 and a portion of</u>
	<u>Lot 5, Blk. 6, Manchaca Estates</u>
	Cannon League Drive & Berkley Avenue
<u>C8s-73-177</u>	<u>E. H. Golden Subdivision</u>
	East 52nd Street & Airport Blvd.
<u>C8s-73-178</u>	<u>Commercial Corner</u>
	Western Trails Blvd. & Sagebrush Trail

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

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

<u>C8s-73-165</u>	<u>Maude E. Roach Subdivision</u>
	East 19th Street & Redwood Avenue

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivisions, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granting a variance on signature of adjoining owners:

<u>C8s-73-186</u>	<u>Universal Heights</u>
	Water Park Road
<u>C8s-73-188</u>	<u>Resub. of the Hudson Tract</u>
	U. S. Hwy. 290 W. & Rosson Drive
<u>C8s-73-201</u>	<u>Wayne Smith Estates</u>
	Lyndon Lane

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the city of Austin Planning Department and fiscal arrangements required:

<u>C8s-73-187</u>	<u>Resub. Lots 24 & 25, Blk. A, MSZ Addition</u>
	Montclair Drive

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivisions, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granting a variance to exclude the balance of the tract:

<u>C8s-73-189</u>	<u>Steinbach Addition</u>
	Emerald Forest Drive
<u>C8s-73-193</u>	<u>Shady Hollow, Section 1-A</u>
	Squirrel Hollow

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

R146 SUBDIVISIONS--Contd.

The Commission then

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

<u>C8s-73-190</u>	<u>Resub. #1 Hoagland Addition</u>
	<u>Powell Lane & Georgian Drive</u>
<u>C8s-73-192</u>	<u>T. L. Subdivision #1</u>
	<u>South Congress & Barton Springs Road</u>
<u>C8s-73-194</u>	<u>Resub. Lot 9 & 10, Blk. 7, Austin Lake Estates</u>
	<u>Skyview Drive & Magellan Drive</u>

The Commission then

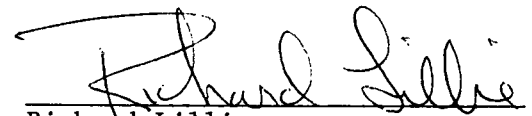
VOTED: To POSTPONE the following short form subdivisions, pending receipt of a letter of variance from the owner:

<u>C8s-73-198</u>	<u>Greinert Addition</u>
	<u>Bull Run & Mustang Chase</u>
<u>C8s-73-199</u>	<u>Alpine Hills</u>
	<u>Alpine Road</u>

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The meeting was adjourned at 9:50 p.m.


Richard Lillie
Executive Secretary