

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- September 11, 1973

The meeting of the Commission was called to order at 7:30 p.m. in the Council Room, Municipal Building.

Present

William Milstead, Chairman
*Charles Betts
O. P. "Bob" Bobbitt
C. W. Hetherly
Betty Himmelblau
Philip Juarez
Jean Mather
Bennie Washington

Absent

Charles Nash

*Arrived at 7:15 p.m.

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Joe Ferguson, Specialist
Pat Page, Secretary I

ZONING

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

Present

C. W. Hetherly, Chairman
Charles Betts
Betty Himmelblau
Jean Mather
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 September 4, 1973

**Present only on September 5, 1973

C14-73-174 Doyle H. Moore: A, 1st to O, 1st
 5806-5808 Bolm Road
 1100-1104 Perry Road

STAFF REPORT:

This property is located in east Austin and is part of a low-density neighborhood composed of large lots. This neighborhood lies between Govalle Park to the west and Johnston High School to the east. The Master Plan calls for land use north of Bolm Road to remain low-density residential with the land use south of Bolm Road to be industrial. A majority of the old zoning on the south side of Bolm Road is considered premature, as the area is still predominantly developed with "A" Residence uses. The existing industrial developments are oriented to Ed Bluestein Boulevard or Airport Boulevard, whereas subject tract is oriented to the existing low-density development and is across the street from and adjoins single-family homes. Two months ago the Planning Commission recommended denial of any change in zoning for a tract on the north side of Bolm Road and four tracts west from subject property. To the southeast, the Master Plan was revised from an industrial area to medium-density residential area to permit a low-income housing development. The "C" Commercial zoning to the east of subject tract, at the corner of Gardener Road and Bolm Road, was zoned in 1960 to permit an industrial laundry. Subject property is served by Perry Road, a minor residential street, and Bolm Road, an inadequate industrial collector street which needs to be increased to seventy feet of right-of-way and would affect subject tract by five feet.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Edward W. Hall: 5800 Bolm Road

FOR

Lucas G. Selvera, Sr.: 1104 Perry Road

FOR

PERSONS APPEARING

Doyle H. Moore (applicant)

COMMITTEE ACTION:

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

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and
 Mather

COMMISSION ACTION:

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

C14-73-174 Doyle H. Moore--Contd.

COMMISSION VOTE:

To recommend that the request of Doyle H. Moore for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5806-5808 Bolm Road and 1100-1104 Perry Road be DENIED.

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

ABSENT: Mr. Nash

C14-73-175 Melvin Natho: A, 1st to O, 1st
5603 Clay Avenue

STAFF REPORT:

This property is located in north Austin on a substandard minor residential street. Subject tract is part of a single-family neighborhood and has single-family lots zoned for "A" Residence uses adjoining in three directions. Commercial uses more closely oriented to Burnet Road exist across the street from subject tract. Two requests for "O" Office on a church-owned property to the north on Clay Street were heard during 1971. The Planning Commission recommended for denial on the first occasion but recommended for granting the zoning change on the second request. Subsequent cases farther to the north for "B" Residence and "C" Commercial on the minor residential streets have very recently been recommended for denial by the Commission. The Planning Commission's major considerations in recommending the retention of "A" Residence for this area has been for the protection of the immediate neighborhood and the neighborhood to the north as well as streets inadequate for other than low-density development. Last month both the staff and the Commission recommended for the "O" Office zoning request to the south at the corner of Clay Avenue and Houston Street which is closely oriented to Burnet Road.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with a substandard street situation. This tract is not oriented to Burnet Road and is located within an existing single-family development in the middle of the block.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Herman Lamar Hallingsworth: 11406 Hunters Lane

FOR

Albert A. Huber: Rt. 8, Box 411

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

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

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION VOTE:

To recommend that the request of Melvin Natho for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5603 Clay Avenue be DENIED.

ABSENT: Mr. Nash

STAFF REPORT:

Subject tract, however, does adjoin homes along its west boundary which are deserving of protection.

That this case be granted, subject to a 25-foot building setback from its west boundary and a six-foot privacy fence along this same boundary line.

The requested zoning, with attention to screening and setbacks, is considered compatible with the existing zoning and development along this section of this major street and is consistent with Planning Commission recommendations.

WRITTEN COMMENT

PERSONS APPEARING

None

Members reviewed the information presented and recommended that this case be granted subject to a 25-foot building setback from its west boundary and a six-foot privacy fence along this same boundary line.

C14-73-176 Eugene J. & Irene A. Jordan--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Eugene J. and Irene A. Jordan for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 3803-3812 Manchaca Road be GRANTED subject to a 25-foot building setback from its west boundary and a 6-foot privacy fence along this same boundary line.

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

ABSENT: Mr. Nash

C14-73-177 A. M. DeBerry: A, 1st to C, 1st
4709 Red Bluff Road

STAFF REPORT:

This property is located in east Austin on a minor residential 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 exists on both ends of this block and "D" Industrial zoning exists across Red Bluff Road from subject tract. Two pending cases of "C" Commercial recommended by the Planning Commission are located to the east of subject property.

STAFF RECOMMENDATION:

That this case be granted, as this area is in transition to "C" Commercial zoning and is consistent with recent Commission recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

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

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

C14-73-177 A. M. DeBerry--Contd.

COMMISSION VOTE:

To recommend that the request of A. M. DeBerry for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 4709 Red Bluff Road be GRANTED.

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

ABSENT: Mr. Nash

C14-73-178 D & J Properties, Inc.: A, 1st to GR, 1st
 1804-1806 Matthews Lane
 7105-7119 Cannonleague Drive
 7116 Dan Jean Drive

STAFF REPORT:

This property is located in south Austin and is bounded by two minor residential streets with narrow surfacing and a minor collector street. Subject tract lies within a neighborhood with single-family homes in three directions, including the new Cherry Meadows single-family neighborhood to the north and east. Subject tract also faces homes across Matthews Lane and is on a planned sidewalk route to the Cunningham Elementary School. An undeveloped ten-acre tract zoned for "GR" General Retail uses exists west of subject tract. This ten-acre tract has frontage on a major arterial street and was rezoned in 1971 with the Planning Commission only recommending for the northern portion which they considered to be oriented to the major intersection of Manchaca Road and William Cannon Drive. The Commission in their recommendation, cited intrusion into single-family neighborhoods and being too far removed from a major intersection as their major objections to rezoning the entire tract. The City Council overruled the Commission and approved the zoning for the whole property.

Two cases of "LR" Local Retail were heard during 1972 for the southwest corner of Manchaca Road and Matthews Lane. The Commission recommended for denial on the first request but later recommended for the change. Our review of this area indicates over 60 acres of retail zoning is located within six blocks of this tract. Subject tract is also approximately one and one-half miles of 50 acres of existing and proposed retail zoning near the intersection of William Cannon Drive and South First Street. Rezoning subject tract would also make a precedent for further rezoning along Matthews Lane and would cause additional homes to face non-"A" Residence uses.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood with streets adequate for only "A" Residence uses. Subject property has been platted for lot sizes adequate for duplex development and the staff considers duplexes to be a very appropriate use. In addition, there is already more than sufficient existing zoning to serve the needs of this area. Granting this zoning would also encourage strip commercial development along Matthews Lane.

C14-73-178 D & J Properties, Inc.--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Melvin Meek: 1901 Matthews Lane

AGAINST

Bent Linam: 1809 Matthews Lane

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION

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

AYE: Messrs. Hetherly, Betts 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 D & J Properties, Inc. for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 1804-1806 Matthews Lane, 7105-7119 Cannonleague Drive and 7116 Dan Jean Drive be DENIED.

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

ABSENT: Mr. Nash

C14-73-179 James A. Crist: Int. A, 1st to C-2, 1st
5506-5514 South Congress Avenue

STAFF REPORT:

This property is located in south Austin on a major arterial street. Subject property lies within an area developed prior to annexation and a number of permissive uses exist. This property is part of an area along a major arterial street which is planned for "C" Commercial except for those properties extending into the single-family neighborhoods. The staff, in a recent review of property in this general area, recommended "C" Commercial uses for this immediate area. The Planning Commission has recently recommended for a combination of "C" Commercial and "C-2" Commercial zoning on two recent cases in this area, one adjoining to the north of subject tract and the other approximately two blocks to the north and on the east side of South Congress.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "C-2" Commercial be granted on the limited area of a building and that the remainder of the property be zoned "C" Commercial, subject to field notes to identify the limited area and a subdivision of this property. Basically, the request is considered appropriate, but the "C-2" should be limited to the area of a building as has been the Commission's policy in recent years.

C14-73-179 James A. Crist--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mary G. Hanks:	707 West Johanna	FOR
Bennie Fojtik:	2802 Ware Road	FOR
Cepeda Simon:	2501 Durwood	FOR

PERSONS APPEARING

James Crist (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to deny this request but to grant "C-2" Commercial, First Height and Area on a limited area of the building and that the remainder of the property be zoned "C" Commercial, First Height and Area, subject to field notes to identify the limited area and a subdivision.

AYE: Messrs. Hetherly, Betts 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 James A. Crist for a zoning change from Interim "A" Residence, Interim First Height and Area to "C-2" Commercial, First Height and Area on property located at 5506-5514 South Congress Avenue be DENIED but GRANT "C-2" Commercial, First Height and Area on a limited area of the building and that the remainder of the property be zoned "C" Commercial, First Height and Area, subject to field notes to identify the limited area and a subdivision.

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

ABSENT: Mr. Nash

C14-73-180 Ferrel C. Strong, et ux: A, 1st to GR, 1st (as amended)
4214-4218 South First Street (Original Request: A, 1st to C, 1st)

STAFF REPORT:

This property is located in south Austin on a major arterial street. Properties fronting on this section of South First Street are in transition to retail-commercial zoning but are developing basically with retail uses. Subject tract abuts a railroad track and faces a General Retail use across the street. The St. Elmo elementary school and playground exists to the south less than one block from subject tract. The tract to the north zoned "C" Commercial is developed with a "GR" General Retail use.

C14-73-180 Ferrel C. Strong, et ux--Contd.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "GR" General Retail be granted.

"C" Commercial is a semi-industrial district permitting wholesale, warehousing, commercial recreation, contractor operations and other permissive uses which generate a heavier commercial vehicle traffic that would be incompatible with a location so close to an elementary school. "GR" General Retail allows wide flexibility, is consistent with the uses developing in this area, and agrees with recent Planning Commission recommendations for closely related tracts.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Wagner (no first name given): 611 Clifford Drive FOR

PERSONS APPEARING

Michael Gilmore (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to grant "GR" General Retail, First Height and Area, as amended.

AYE: Messrs. Hetherly, Betts 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 Ferrel C. Strong, et ux for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area, as amended, on property located at 4214-4218 South First Street be GRANTED as amended.

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

ABSENT: Mr. Nash

C14-73-181 Jagger Associates, Inc.: BB, 1st to LR, 1st
1318-1512 Spyglass Drive

STAFF REPORT:

This property is located in southwest Austin at the intersection of a neighborhood collector street and a major arterial street. Subject tract lies within an area developing with low-density apartments and low-density attached single-family housing. The Commission will be hearing a request for a Planned

C14-73-181 Jagger Associates, Inc.--Contd.

Unit Development use on the property across the residential street from subject tract. A special permit was approved in 1972 for an apartment dwelling group on the adjoining tract to the north. The Barton Hills single-family neighborhood exists to the south across Barton Creek and the MoPac Expressway is planned to the north. Subject corner is less than two blocks south of the proposed MoPac intersection with Barton Skyway where retail development is anticipated. The "BB" Residence zoning in this area was recommended as a buffer between the planned retail and office development to the north and the anticipated single-family development to the south.

STAFF RECOMMENDATION:

That this case be denied. Subject case is an example of spot zoning that would face anticipated "A" Residence type uses. Sufficient retail and office area to service the needs of this area have been planned along the proposed MoPac Boulevard a short distance from subject tract.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

John Browning (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly stated that this was definitely a case of spot zoning and the only reason he could vote for the request was that the area was undeveloped. He felt the area was a good place for a convenience store. Ms. Mather felt that since the area was under one ownership, the developer would design something that would protect his own interest. Mr. Betts felt he would be against the request if the neighborhood was already existing and an individual came in for a zoning change. It was suggested that the applicant submit a letter agreeing that when he came into ownership of the property located across Barton Skyway, he would agree to a restrictive covenant limiting this property to only residential use; however, the Committee agreed that this letter was not necessary. The Committee recommended to grant this request subject to a site plan to be approved by the Zoning Committee.

AYE: Messrs. Hetherly and Betts. Mmes. Himmelblau and Mather

NAY: Mr. Washington

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated it was his understanding that a letter from the applicant agreeing to a restrictive covenant was requested and the applicant stated it was his understanding that he was to submit such a letter.

C14-73-181 Jagger Associates, Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of Jagger Associates, Inc. for a zoning change from "BB" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 1318-1512 Spyglass Drive be GRANTED, subject to a site plan to be approved by the Zoning Committee and requiring that the applicant submit a letter agreeing that when he came into ownership of the property located across Barton Skyway, he would submit a restrictive covenant limiting this property to only residential use.

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

ABSENT: Mr. Nash

C14-73-182 Ruth Brockman & Lenora Brockman: A, 1st to GR, 1st
2106-2110 West Anderson Lane and the
south corner of Sales Street and North Plains

STAFF REPORT:

This property is located in north Austin and fronts on a major arterial street and backs to a minor residential street. This tract lies within an area in transition to "GR" General Retail zoning for those properties fronting on and oriented to Anderson lane. The north part of subject tract abuts to and has access to the North Plains single-family subdivision. The site has a 25-foot storm sewer easement parallel to its north boundary.

In 1971 this same tract was the subject of a request for "GR" General Retail. The Planning Commission only recommended for a zoning change south of a line continuing from the south right-of-way line of North Plains and that the northernmost portion remain "A" Residence, permitting no commercial or apartment access to the North Plains neighborhood. The case was withdrawn at the City Council hearing. During the same cycle, the tract adjoining to the east was granted "GR" General Retail zoning subject to a 64-foot building setback from the homes along Belford Drive. "GR" General Retail zoning could permit development of commercial buildings on the property line where adjoining "A" Residence uses. This is of particular importance for the tract adjoining to the west which could be adversely affected by retail development of subject tract without additional building setback provisions. This is especially important, since we would be unable to recommend for any change in zoning on the adjoining tract.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "GR" General Retail be granted, save and except the northern 80 feet to be retained as "A" Residence, subject to a six-foot privacy fence where adjoining "A" Residence, a 15-foot building setback on the west boundary where adjoining "A" Residence, a subdivision and five feet of right-of-way to increase Anderson Lane from 85 to 90 feet.

C14-73-182 Ruth Brockman & Lenora Brockman--Contd.

The residential development north of Anderson Lane remains basically unchanged since the last staff recommendation for the same property. The neighborhood deserves the protection afforded by shielding, buffering, and setbacks. The northern 80 feet which we propose to remain "A" Residence offers solid protection to the North Plains neighborhood and would be sufficient land area for duplex development. The staff feels this approach is consistent with recent Planning Commission recommendations for comparable land use situations.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Roy Butler: 900 West 6th

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

Mr. Ernest

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly stated that the recommendation on this case should not be considered a precedent for rezoning the neighborhood to the north. Mr. Betts stressed the need to protect the lot to the west particularly. Ms. Mather felt there should be a building setback from the property to the west, as it would be adversely affected by a building which could be 35 feet in height. A majority of the members felt this request should be granted, save and except the northern 45 feet to be zoned "B" Residence, First Height and Area; subject to a six-foot privacy fence where adjoining "A" Residence; five feet of right-of-way on Anderson Lane; subject to a subdivision to identify the property; and a restrictive covenant denying access to North Plains and Sales Street.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau

NAY: Ms. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Ruth Brockman and Lenora Brockman for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 2106-2110 West Anderson Lane and the south corner of Sales Street and North Plains be GRANTED, save and except the northern 45 feet to be zoned "B" Residence; subject to a six-foot privacy fence where adjoining any "A" Residence; five feet of right-of-way on Anderson Lane; subject to a subdivision to identify this property and a restrictive covenant denying access to North Plains and Sales Street.

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

NAY: Mr. Milstead. Ms. Mather

ABSENT: Mr. Nash

C14-73-183 A. C. Bryant, Inc.: C, 1st to C-2, 1st (for a limited area)
Rear of 2711 Exposition Boulevard
 (locally known as 2719-on bldg.)

STAFF REPORT:

This property is located in west Austin within the Casis Village Shopping Center which fronts on a major arterial street. This shopping center lies within a well-defined, stable, single-family neighborhood and is across the street from the Casis Elementary School. A church also exists to the south at the intersection of Exposition Boulevard and Windsor Road. This center is developed with basically "LR" Local Retail and "GR" General Retail uses although it is zoned "C" Commercial.

The staff and the Planning Commission have generally recommended limited areas of "C-2" Commercial zoning when the tract is part of an existing shopping center and when compatible with adjoining land uses.

STAFF RECOMMENDATION:

That this case be denied as incompatible with the existing church and school uses.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Sterling F. Koester: 2705 Exposition	FOR
Herman McDougal: 2717 Exposition	FOR
Edith McDougall: 2715 Exposition	FOR
Dunning C. Bright: 2731 Exposition	FOR
Wallace Shewalter: 2741 Exposition	FOR
John D. Lucas: 2729 Exposition	FOR
J. W. Moffett: Rt. 1, Leander	FOR

PERSONS APPEARING

Tom Curtis (representing applicant)	
A. C. Bryant (applicant)	
Woodrow Sledge: AISD	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and felt this request should be granted, since the requested zoning was in a shopping center. They did not feel this request would be incompatible with the existing church and school since packaged beer and wines were already being sold in a grocery store located in the shopping center.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

C14-73-183 A. C. Bryant, Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of A. C. Bryant, Inc. for a zoning change from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area (for a limited area) on property located at the rear of 2711 Exposition Boulevard (locally known as 2719-on bldg.) be GRANTED.

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

C14-73-184 Point Vista Link, Inc.: Int. A, 1st to LR, 1st on Tracts 1 and 2
 9401-9433 Aberdeen Way (Tract 1)
 9400-9428 Teasdale Terrace (Tract 2)
 also bounded by Rundberg Lane (both tracts)

STAFF REPORT:

The staff reported that the applicant requested that this case be withdrawn.

CITIZEN COMMUNICATION:

WRITTEN COMMENT

Charles J. McLeavy: 1406 Greenwich Drive AGAINST
Norman B. Coleman: 1404 Greenwich Drive AGAINST

PERSONS APPEARING

Woodrow Sledge: AISD AGAINST
Art Mosley: 1402 Marston Circle AGAINST
Theresa F. Mosley: 1402 Marston Circle AGAINST

COMMITTEE ACTION:

Members reviewed the request and were in agreement that this application should be withdrawn.

AYE: Messrs. Hetherly, Betts 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 Point Vista Link, Inc. for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area for Tracts 1 and 2 located at 9401-9433 Aberdeen Way (Tract 1) and 9400-9428 Teasdale Terrace (Tract 2) also bounded by Rundberg Lane (both tracts) be WITHDRAWN.

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

STAFF REPORT:

Tract 4 needs significant attention, as this property adjoins lots proposed for "A" Residence uses. The south portion is of special concern, as its south boundary abuts Village Lane, a minor residential street, and "A" Residence uses would be forced to face a non-residential use.

The staff has had some reservations about the easternmost and westernmost portions of this conceptual plan and can only recommend with close adherence to buffers and considerations recommended. Particular attention is requested for Tract 4 for the protection of the adjoining "A" Residence uses.

C14-73-185 Jagger Properties, Inc.--Contd.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

Sid Jagger (applicant)

COMMITTEE ACTION:

The applicant agreed with the staff comments regarding access to Village Lane. He agreed to only one 30-foot curb cut and he planned on limiting curb cuts on the south side of Village Lane by using a cluster development approach. Members reviewed the information presented and were in agreement that this request should be granted subject to a subdivision to identify the property and provide for necessary streets; a six-foot privacy fence and a 15-foot building setback line for Tract 4 where abutting "A" Residence zoning; one 30-foot curb cut onto Village Lane; recommend approval of request by applicant for use of deferring zoning and sign notification for Tracts 1, 2 and 3.

AYE: Messrs. Hetherly, Betts 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 Jagger Properties, Inc. for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area for Tracts 1, 2 and 4 and "BB" Residence, First Height and Area on Tract 3 on property located at 5313-5411 Pleasant Valley Road (Tract 1), 5212-5218 Nuckols Crossing Road (Tract 2), 4905-5009 Stassney Lane (Tract 3) and 5312-5410 Pleasant Valley Road (Tract 4) be GRANTED subject to a subdivision to identify these properties and provide for necessary streets; a six-foot privacy fence and a 15-foot building setback line for Tract 4 where abutting "A" Residence zoning; one 30-foot curb cut onto Village Lane; recommend approval of request by applicant for use of deferring zoning and sign notification for Tracts 1, 2 and 3.

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

ABSENT: Mr. Nash

C14-73-186 George W. Wilhite, Jr. and George W. Wilhite, Sr.: A, 1st to LR, 1st
1101 Justin Lane at Reese Lane

STAFF REPORT:

This property is located in north Austin on a major arterial street. The curvature and street pattern in this immediate area pose problems due to Reese Lane and Ryan Drive not intersecting Justin Lane at right angles. Subject property is part of the Crestview neighborhood which is developed primarily with single-family homes and some duplexes and faces homes across Reese Lane. The Planning Commission in 1971 heard a request for "GR" General Retail for the northeast corner of Justin Lane and Grover Avenue one block to the west. The Commission recommended denial of any change in zoning, citing the intrusion into a single-family neighborhood. The case was granted an indefinite postponement by the City Council and remains pending. The zoning to the south was granted in the early 1950's, and is under common ownership with property fronting on North Lamar. A buffer of "B" Residence zoning was provided by the Council to protect this neighborhood.

STAFF RECOMMENDATION:

That this case be denied. Any change in zoning would be an intrusion into a neighborhood of single-family homes and duplexes. Because residential lots front Justin Lane, there would be no logical point of termination in future zoning changes to the west. The possible safety problems caused by the complicated street/traffic design of this area should also be a factor in discouraging a change in zoning. There is no priority for improvement for Justin Lane nor is it in the current C. I. P.

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

Mrs. O. W. Schlessenger: 6917 Reese Lane

AGAINST

Wesley E. Diver: Rt. 3, Box 216 G, Leander, Texas

AGAINST

PERSONS APPEARING

Mr. & Mrs. Ira Collins

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented and felt this case should be denied.

AYE: Messrs. Hetherly, Betts 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 George W. Wilhite, Jr. and George W. Wilhite, Sr. for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 1101 Justin Lane at Reese Lane be DENIED.

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

ABSENT: Mr. Nash

Cl4-73-187 Hugo A. & Edith Kieke: Int. A, 1st to C, 1st
5700-5706 South Congress Avenue
121-123 Sandra Street

STAFF REPORT:

This property is located in south Austin at the intersection of a minor residential street and a major arterial street. Subject property is part of the Connie Lynn neighborhood west of South Congress and adjoins Flournoy's Sweetbriar neighborhood to the west. Subject lots lie within an area developed prior to annexation which contains some non-conforming uses, particularly along South Congress Avenue, formerly the old San Antonio Highway. In a staff presentation to the Planning Commission, properties fronting on this major street have been proposed for non-residential zoning except where the depth of tracts intrude into the neighborhoods and the residential streets designed for only "A" Residence uses. The staff recommendation provides for a more restrictive form of commercial zoning when in closer proximity to homes and abutting minor residential streets. The "C" Commercial to the northeast was recommended by the staff, as the tract is located at the planned major intersection of Stassney Lane and South Congress.

STAFF RECOMMENDATION:

That this case be denied, but recommends that the two lots fronting on South Congress Avenue be granted "LR" Local Retail, First Height and Area, subject to one-half the right-of-way (five feet) to increase Sandra Street from 50 to 60 feet; and a six-foot privacy fence on the west boundary line.

The "C" Commercial District is a semi-industrial category which permits wholesale, warehousing, contractor operations, commercial recreation and other permissive uses usually incompatible with single-family neighborhoods. Non-residential zoning should be encouraged at major intersections. Subject tract is small, difficult to buffer, and intrudes into the neighborhood. "LR" Local retail is considered a workable alternative, as this zoning district is designed for retail businesses of a local character and to serve a smaller market.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Thomas C. Brown: 201 Sandra Street	FOR
Hoyt Townsleep: Rt. 1, Box 10, Buda, Texas	FOR
Bennie Fojtik: 2802 Ware Road	FOR
Roy and Ruth McNabb: 5606 S. Congress Avenue	AGAINST

PERSONS APPEARING

Marge Moore (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to deny the request but grant "LR" Local Retail, First Height and Area, subject to one-half the right-of-way (five feet) to increase Sandra Street from 50 to 60 feet; and a six-foot privacy fence on the western boundary line and on the westernmost 50' of the south boundary line.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

C14-73-187 Hugo A. & Edith Kieke--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Hugo A. and Edith Kieke for a zoning change from Interim "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 5700-5706 South Congress Avenue and 121-123 Sandra Street be DENIED but GRANT "LR" Local Retail, First Height and Area, subject to one-half the right-of-way (five feet) to increase Sandra Street from 50 to 60 feet; a six-foot privacy fence on the western boundary line and on the westernmost 50 feet of the south boundary line.

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

ABSENT: Mr. Nash

C14-73-188 Dan Covert and John Joseph: C, 6th & A, 1st to C, 2nd
 8002-8034 North Interstate 35
 703-713 Wonsley Drive

STAFF REPORT:

This property is located in north Austin at the intersection of an Interstate Highway and an inadequate minor collector street. The majority of subject tract lies within a permissively-zoned strip along I. H. 35 buffered by "B" Residence zoning to the west along Wonsley Drive. The major development on the east side of I. H. 35 is the Texas Highway Department operation. The Height and Area is a combination of Sixth and Fifth with Fifth Height and Area adjoining the south boundary of subject tract.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify this property and dedicate 15 feet of right-of-way on Wonsley Drive to increase this street to 60 feet.

The requested zoning is considered appropriate, as it fronts on an Interstate Highway, is buffered by apartment zoning, and is consistent with the Height and Area to the south.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Max M. Kaplan: P. O. Box 2352, Houston, Texas

AGAINST

PERSONS APPEARING

Jerry Winetroub

FOR

L.J. Defried: 8705 Katy Fwy. Suite 103, Houston, Tex.

FOR

C14-73-188 Dan Covert and John Joseph--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be granted subject to a subdivision to identify the property and dedicate 15 feet of right-of-way to increase Wonsley Drive to 60 feet.

AYE: Messrs. Hetherly, Betts 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 Dan Covert and John Joseph for a zoning change from "C" Commercial, Sixth Height and Area and "A" Residential, First Height and Area to "C" Commercial, Second Height and Area on property located at 8002-8034 North Interstate 35 and 703-713 Wonsley Drive be GRANTED subject to a subdivision to identify the property and dedicate 15 feet of right-of-way on Wonsley Drive to increase this street to 60 feet.

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

ABSENT: Mr. Nash

C14-73-189 Robert J. Hearon, Jr., Trustee: B, 2nd to C, 3rd
700-706 West 19th Street
1900-1908 Rio Grande Street

STAFF REPORT:

The staff reported that the applicant requested that this case be withdrawn.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOOD)

WRITTEN COMMENT

Sam E. Dunnam: 1711 Esperson Building

FOR

PERSONS APPEARING

Bert Johnson: 610 West 19th Street

FOR

William D. Chipman: 2504 D. Leon

AGAINST

Donald Pitts: 1903 Rio Grande

AGAINST

COMMITTEE ACTION:

Members reviewed the request and were in agreement that this case be withdrawn.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

C14-73-189 Robert J. Hearon, Jr., Trustee--Contd.

COMMISSION VOTE:

To recommend that the request of Robert J. Hearon, Jr., Trustee for a zoning change from "B" Residence, Second Height and Area to "C" Commercial, First Height and Area on property located at 700-706 West 19th Street and 1900-1908 Rio Grande Street be WITHDRAWN.

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

ABSENT: Mr. Nash

C14-73-190 E. C. Bradshaw, Frances Bradshaw and Morris Campbell: A, 1st to C, 1st
4101-4103 South First Street
507-515 Clark Street

STAFF REPORT:

This property is located in south Austin at the intersection of a major arterial street and a narrow minor residential street which dead-ends to the east. There is a mixed zoning pattern in this area, but subject property is a part of the Placedina single-family neighborhood which has remained "A" Residence except for properties fronting on South First Street. Although "C" Commercial zoning exists in this area, the majority of the rezoned land is developed with retail uses. A day care kindergarten use exists on the "GR" General Retail zoning across the residential street from subject tract. This retail zoning was recommended for denial by the Planning Commission in 1964, but recommended "O" Office in deference to the homes along the south side of Clarke Street. The City Council overruled the Commission and granted the requested General Retail zoning. No right-of-way was obtained along Clarke Street.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "GR" General Retail be granted for lots 9 and 10 or approximately a 77-foot depth from South First Street subject to one-half the right-of-way (five feet) to increase Clarke Street from 50 to 60 feet and a six-foot privacy fence where adjoining "A" Residence to the east.

Some zoning change is appropriate for that part of subject property oriented to South First Street but the staff feels this modest neighborhood designed for only "A" Residence uses deserves some protection. "C" Commercial is a very permissive zoning district and is usually incompatible with residential uses.

C14-73-190 E. C. Bradshaw, Frances Bradshaw and Morris Campbell--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Anne Martin: P. O. Box 3071 AGAINST
Judge C. B. Maynard: Courthouse, Bastrop, Texas AGAINST

PERSONS APPEARING

Clyde H. Welch (representing applicant)
Wayne Bone (representing applicant)
E. C. Brodsham: 4101 South 1st Street FOR
Don Chapman FOR
Mrs. J. W. Young AGAINST
Jerry Correll AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly stated he would not consider any change in zoning for the easternmost two lots and there was a need to protect this neighborhood. Mr. Betts further stressed the need to protect the neighborhood and also the depth of the lot was quite important. Ms. Mather felt a metal building would be incompatible with the neighborhood and building setbacks should also be discussed. In addition, parking could possibly be a problem for the neighborhood. A majority of the members felt this case should be denied.

AYE: Messrs. Betts and Washington. Mmes. Himmelblau and Mather
NAY: Mr. Hetherly

COMMISSION ACTION:

Members heard a request from the applicant asking that this case be postponed for 30 days in order to allow the applicant time to amend his application.

COMMISSION VOTE:

To recommend that the request of E. C. Bradshaw, Frances Bradshaw and Morris Campbell for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 4101-4103 South First Street and 507-515 Clark Street be POSTPONED for 30 days and refer the request back to the Zoning Committee.

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

C14-73-191 Emil Roos: A, 1st to LR, 1st
70 Comal Street
1506-1508 Garden Street

STAFF REPORT:

The staff reported that the applicant requested that this case be postponed for 30 days.

C14-73-191 Emil Roos--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Ester Cohen: 6024 Luther Lane

FOR

PERSONS APPEARING

Mrs. Fannie B. Estrada: 1606 Garden Street

AGAINST

Johnny Escobedo: 66 Comal Street

AGAINST

Frank A. Estrada: 1606 Garden Street

AGAINST

Jo Spradling: 1509 Garden Street

AGAINST

Paul P. Castenada: 1600 Garden Street

AGAINST

Julia P. Rodriguez: 1604 Garden Street

AGAINST

Augustina Haskell: 1406 Garden Street

AGAINST

Eusehio Rodriguez: 1604 Garden Street

AGAINST

COMMITTEE ACTION:

Members reviewed the request and agreed that this case should be postponed for 30 days.

AYE: Messrs. Hetherly, Betts 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 Emil Roos for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 70 Comal Street and 1506-1508 Garden Street be POSTPONED for 30 days.

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

ABSENT: Mr. Nash

C14-73-192 Ted Everett Jordan and Maragret Dorough Jordan: A, 1st to O, 1st
1005 East 40th Street

STAFF REPORT:

This property is located in north Austin on an inadequate minor collector street and is part of an older single-family neighborhood. Properties on the north side of this street and adjoining to the east were zoned "O" Office to provide a buffer between the single-family neighborhood and the Hancock Shopping Center and the retail-commercial development along the I. H. 35 frontage road and East 41st Street. The Planning Commission in 1967 indicated its intent to protect the single-family neighborhood on the south side of 40th Street by recommending that all right-of-way should come from the north side of the street.

Subject tract backs and sides to single-family homes and is a narrow lot which would make buffering and setbacks from "A" Residence zoning difficult to accomplish.

C14-73-192 Ted Everett Jordan and Maragret Dorough Jordan--Contd.

STAFF RECOMMENDATION:

That this request be granted, subject to a six-foot privacy fence where adjoining "A" Residence zoning. The Commission has required other types of buffering such as height limitations, building setbacks, and green areas where non-residential zoning abuts single-family development, but because of the narrow width of this lot these would be difficult to apply.

We make this recommendation only reluctantly, as subject tract adjoins and faces "O" Office zoning and the proposed change would occur at back property lines. This recommendation should not be construed as a precedent for other properties within this neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Pat Harkino: 6213 Highland Hills Drive	FOR
John Felter Co.: 1309 Ashland, Houston, Texas	FOR
Charles D. Nash: P. O. Box 1988	FOR
Watt Schieffer: 1101 East 40th Street	FOR
L. R. Owens: 3909 Wilbert Road	AGAINST

PERSONS APPEARING

Jon N. Wissner (representing applicant)
Ted Jordan (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and felt this case should be granted subject to a six-foot privacy fence on the west and south sides of tract where adjoining "A" Residence zoning.

AYE: Messers. Hetherly, Betts 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 Ted Everett Jordan and Maragret Dorough Jordan for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1005 East 40th Street be GRANTED subject to a six-foot privacy fence where adjoining "A" Residence on the west and south sides of the tract.

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

ABSENT: Mr. Nash

C14-73-193 Lumbermen's Investment Corp.: A, 1st to GR, 1st
6700-6914 Decker Lane
8200-8508 Decker Lake Road (Loyola Lane)

STAFF REPORT:

This property is located in east Austin and is bounded by two major arterial and two planned neighborhood collector streets. Subject tract is a part of the Colony Park conceptual plan which proposes commercial-type uses at this location. The plan provides a buffer of apartment development in between the retail shopping area and standard single-family development. A city park and Walter Long Lake are located north and east of subject tract.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify this tract and provide for streets.

The requested zoning is at the intersection of two major arterial streets, there is good compatibility to planned single-family development, and the request is consistent with the Planning Commission recommendation for the conceptual plan.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

James G. Vier: 12th & Colorado

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted subject to a subdivision to identify this tract and provide for streets.

AYE: Messrs. Hetherly, Betts 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 Lumbermen's Investment Corp. for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 6700-6914 Decker Lane and 8200-8508 Decker Lake Road (Loyola Lane) be GRANTED subject to a subdivision to identify the tract and provide for streets.

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

ABSENT: Mr. Nash

C14-73-194 Lumbermen's Investment Corporation: Int. A, 1st to LR, 1st (as amended) ✓
 6502-6702 Decker Lake Road (Loyola Lane) (Original Request: Int. A, 1st
 also bounded by Morris Lane and to GR, 1st)
 the T. N. O. Railroad

STAFF REPORT:

This property, totaling 12 acres, is located in east Austin at the Intersection of two major arterial streets and adjoins a railroad track to the east. Subject property also adjoins the planned Colony Park neighborhood to the north and east and is part of a conceptual plan adopted by the Planning Commission in late 1972. The plan reflects non-residential use for subject property. This site, due to its small size and relationship to the neighborhood, would be more appropriately developed as a neighborhood shopping center to serve day-to-day type needs. Many of the uses in "GR" General Retail such as department stores, automobile tire centers and other permissive operations would not be appropriate on this small site in the midst of residential uses. A request for "GR" General Retail zoning by the applicant for a larger 32-acre tract will also be heard by the Commission this month and the staff has recommended granting this request due to its appropriate size and relationship to the planned developments.

STAFF RECOMMENDATION:

That this case be denied, but grant "LR" Local Retail, subject to a subdivision to identify this property and provide for one-half the right-of-way (ten feet) to increase Morris Lane from 70 to 90 feet. It is also recommended that the Commission consider shielding, buffering and building setbacks from the "A" Residence properties to the north and east.

The staff considers "LR" Local Retail to be more appropriate for this location and the type uses it would normally be expected to serve. The uses in "LR" Local Retail District would allow reasonable flexibility and be more compatible with the neighborhood. The 32-acre tract to the east will provide more than adequate regional-type services for the area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

James G. Vier: 12th & Colorado

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

C14-73-194 Lumbermen's Investment Corporation--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted as amended, subject to a 25-foot building setback and a six-foot privacy fence on the northern boundary line; subject to a subdivision and one-half the right-of-way (ten feet) to increase Morris Lane from 70 to 90 feet; members felt a setback was not needed on the east boundary along the railroad tracks.

AYE: Messrs. Hetherly, Betts 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 Lumbermen's Investment Corporation for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area, as amended, on property located at 6502-6702 Decker Lake Road (Loyola Lane) also bounded by Morris Lane and the T. & N. O. Railroad be GRANTED, as amended, subject to a 25-foot building setback and a 6-foot privacy fence on the northern boundary line; subject to a subdivision and one-half the right-of-way (ten feet) to increase Morris Lane from 70 to 90 feet.

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

ABSENT: Mr. Nash

—

single-family dwelling units, 1
commercial facility with common open
space called "Sky Forest"

STAFF REPORT:

This is an application for a Planned Unit Development on 12.54 acres of land located on the south side of Bee Caves Road approximately 0.6 miles west of the Loop 360 intersection. The applicant proposes 20 detached single-family residences, three townhouse units, and one duplex unit, with a commercial tract designated on Bee Caves Road. The owner of the tract, Mrs. Margaret Geisen, currently resides on lot 1. The remaining lots will be sold and built upon at the rate of approximately two units per year.

The staff is recommending that a public street between Bee Caves Road and Canyon Rim Drive, be provided through the subject tract. This tract and the tract to the north are the only remaining large tracts that can be subdivided into smaller residential lots. The necessity of this street should be considered regardless of the particular type of development proposed.

The staff requests a departure from the normal review procedure and requests that the Committee take one action on the requirement for the public street and another action on the proposed Planned Unit Development. The staff proposes the public street as shown for the following reasons:

- a. Sec. 23.32 of the Austin City Code requires residential block lengths to be approximately 1,200 feet long. The proposed street would intersect Canyon Rim Drive approximately 1,100 feet south of Bee Caves Road.
- b. The area to the west of the subject tract known as Camelot, is currently developed with at least 49 residences. Canyon Rim Drive is the only access this area has to Bee Caves Road.

The total area served by Canyon Rim Drive is approximately 200 acres. When this area is fully developed with 125-150 residences, this will result in approximately 1,050 automobile trips per day at the intersection of Canyon Rim Drive and Bee Caves Road.

- c. Currently with the existing 18'-20' paving, any type of break in traffic circulation on Canyon Rim Drive isolates all property to the south.

Additional access to the Camelot area is required for adequate traffic circulation for not only the residents of the area but also police and fire protection and emergency vehicles. The existing development has been sold through an unrecorded illegal subdivision which has not been reviewed by the City of Austin Planning Commission. Therefore, no adequate traffic circulation pattern has been established for the area.

3

C814-73-011 Mrs. Margaret Geisen & Clarke Straughan--Contd.

In July, 1973, the subject tract was originally submitted by the applicant as a standard subdivision with a 50-foot public street through the middle of the tract and large residential lots on either side.

This plan was submitted to the subdivision pre-application committee composed of representatives from various City departments for review based on technical ordinance requirements. At this meeting the Planning staff requested a public street be provided to connect subject tract to Canyon Rim Drive. After discussing this project with the applicant, the subdivision pre-application committee recommended to the applicant that he withdraw his subdivision application and re-submit the property under the PUD procedure, as he could better fulfill his objectives in this manner.

The plan for development of the PUD as initially submitted by the applicant did not meet the intent of the PUD guidelines and ordinance in that the tract was again entirely covered by large single-family lots with a minimal amount of common area and was served by a 25-foot private street.

The PUD was established to permit a creative approach to the utilization of all types of land and to allow the development of a more desirable environment than is now possible through other existing ordinances, by way of the utilization of open space and green belts and increased recreational areas and amenities.

On inspection by the staff, the site was found to be covered by undergrowth with mostly cedar up to four inches in size and some oaks and oak clumps up to four inches in size.

In the opinion of the staff, the plan originally submitted did not provide any features that would warrant the staff recommending the departure from current standard subdivision criteria, as is allowed under the PUD concept.

In addition, the PUD application as submitted was not complete in that tax maps required for notification of surrounding property owners and the draft of the homeowners association documents were not included. The incomplete application should not have been accepted by the staff. However, in order to try to accommodate the applicant and avoid a 30-day delay for him, the application was accepted with the request that he submit these documents promptly. The tax maps were submitted approximately three weeks later and the draft of the homeowners' documents was submitted on September 4, 1973.

The staff has met with the applicant at length numerous times to discuss his plan for development, which was to have large individually owned lots with the emphasis on total privacy, and seclusion. Based on this, the staff recommended these objectives could best be attained through a standard subdivision.

C814-73-011 Mrs. Margaret Geisen & Clarke Straughan--Contd.

At the latest meeting with the staff, the applicant submitted the revised plan being considered by the Zoning Committee. Since this plan was not submitted in time for review, the departmental requirements before the committee are based on the original submission. This plan includes one existing residence, 19 proposed single-family lots, one three-unit townhouse complex, a duplex and a commercial area.

The staff reluctantly recommends approval of this revised Planned Unit Development which is more in conformance with the intent of the PUD Guidelines with the addition of the public street as shown to connect to Canyon Rim Drive and with the deletion of the commercial tract, as the size of the tract and severe topographic conditions are not conducive to commercial usage, and subject to compliance with departmental requirements on the revised plan as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

J. G. Page: 300 Canyon Rim Drive	FOR
C. A. Rios: 2302 West Bee Caves Road	FOR
C. B. Aten: 205 Canyon Rim Drive	FOR
Arthur L. Hessin: 401 Canyon Rim Drive	FOR
Mazia M. Sneed: 300 Canyon Rim Drive	AGAINST
Irvin A. Ebaugh: 1313 Alta Vista Avenue	AGAINST

PERSONS APPEARING

Bill Davis (representing applicant)	
Clarke Straughan (applicant)	
Mrs. Margaret Giesen (applicant)	
Mrs. H. Stegman: 586 Lancelot Way	FOR
Mrs. Mazia M. Sneed: 300 Canyon Rim Drive	AGAINST
Mrs. C. B. Aten: 205 Canyon Rim Drive	AGAINST
Loretta Ewart: 340 Canyon Rim Drive	AGAINST
Terrence Hughes: 246 Canyon Rim Drive	NO OPINION

COMMITTEE ACTION:

A number of area residents appeared and spoke in favor of the requested PUD but were opposed to the staff's recommendation for a public street through the subject tract because of the traffic hazard that would be created and also flooding problems. Members of the Committee reviewed the information presented and were in agreement that this request should be postponed for 30 days in order to receive additional departmental comments on the applicant's revised plan.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

C814-73-011 Mrs. Margaret Geisen & Clarke Straughan--Contd.

COMMISSION VOTE:

To recommend that the request of Mrs. Margaret Geisen and Clarke Straughan for a Planned Unit Development consisting of 25 detached and attached single-family dwelling units, one commercial facility with common open space called "Sky Forest" located at 2211 West Bee Caves Road be POSTPONED for 30 days.

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

ABSENT: Mr. Nash

C814-73-012 Jagger Associates, Inc.: 121 single-family dwelling units called
Spyglass Drive and "Timberline Townhouses"
Barton Skyway

STAFF REPORT:

This is an application for a PUD on 12.68 acres of land located west of Barton Creek and north of Barton Skyway. The southern one-half of the tract will be developed with 55 townhouse units to be constructed on individual lots. The balance of the tract to the north will be developed with 66 condominium units. Both tracts will be under a common homeowners' association. The tract is heavily covered with oak and cedar which will be retained to provide a buffer between the units and Spyglass Drive. Amenities proposed include two swimming pools and cabanas, and an auto security park area for 48 vehicles in the condominium site. Access to the project will be from Spyglass Drive, a 60-foot street. The eastern boundary of the site overlooks Barton Creek and the applicant proposes walkways along this boundary. The subject tract is zoned "A" Residence and will be developed with a density of 9.4 units per acre. The property to the west across Spyglass Drive is zoned "BB" Residence, Second Height and Area and is developed with an apartment dwelling group. The staff recommends approval of the preliminary subdivision and approval of the site plan subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to approve the preliminary subdivision and the site plan subject to departmental requirements as on file with the City of Austin Planning Department, waiving the 90-foot setback requirement on the "auto security park" as allowed under Sec. 41 of the Zoning Ordinance.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

C814-73-012 Jagger Associates, Inc.--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend to APPROVE the preliminary subdivision and site plan of Jagger Associates, Inc. for a Planned Unit Development consisting of 121 single-family dwelling units called "Timberline Townhouses" located at Spyglass Drive and Barton Skyway, waiving the 90-foot setback requirement on the "auto security park" as allowed under Sec. 41 of the Zoning Ordinance, subject to departmental requirements as on file with the City of Austin Planning Department.

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

ABSENT: Mr. Nash

SPECIAL PERMITS

CP14-73-035 Christ Lutheran Church: Day Care Center & Kindergarten for 38 Children
208-212 East Monroe Street
1506-1510 Brackenridge Street

STAFF REPORT:

This application has been filed as required under Section 45-17, Sub-section (h), Paragraph (2), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant is requesting a special permit to allow a day care facility for 38 children to be located at 212 East Monroe, two blocks east of Congress Avenue. The property is owned by the Christ Lutheran Church and the facility will be run by Edyth S. Buddecke who is currently operating a similar operation across East Monroe from this tract. The area is served by 60-foot streets and is an "A" Residence area. The staff recommends approval of this application subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mr. & Mrs. Paul A. Flanagan

FOR

PERSONS APPEARING

Mrs. Edythe S. Buddecke (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather felt that an operation of this type for more than 25 children should be considered a commercial-type operation. Mr. Betts felt this area was close to Congress Avenue which was already permissively zoned, and since there was already an existing

CP14-73-035 Christ Lutheran Church--Contd.

child care center across the street he felt no particular objection to this request. The motion was made to approve this request but died for lack of a second. The motion was then made to deny the request but this also died for lack of a second. The motion was then made to refer this request to the full Planning Commission on September 11, 1973 to allow Committee members the opportunity to visit the site.

AYE: Messrs. Hetherly and Betts. Ms. Himmelblau
NAY: Mr. Washington
ABSTAIN: Ms. Mather

COMMISSION ACTION:

The members reviewed the information presented. The main objection of the members was the traffic problem that could possibly be generated by the number of additional children allowed under the requested special permit. However, the members had had an opportunity to visit the site and felt there would be adequate parking and that the pick-up time would be spread over a two-hour period.

COMMISSION VOTE:

To APPROVE the request of Christ Lutheran Church for a special permit for a day care center and kindergarten for 38 children on property located at 208-212 East Monroe Street and 1506-1510 Brackenridge 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, Betts, Bobbitt, Hetherly, Juarez and Washington.
Ms. Himmelblau
ABSTAIN: Ms. Mather
ABSENT: Mr. Nash

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

CP14-73-036 Vernon R. Young, Jr.: 164 apartment units called "Kempwood in the Trees"
3612-3618 and rear of
3700-3708 Manchaca Road

STAFF REPORT:

This application has been filed as required under Section 45-21, Sub-section (v), Paragraph (7), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit for a 164-unit apartment dwelling group and day care center to be located at 3700 Manchaca Road, which is approximately three blocks north of Ben White Boulevard. The property is zoned "LR" Local Retail. The access will be entirely to Manchaca Road which has 80 feet of right-of-way and 44 feet of paving. The proposed density on the 6.094-acre tract is approximately 27 units per acre. The staff recommends approval subject to departmental requirements as on file with the City of Austin Planning Department.

CP14-73-036 Vernon R. Young, Jr.--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Ron Tigner (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to approve this request subject to departmental requirements as on file with the Planning Department.

AYE: Messrs. Hetherly, Betts 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 Vernon R. Young, Jr. for a special permit for the construction of 164 apartment units called "Kempwood in the Trees" on property located at 3612-3618 and rear of 3700-3708 Manchaca Road, 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, Betts, Bobbitt, Hetherly, Juarez and Washington. Mmes. Himmelblau and Mather

ABSENT: Mr. Nash

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

CP14-73-037(L) Emile Jamail: Six-story Office Building

A 3.4-acre tract of land with frontage on
210 Barton Springs Road and 151 South First Street

STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-section (5), (a), Paragraph (3), 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 a six-story office building to be located on a 3.4-acre tract of land located between South First Street and Barton Springs Road. The tract is predominantly within the "L" Lake district with access drive from Barton Springs Road being in a "C" Commercial area and an area at the southwestern corner of the property being in "D" Industrial district. The staff recommends approval of this application subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

CP14-73-037(L) Emile Jamail--Contd.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Carl Burnett: 1300 City Bank Bldg.

FOR

Moore, Moore & Nash: P. O. Box 1988

FOR

PERSONS APPEARING

Roger Hanks (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to approve this request subject to departmental requirements as on file with the Planning Department.

AYE: Messrs. Hetherly, Betts 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 Emile Jamail for a special permit for the construction of a six-story office building on 3.4 acres of land with frontage on 210 Barton Springs Road and 151 South First 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, Betts, Bobbitt, Hetherly, Juarez and Washington.
Mmes. Himmelblau and Mather

ABSENT: Mr. Nash

CP14-73-038 Austin Doctors Building Corporation: Shoal Creek Hospital and Addition
3501 Mills Avenue

STAFF REPORT:

This application has been filed as required under Section 45-28, Sub-section (j), 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 revision to the site plan approved on June 5, 1962. The three-acre tract is located between 34th Street and 38th Street and Mills Avenue and Shoal Creek. The applicant is proposing an addition to the east side of the existing hospital. The addition will be a basement and one-story building with the center one-third being a basement and three-story structure. In addition, a parking garage is proposed at the southern end of the property. The staff recommends approval of this special permit subject to departmental requirements as on file with the City of Austin Planning Department and subject to approval by the City Council of any changes in the existing and approved Shoal Creek development plan and agreements between City of Austin and Austin Doctors Building Corporation brought about by this proposed revision.

CP14-73-038 Austin Doctors Building Corporation--Contd.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

James E. Threlkeld (representing applicant)	
Horace E. Cromer, M. D.: 601 Medical Park Towers	FOR
Tracy Gordy, M. D.: 404 Medical Park Tower	FOR
Dr. Ralph Smith	FOR
Stephen Drury: 3501 Mills Avenue	FOR
James P. Gardner: 1707 West 30th Street	FOR
William S. Dyer	FOR

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the hearing should be continued to the full Planning Commission meeting September 11, 1973.

AYE: Messrs. Hetherly, Betts and Washington. Mmes. Himmelblau and Mather

COMMISSION ACTION:

The applicant presented a revised site plan to remove the proposed parking garage and stated that their revised plan met the parking requirements. Members reviewed the information presented.

COMMISSION VOTE:

To APPROVE the request of Austin Doctors Building Corporation for a special permit for the construction of an addition to Shoal Creek Hospital located at 3501 Mills Avenue, 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, Juarez and Washington.
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts and Nash

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

STREET VACATIONS

C10-73-117 City of Austin
Tower View Court, east of Manorwood Road

The staff reported that this request was recommended by the Subdivision Committee at its regular meeting on July 24, 1973, and is recommending that this request for street vacation be approved at no cost to the adjoining property owners. Members reviewed the information presented and inquired as to whether or not the adjoining property owners had been notified. The Commission then

VOTED: To POSTPONE for 30 days the request of the City of Austin for street vacation of Tower View Court, east of Manorwood Road to allow the staff to check with the adjoining property owners.

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

ABSENT: Mr. Nash

C10-73-118 S & W Design, Inc.
Wildoak Drive, from Southridge Drive
westerly 53' \pm to termination

The staff reported that this request is by S & W Design, Inc. who presently owns all property fronting this portion of the street, and that they are interested in purchasing this property when it is vacated. The staff recommends that the vacation be approved subject to retention of easements as requested by the various City departments. The Commission then

VOTED: To recommend that Wildoak Drive from Southridge Drive westerly 53' \pm to termination be vacated subject to the retention of easements as on file with the City Planning Department and Public Works Department.

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

ABSENT: Mr. Nash

MASTER PLAN AMENDMENTS

C2-73-1(g) B. J. Barnhart
From Suburban Residential to a Planned Development Area,
an industrial development, on approximately 73.92 acres
west of North Lamar Boulevard on Parmer Lane.

STAFF REPORT:

This is an area of approximately 74 acres requested by Mr. B. J. Barnhart to develop an Industrial and Commercial subdivision. The request is located in north Austin west of North Lamar Boulevard, east of F.M. 1325 and immediately south of Parmer Lane. The request is to change the land use designation

C2-73-1(g) B. J. Barnhart--Contd.

from Suburban Residential to a Planned Development Area for industrial development. There is specific industrial development pending at this time. Planned Development area is a special area (similar to a Planned Unit Development) that permits mixed uses based on a site plan and a set of performance standards. Mr. James, Consulting Engineer for Mr. Barnhart, has submitted a schematic subdivision plan and a proposed set of performance standards.

The topography of the land is rolling and has very few trees. The trees are located along the low area of the watershed. This area is a part of the Big Walnut Creek watershed and just north of the Walnut Creek District Park. The land is predominantly vacant to the south; however, all other directions are in various stages of residential development. There is a major industrial area located along F.M. 1325 to the southwest. Approximately one mile to the north, Turbine West, a light industrial subdivision, is located.

There are approximately 50 to 60 dwelling units to the west of the request in Tomanet Estates and Parmer Lane Heights. A new proposed subdivision is presently in the preliminary stages of development to the north (Lamplighter Village.) One of the first developments in the area is located to the east (River Oaks Lake Estates), as well as Valleyview and Tanglewood Estates.

This area was designated as Suburban Residential in the original Plan of 1961, and Parmer Lane was part of the Outer Belt Loop around the City and is presently a part of the expressway and arterial street system. There have been three amendments to the Plan. One in 1964 by the addition of the Walnut Creek Metropolitan Park and two changes for Turbine West Industrial subdivision located on Howard Lane. The major influences in the area are (1) Walnut Creek, (2) the park, (3) arterial streets, Parmer Lane and Runningbird Lane, (4) the development of a "package" sewage treatment plant in the area acceptable to the Health Department and Water Quality Board. It should be pointed out that there were several requests for industrial use along F.M. 1325 in 1972 that were denied because the Commission felt this general area was developing residentially.

Departmental Reports

Electric Department:	Service is available
Water and Wastewater:	Water can be made available from Water District 11; however approval from the District will be required. Wastewater service is not available. A lift station and force main will be required at the developer's cost.
Public Works:	Would not recommend; however, if granted, will require 60-foot streets on 80 feet of right-of-way.

C2-73-1(g) B. J. Barnhart--Contd.

- Traffic and Transportation: If the area is considered for industrial uses:
1. Consideration should be given to buffer the industrial area from the residential area with light commercial development.
 2. Runningbird Lane being developed as an industrial street.
 3. Heavy traffic to be generated on Parmer Lane.
 4. Intersection of Parmer Lane and Runningbird Lane will need to be improved as result of traffic from industrial area.

Planning and other Departments:

The department has reviewed the proposed uses including the proposed performance contract and find the liabilities of such a proposal far outweigh the assets for this area.

STAFF RECOMMENDATION:

The request for a Planned Development Area for an industrial subdivision be denied for the following reasons:

1. This area was originally a part of an overall residential subdivision plan and this type use is not compatible with the plan.
2. The proposal would establish uses detrimental to the neighborhood and this could lead to a substantial decline in real estate values in spite of the set of performance standards submitted.

The land fronting on Parmer Lane and Running Bird Lane under the Austin Development Plan guidelines may be used for General Business or Retail use. Any development must provide for wastewater treatment that is not immediately available and appropriate right-of-way for the major arterial streets.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Walter Carrington: 5611 Adams Street
Woodrow Patterson

AGAINST
AGAINST

PERSONS APPEARING

B. J. Barnhart (applicant)
Shane Appling (representing applicant)
Hal Brown
Sal Levatino: 600 West 12th
Harold Riley: 11901 Runningbird Lane

FOR
AGAINST
AGAINST

SUMMARY OF TESTIMONY:

The applicant, Mr. B. J. Barnhart, stated that it was not his intention to ask for any type industrial use but commercial use only. Mr. Shane Appling, representing the applicant, submitted a revised plat which would better show the commercial use rather than industrial use.

C2-73-1(g) B. J. Barnhart--Contd.

Mr. Sal Levantino appeared in opposition, requesting a delay in any action so that he and the party he was representing would have time to study the situation further. Mr. Harold Riley expressed opposition to any industrial use in the area and felt the residents in the area should be protected from industrial use.

Rebuttal:

Mr. Barnhart pointed out that he was requesting the Master Plan change so that the area would have restrictions which would prohibit permissive-type uses.

COMMITTEE ACTION:

Members reviewed the information presented and agreed that this case should be deferred to the full Commission. It was suggested that the applicant and the staff get together on the proposal. Mr. Milstead indicated he would not vote to allow another Turbine-West industrial subdivision in this area.

COMMITTEE VOTE:

To DEFER the request of B. J. Barnhart for a Master Plan change from Suburban Residential to a Planned Development Area to the Planning Commission scheduled for September 11, 1973.

AYE: Messrs. Bobbitt, Juarez, Milstead and Washington. Ms. Himmelblau

COMMISSION ACTION:

The Chairman read a letter from the applicant requesting that this case be withdrawn.

COMMISSION VOTE:

To APPROVE that the request of B. J. Barnhart for a Master Plan change from Suburban Residential to a Planned Development Area, an industrial development, on approximately 73.92 acres west of North Lamar Boulevard on Parmer Lane be WITHDRAWN.

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

ABSENT: Mr. Nash

C2-73-1(h) Wroe Owens for Velma Brown Newberry Estate
From Suburban Residential to Manufacturing and
Related Uses for approximately ninety (90) acres
south of Bluff Springs Road on IH 35

STAFF REPORT:

This is an area of approximately 90 acres located in south Austin along I. H. 35 at Boggy Creek (or Branch). The acreage is located about one mile south of Bluff Springs Road between old Lockhart Road and I.H. 35. The

C2-73-1(h) Wroe Owens for Velma Brown Newberry Estate--Contd.

request is for a change in the land use designation from Suburban Residential to Manufacturing and Related Uses. The request is for a specific proposal to locate a manufacturing firm (Milwaukee Electric Tool Corporation) on the site. The details of the size and scope of the proposal are not available at this time; however, it is understood they could approach the size of John Roberts located across the highway.

The topography is hilly and has a creek traversing the site. The area is heavily wooded and is located in the Boggy Creek (South) watershed. (Site inspection is limited because of access problems.) Immediately across the highway from the site, a new apartment and office complex is being constructed (Centennial Park.) John Roberts ring manufacturing is located just north of Boggy Creek. A used car lot is located south of Centennial Park. The area surrounding the site is vacant land except for KHFI storage to the north and the residential development along Upper Lockhart Road. Lockhart Road is a county-type road with approximately 24 feet of paving. This area was not originally a part of the Austin Development Plan, but a portion was added in 1966 when John Roberts located in South Austin. In 1970, two other changes occurred in the vicinity: (1) Manufacturing and Related Uses east of the Bookbinder south of the K.O.A. facility and (2) Commercial Service and Semi-Industrial west of the old San Antonio highway at Slaughter Lane. The balance of the extra-territorial jurisdiction was added to the Austin Development Plan in 1973.

Departmental Comments

Public Works: No objections

Electric Dept.: No objections

Traffic & Transportation: 1. Large amount of residential development in proximity of industrial area
2. Increased traffic load on service roads
3. Consideration should be given towards light commercial development between industrial area and residential developments as buffer

Water and Wastewater: Water can be made available. Wastewater is not immediately available. The department has indicated it will be approximately two years before the system will be available to this site.

Parks and Recreation: No objections

Environmental Dept.: Noise and excessive light, especially between the hours of 6:00 p.m. and 7:00 a.m. should be as per guidelines on contract (i.e. 70 dbs. max.) The section of Boggy Creek in the area of the subject tract should be preserved and treated as an amenity in the overall Master Plan of the use of the tract. If the entire tract is developed as a campus, the creek can act as a positive feature in the basic design.

C2-73-1(h) Wroe Owens for Velma Brown Newberry Estate--Contd.

Health Dept.: Must make arrangements to connect to the City of Austin wastewater system or install an approved package treatment plant.

Planning (other departments)

The area north of the creek should be developed as a part of that area, i.e., the area north and east of this proposal. The proposed vehicular circulation and utilization of the site is not available at this time. Additional information is needed. The uses permitted in the proposed land use designation are much too heavy for this area and should be confined to the existing areas. There are possible access and traffic circulation problems.

STAFF RECOMMENDATION:

The staff recommends for the Manufacturing and Related Uses limited to Milwaukee Electric Tool Corporation provided the applicant amends his request and asks for a Planned Development Area, i.e., site plan, similar to John Roberts plant at the appropriate time for the following reasons:

1. The topography and natural setting of the tract is suitable for a Planned Development Area with its performance standards.
2. A major unrestricted industrial area of the type permitted by Manufacturing and Related Use designation would be detrimental to the area.
3. The site planning required will allow time to consider the access problems and other relationships to existing development, including setbacks, buffers, etc.

CITIZEN COMMUNICATION

WRITTEN COMMENT

J. T. Waugh for John Roberts, Inc.

FOR

PERSONS APPEARING

Wroe Owens (representing Milwaukee Tool Co.)

FOR

Eric Wahlquist (representing Milwaukee Tool Co.)

FOR

Ron Carroll (representing John Roberts, Inc.)

FOR

G. E. Spillmann, Rt. # Box 22, Buda, Texas

FOR

SUMMARY OF TESTIMONY:

Mr. Wroe Owens, representing the applicant, stated that his client, Milwaukee Tool Company, had plans to use this property in about two years, thus eliminating the immediate need for a wastewater system. Mr. Owen stated that he checked with the Highway Department and was assured there was sufficient roadway and at such time as the need arose, the service roads would be made one-way. Mr. Owens stated that his client was amending the application to delete that portion of the tract north and east of Boggy Creek.

Mr. Eric Wahlquist, Vice President of Milwaukee Tool Company stated that his company had been in business over 49 years and that they were a very reputable firm. He stated that they were impressed with the John Roberts property and wanted to develop their operation along those same lines.

C2-73-1(h) Wroe Owens for Velma Brown Newberry Estate--Contd.

Mr. Ron Carroll, representing John Roberts, Inc., read a letter supporting the application for this requested change. The letter recommended the Milwaukee Tool operation and felt this operation would be very much in keeping with the character of Austin's other industries as well as maintaining the environmental quality of the immediate area. They felt that this reputable firm would not involve any undesirable or negative factors that would be detrimental to the area's present attractiveness.

Mr. G. E. Spillman stated that he owned frontage property in this area and was in favor of any development that would improve the area. He felt if the company would develop the tract and keep it as they stated they would, this would be an asset to the community.

COMMITTEE ACTION:

Members discussed the possible effect on residential areas to the north and east, the site planning and potential traffic problems. The staff was to check with the Texas Highway Department on access to the plant site. Members were in agreement that this request should be approved.

COMMITTEE VOTE:

To approve the request of Wroe Owens for a change from Suburban Residential to Manufacturing and Related Uses, deleting the area north and east of Boggy Creek and providing for a 50-foot setback on the surrounding southern and eastern sides of tract, subject to departmental requirements and a site plan.

AYE: Messrs. Bobbitt, Juarez, Milstead and Washington. Ms. Himmelblau

COMMISSION ACTION:

Members reviewed the information presented including a letter from the Highway Department regarding the traffic problem, and were in agreement with the Committee action.

COMMISSION VOTE:

To APPROVE the request of Wroe Owens for the Velma Brown Newberry Estate from Suburban Residential to Manufacturing and Related Uses on property located south of Bluff Springs Road on I. H. 35, deleting the area north and east of Boggy Creek and providing for a 50-foot setback on the surrounding southern and eastern side of tract, subject to a site plan and departmental requirements as on file with the City of Austin Planning Department.

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

ABSENT: Mr. Nash

C2-73-1(i) Aaron Kruger

From Low Density Residential to Commercial Service and Semi-Industrial Uses (as amended) on approximately 64.78 acres at the northwest corner of the intersection of U. S. 290 East and Springdale Road. (Original request: From Low Density Residential to Manufacturing and Related Uses)

STAFF REPORT:

This is an area of approximately 65 acres requested by Mr. Aaron Kruger for a change in land use designation from Low Density Residential to Manufacturing and Related Uses. The request is located at the northwest intersection of Springdale Road and U. S. Highway 290 (east). Approximately 40 acres of the site will be used for a motor freight terminal, a description which is on file with the City Planning Department. There has been no indication what portion of the site will be used for the terminal.

The area is rolling, although the site is fairly level. It is located in the Walnut Creek watershed. There are no trees or special topographic features on the site. There are commercial, office and general business uses located at the intersection of Springdale and U. S. Highway 290. The predominant use is single-family residential. Springdale Road is a county-type road with approximately 24 feet of paving.

This area was designated Low Density Residential in the original Austin Development Plan. The amendments to the Master Plan are located to the east and southeast of this area in other watersheds, i.e. Decker Lake and Gillian Creek. One Planned Development Area, a site of approximately ten acres which is owned by Texas Urathanes, is located on U. S. 290 further to the east and a 1,000-acre industrial subdivision is located along the Southern Pacific Railroad south of U. S. 290 along Sedders Lane. A commercial subdivision is located south of U. S. 290 on Springdale Road.

The major influences in this area north and east of the City of Austin are:

1. The construction of sewage facilities in Walnut Creek
2. The two major arterial streets, i.e. Highway 290 and Springdale Road. Springdale Road is a proposed divided roadway on 120 feet of right-of-way at some future date.
3. The area 's rapidly developing predominantly Low Density Residential.

Walnut Place and adjacent subdivisions are located in the Austin School District. However, the other areas north of U. S. 290 and east of Walnut Creek are in the Manor School District.

Departmental Reports

Electric Department:	Service is available
Water and Wastewater:	No sewer is available at this time. (See the C.I.P. for timing.) Water can be made available.

C2-73-1(i) Aaron Kruger--Contd.

Health Department: Water and wastewater facilities as well as storm drainage facilities required for the sleeping facilities for approximately 80 persons, as well as truck and trailer washing equipment.

Summary of Public Works, Traffic and Transportation, Planning Department and other department comments:

The proposed use, a motor freight terminal, is a heavy commercial use of the property and will generate heavy truck traffic. Both Springdale and Sansom will need widening. Existing and proposed residential development need to be protected. It is suggested screening be considered. If the whole site is not used, a subdivision will be involved. It is suggested that a site plan for the development be submitted.

STAFF RECOMMENDATION:

The use proposed, although a heavy commercial use, is permitted in "C" Commercial District within the City of Austin. Therefore, no amendment to the Austin Development Plan is required. Any "C" Commercial or more restrictive use is permitted to be located along major arterials and highways.

The staff recommends against the request for the following reasons:

1. The use as described is a permitted use and no change in the Plan is needed.
2. The area is developing predominantly as a residential area.
3. The request for Manufacturing and Related Uses would be an intrusion into an area that is developing residentially. The industrial designation would allow uses permitted in "D" and "E" Industrial Districts within the City.

It is also recommended that since the proposed use has a potential for a high volume of truck and vehicular traffic and that vehicular storage and building construction is involved (a) the applicant confine the traffic to Springdale Road and U. S. 290, (b) that the additional right-of-way be provided (i.e. their share of 120 feet of right-of-way), (c) that a site plan be prepared and reviewed by the Planning Department, and (d) that appropriate screening and buffer zones be provided in the Plan.

CITIZEN COMMUNICATION

WRITTEN COMMENT

R. S. Williamson, Jr.

PERSONS APPEARING

Martin H. Boozer, Jr. (representing applicant)

Sterling Sasser, Sr.: 1515 S. I. H. 35

Mr. & Mrs. Bobby Yount: 8802 Sansom Road

C. A. Stevenson: 1606 Cloverleaf

Dennis Bethke: 1225 Westheimer #44

FOR
FOR
AGAINST
AGAINST

C2-73-1(i) Aaron Kruger--Contd.

E. W. Mitchell: 3317 Bosque Lane	AGAINST
Foe A. Lawrence: 303 Westwood Terrace	AGAINST
Paul F. Kieke: 3309 Bosque Lane	AGAINST
Roy Sansom: 8601 Sansom Road	AGAINST
Mr. & Mrs. Jon Klump: 9001 Sansom Road	AGAINST
Mrs. Carl Beuerbacher: 3603 Ferguson Lane	AGAINST
Mr. & Mrs. Hugh Reeder: 3609 Vara Drive	AGAINST
Mr. & Mrs. Eugene Jeffus: 3638 Quietie Drive	AGAINST
Mr. & Mrs. John A. Malcolm: 3625 Quietie Drive	AGAINST
Mr. & Mrs. Otto Gruetzner, Jr.: 3629 Quietie Drive	AGAINST
D. N. King: 8601 Springdale Road	AGAINST

SUMMARY OF TESTIMONY:

Mr. Martin Boozer, attorney representing the applicant, stated that it was not the intention of his client to put an industrial use in the area, and he amended the request to read from Low Density Residential to Commercial Service and Semi-Industrial with a restrictive covenant limiting the use to a motor freight terminal.

Area residents stated they were not opposed to the motor freight terminal use or any general business uses, but they were opposed to any type industrial use. They also felt the homes in the area should be protected by some type buffering by restricting the site to the western 40 acres and limiting vehicular access to U. S. 290.

COMMITTEE ACTION:

Mr. Milstead pointed out that there would be a traffic problem that would require approval by the Highway Department for crossovers on U. S. 290 and he felt this request should be deferred to the full commission to allow the applicant time to work out these problems. Mr. Lillie, Director of Planning, instructed the staff to inquire of the Highway Department, necessary approval of crossovers on U. S. 290.

COMMITTEE VOTE:

To defer the request of Aaron Kruger to the Planning Commission scheduled for September 11, 1973.

AYE: Messrs. Bobbitt, Juarez, Milstead and Washington. Ms. Himmelblau

COMMISSION ACTION:

The applicant amended the application to Commercial Service and Semi-industrial Uses. Members of the Commission were in agreement that the public hearing should be continued, as both the applicant and representatives of the neighborhood were present. A number of the area residents spoke, citing the traffic hazard that would be created if a truck terminal were allowed to operate in this area. The staff reported that the Highway Department had advised them that they were opposed to any additional median breaks other than the two that already existed. Members reviewed the information presented and were in agreement that a truck terminal would create a traffic hazard, but

C2-73-1(i) Aaron Kruger--Contd.

that the terminal could be built on this site without the use designation being changed. Therefore, they felt a Master Plan change was not the answer to the problem and felt the requested change was too intense for this area.

COMMISSION VOTE:

To recommend that the request of Aaron Kruger for a change in the Master Plan from Low Density Residential to Commercial Service and Semi-industrial Uses on Tract 1 as amended, located near the northwest corner of the intersection of U. S. 290 East and Springdale Road be DENIED.

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

ABSENT: Mr. Nash

PUBLIC HEARINGS

C2-73-3a Zoning

Public hearing on amendment to the Zoning
Ordinance concerning Veterinarian Clinics

STAFF REPORT:

The staff presented the proposed zoning ordinance changes for veterinarian clinics and hospitals. It was suggested that the Commission might prefer to use the term "non-farm" animals rather than "small" animals in (a) (16) (d) 3.

Sec. 45-20 "O" OFFICE DISTRICTS

(a) (13) Dental and medical clinics, veterinary clinics with no hospital, surgical or kennel facilities, children's homes, convalescent homes, maternity homes and homes for the aged.

- (a) (16) (d) Veterinary hospitals with hospital, surgical and or kennel facilities provided that:
1. All facilities including kennels and runs are located in the building.
 2. The facility uses year-round central air systems.
 3. The hospital or clinic be limited to the treatment of small animals.
 4. If the facility contains no more than 3,000 square feet of floor area, the operation shall not produce a noise level in excess of 50 dB(A) twelve (12) inches from outside walls (the "A" scale shall be used for reference) and no part of the building shall be located closer than twenty-five (25) feet from any property line abutting a "B" Residence or more restrictive use district.
 5. If the facility contains more than 3,000 square feet of floor area the combined area covered by buildings, structures, parking areas and driveways shall cover no more than fifty-five (55) per cent of the total area of the lot behind and to the rear

C2-73-3a Zoning--Contd.

of the front setback lines, the facility shall not produce a noise level in excess of 50 dB(A) at any property line (the "A" scale shall be used for reference), and no part of any building or structure shall be located closer than fifty (50) feet from any property line abutting a "B" Residence or more restrictive use district.

Sec. 45-21 "LR" LOCAL RETAIL DISTRICTS

(v) (3) Veterinary hospital or clinic as permitted in Sec. 45-20 (a) (16) (d)

Sec. 45-22 "GR" GENERAL RETAIL DISTRICTS

(39) (b) Veterinary hospital or clinic as permitted in Sec. 45-20 (a) (16) (d)

CITIZEN COMMUNICATION

WRITTEN COMMENT

C. C. Allison, D.V.M.: 2908 North I. H. 35

FOR

PERSONS APPEARING

C. C. Allison, D.V.M.: 2908 North I. H. 35

FOR

Dr. Giesen

FOR

W. O. Dudley: 7701 Cameron Road

AGAINST

TESTIMONY:

Dr. Allison, a local veterinarian, thanked the staff for their efforts in working out the revised zoning ordinance. However, Dr. Allison questioned two points in the proposed change, those being the 55 per cent open space requirement for those buildings over 3,000 square feet and the restriction on practicing surgery. Another local veterinarian, Dr. Giesen, was in agreement with Dr. Allison on these two points. Dr. W. O. Dudley, president of the local veterinary association, felt the association should be considered in making any changes in the ordinance. He felt the zoning ordinance should be changed but felt it should be left as it is until such time as the points mentioned above could be worked out.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly agreed with the points brought out by the veterinarians regarding the open space requirement and the restriction on surgery. He felt this amendment to the zoning ordinance should be postponed for 30 days to allow the staff time to re-word the proposed changes.

COMMISSION VOTE:

To POSTPONE for 30 days the action on the amendment to the Zoning Ordinance concerning veterinarian clinics.

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

ABSENT: Mr. Nash

C7-73-2 Natural Resources

Request by Bryant-Curington, Inc. to enclose and relocate a drainageway located in Lot 3B-1, Resub. of Lot 3B, Austin Mall

STAFF REPORT:

This is a request by Bryant-Curington, Inc. for a permit to enclose and relocate a drainageway located in Lot 3 B-1, in the Resubdivision of Lot 3B, Austin Mall. The staff reported that the office of Environmental Resource Management had been contacted and they were in agreement with the staff recommendation to approve this request.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented. The Commission then

VOTED: To GRANT A PERMIT to enclose and relocate a drainageway located in Lot 3B-1, Resubdivision of Lot 3B, Austin Mall.

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

ABSENT: Mr. Nash

OTHER BUSINESS

C2-73-9c Planning Commission

Rules and Regulations Review

The staff submitted copies of the Rules and Regulations for the Commission's review. Mr. Milstead set a meeting composed of the Committee chairmen, C. W. Hetherly, O. P. "Bob" Bobbitt, Jean Mather and William Milstead, for September 19, 1973 at 4:00 p.m. in the conference room at which time this Committee would make their recommendations to update the Rules and Regulations of the Planning Commission.

C2-73-8a Subdivision

Subdivision name change report

STAFF REPORT:

Members of the Commission were presented with a memorandum concerning a growing problem with subdivision name changes. It was stated that in the

C2-73-8a Subdivision--Contd.

past, there were not many name changes and these were handled without too much difficulty. However, the number of name changes has increased and as a result, the cost to the City to handle these changes has become a concern. The staff recommended that a public hearing be set to establish a fee to help handle the cost of subdivision name changes. The staff is to submit notices to the Austin Association of Builders as well as news releases in order that the builders and developers would be aware of the planned increase.

COMMISSION ACTION:

Members reviewed the information presented and felt the various groups should be notified that an increase is being considered. A public hearing was set for the October 9, 1973 Planning Commission meeting.

C2-73-9c Planning Commission
1973-74 Work Program

Mr. Lillie presented a list of accomplishments of the 1972-73 Planning Commission and a suggested work program for 1973-74. After a brief discussion of some of the activities, the Commission set a meeting for September 19, 1973 at 4:00 p.m. to study and make recommendations to the Planning Commission. The Committee consisted of C. W. Hetherly, O. P. "Bob" Bobbitt, Jean Mather and William Milstead.

Mr. Milstead felt that the Commission had accomplished a number of goals during the past year and felt the accomplishments of the coming year would be even greater. He felt that goals should be set down and reviewed every 90 days in order to determine the progress being made.

An additional item suggested for goals to be accomplished was a modification to the arterial plan in the area of Running Bird Lane and Rundberg Lane. Mr. Lillie suggested that a review of these proposed arterial streets be made, including that part which is up to standard, that part which is in the C. I. P. to be brought up to standard and those areas that are under development pressures and those areas that are not yet under development pressures but where there are opportunities to do the Outer Loop program as was carried out in South Austin.

C2-73-3a Zoning
Set a public hearing to amend the Townhouse
portion of the Zoning Ordinance

The staff presented information concerning the townhouse portion of the zoning ordinance stating that this was omitted from the more permissive districts. Members of the Commission heard the information presented and set a public hearing for the October 9, 1973 Planning Commission meeting in order to allow the townhouse ordinance to be permitted into the more permissive districts.

CI-73-3 Minutes

The members then

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

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

ABSENT: Mr. Nash

PRESENTATIONS

The Interim Report on the Austin Tomorrow program was presented. Joe Ferguson, Specialist, presented a film prepared by the staff on this program.

SUBDIVISIONS

R146 Subdivision Committee

The Committee Chairman reported action taken on the subdivisions at the meeting of August 28, 1973, and requested that this action be made a part of the minutes of this Planning Commission meeting.

C8-73-78 Travis Country, Section Two
 Travis Country Circle

STAFF REPORT:

The staff reported that the preliminary plan of Travis Country, Section 2, was referred to the Planning Commission for the specific purpose of reviewing and taking action on sidewalk requirements. The staff had recommended through the Subdivision Committee that sidewalks be required along one side of Trail West Drive because it was felt that the pathway system proposed by the developer would not serve areas beyond this section in the same manner as the sidewalks located within the street. The developer desires to have lighted pathways within the proposed greenbelts which they feel will serve as access to the school in lieu of sidewalks within the street right-of-way.

COMMISSION ACTION:

Mr. David Suplee, representing the developer, presented a plan to the Commission showing the locations of the proposed lighted pathways for the Commission's consideration and explained the concept of the greenbelt pathway system as related to the school.

C8-73-78 Travis Country, Section Two--Contd.

Ms. Himmelblau expressed concern over the possibility of the street becoming a major thoroughfare without sidewalks. Mr. Bobbitt felt the City would be losing control by not having public sidewalks. A majority of the members felt the pathway system was superior to sidewalks and felt this should be encouraged.

COMMISSION VOTE:

To APPROVE the preliminary subdivision of Travis Country, Section Two, without the required sidewalks on Trail West Drive and accepted the pathway greenbelt system as proposed by the developer.

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

Two 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>C8-72-117</u>	<u>Brook Meadow</u>
	Rutland Drive and Meadowlark Drive
<u>C8-73-77</u>	<u>Arroyo Doble, Section Three</u>
	Arroyo Doble Drive

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

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following subdivision plats, pending fiscal arrangements required; easements required; and compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8-72-13</u>	<u>Thunderbird Hills, Phase 1-A</u>
	State Highway 71
<u>C814-73-07</u>	<u>Vintage Hills - PUD</u>
	Ed Bluestein Blvd. & Langston
<u>C8-73-19</u>	<u>Franklin Park</u>
	Pleasant Valley Road and Medal Road
<u>C8-73-25</u>	<u>Hunter Oaks</u>
	Hunter Blvd. and Michael Trek

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

R146 Subdivision Committee--Contd.

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:

C8-73-64 Oak Crest
Austin-McNeil Road & 1325

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

ABSENT: Messrs. Betts and Nash

The Commission then

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

C8-73-73 Beaconridge I
Peaceful Hill Lane & Dittmar Road

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

ABSENT: Messrs. Betts and Nash

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions:

<u>C8s-72-29</u>	<u>RA House One Subdivision</u>
	The High Road
<u>C8s-73-59</u>	<u>Motsenbacker Subdivision</u>
	Stassney Lane & I. & G. N. Railroad
<u>C8s-73-174</u>	<u>Steckman Addition</u>
	Von Quintas Road
<u>C8s-73-188</u>	<u>Resub. of the Hudson Tract</u>
	U. S. 290 W. & Rosson Drive
<u>C8s-73-190</u>	<u>Resub. No. 1, Hoagland Addition</u>
	Powell Lane & Georgian Drive
<u>C8s-73-203</u>	<u>Resub. Lots 7 & 8, Blk. 3, Manchaca Estates</u>
	Miles Avenue

R146 Subdivision Committee--Contd.

C8s-73-207 Resub. Lts. 4 & 5, Fredericksburg Rd. Acres
 West Mark Street
C8s-73-208 Resub. Lot 1, Camelot, Section 1
 Castle Ridge Road
C8s-73-214 Ole' I
 Center Street & Garden Villa Lane

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

The Commission then

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

C8s-73-221 Resub. Lots 6 & 7, Britt Kennard Subd.
 Blueberry Trail

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

The Commission then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the following short form subdivision,
 pending easements required; and 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:

C8s-73-222 Scenic Park
 Bluff Springs Road & Scenic Loop

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

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 pending showing of
 ownership and deed reference of triangle at north end of subdivision:

C8s-73-223 Rylander Subdivision
 U. S. 183 & Angus Road

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

R146 Subdivision Committee--Contd.

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 provision that they will connect to city sewer; and right-of-way required on Banister Lane:

C8s-73-228 Banister Bend
Ben White Blvd. & Banister Lane

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

ABSENT: Messrs. Betts and Nash

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 granting a variance on the signature of the adjoining owner:

C8s-73-229 Byron Addition
Ben White & Burleson Road

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

ABSENT: Messrs. Betts and Nash

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:

C8s-73-231 The Phil Miller Addition
Edgecliff Street & Manlove Drive

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

ABSENT: Messrs. Betts and Nash

R146 Subdivision Committee--Contd.

The Commission then

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

<u>C8s-73-224</u>	<u>Paul R. Hamilton Addition</u>
	W. 9th Street, Rio Grande & West Avenue
<u>C8s-73-225</u>	<u>S. W. Christian Church Subdivision</u>
	Armadillo Lane & Emerald Forest Drive
<u>C8s-73-226</u>	<u>Cross Creek</u>
	Rutland Drive & Mearns Meadow
<u>C8s-73-227</u>	<u>Williamson Flats</u>
	Highway 290 West
<u>C8s-73-230</u>	<u>Lynas Addition</u>
	Tannehill Lane

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

ABSENT: Messers Betts and Nash

The Commission then

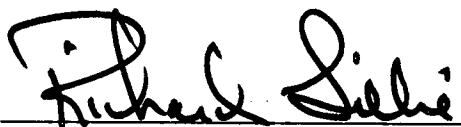
VOTED: To APPROVE the request for a name change of the following subdivisions to Wilding:

<u>C8-73-81</u>	<u>East Ranch, S-8</u>
	City Park Road & Ranch Road 620
<u>C8-73-82</u>	<u>East Ranch, S-9</u>
	City Park Road & Ranch Road 620
<u>C8-73-83</u>	<u>East Ranch, S-10</u>
	City Park Road & Ranch Road 620
<u>C8-73-91</u>	<u>East Ranch, R-1</u>
	City Park Road & Ranch Road 620
<u>C8-73-92</u>	<u>East Ranch, R-2</u>
	City Park Road & Ranch Road 620
<u>C8-73-93</u>	<u>East Ranch, R-3</u>
	City Park Road & Ranch Road 620
<u>C814-73-09</u>	<u>East Ranch, P-1 (P.U.D.)</u>
	Between City Park Rd. & R.R. 620

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

ABSENT: Messrs. Betts and Nash

The meeting was adjourned at 11:00 p.m.


Richard Lillie
Executive Secretary