

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--October 9, 1973

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

Present

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

\*Arrived at 7:30 p.m.

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Joe Ternus, Director of Traffic and Transportation  
Joe Nix, Traffic and Transportation  
Pat Page, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of October 1 and 2, 1973.

Present

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

\*Present only on October 1, 1973  
\*\*Present only on October 2, 1973

Absent

Charles Nash

Also Present

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

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

## STAFF REPORT:

The Planning Commission recommended denial of this request two months ago and the City Council has referred the case back to the Commission at the request of the applicant. This property is located in south Austin on a neighborhood collector street and adjoins a single-family neighborhood to the west. The west side of Parker Lane is developed predominantly with "A" Residence development, and duplexes exist south of Taylor Gaines Street. Apartment development is the basic land use on the east side of Parker Lane and north of Taylor Gaines Street.

## STAFF RECOMMENDATION:

That this case be denied.

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

## CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)

## WRITTEN COMMENT

Petition bearing 3 names	FOR
Petition bearing 11 names	FOR
Annie L. Dye: 1707 Elmhurst Drive	AGAINST
J. H. Potchernick: 1710 Elmhurst Drive	AGAINST
Petition bearing 2 names	AGAINST

## PERSONS APPEARING

Larry Parks (representing applicant)	
Pat Brown: 1713 Rockbridge	AGAINST
William L. Brooks: 1704 Taylor Gaines Street	AGAINST
Bernice I. Brooks: 1704 Taylor Gaines Street	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented. Mr. Betts stated that he felt the original "BB" Residence zoning was too permissive for the area and that he had rather see an office than more apartments. A majority of the members felt the area should remain residential and that "O" Office zoning would be out of character for this neighborhood. Mr. Bobbitt made the motion to recommend that this request be granted, subject to a restrictive covenant limiting the use to professional offices and "BB" Residence density.

AYE:            Messrs. Bobbitt and Betts  
NAY:            Messrs. Hetherly and Washington. Ms. Himmelblau

The motion was then made to recommend that this case be denied.

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

Cl4-73-138 Lee Arthur Wood--Contd.

COMMISSION ACTION:

The staff read a letter and a portion of a restrictive covenant submitted by the applicant's attorney to be considered by the Commission. Members reviewed the information presented and a majority of the members were in agreement that the requested change in zoning would be an intrusion into a residential neighborhood.

COMMISSION VOTE:

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

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

Cl4-73-141 Charles C. Allison, D.V.M. and C. R. Gilstrap: Int. A, 1st to O, 1st  
1800 Stassney Lane (Tract 2 - as amended); Original  
Request: Int. A, 1st to C, 1st -  
Tract 1; Int. A, 1st to O, 1st -  
Tract 2

STAFF REPORT:

A zoning case on subject tracts was heard by the Planning Commission this last July. The Commission recommended for denial of any change in zoning on Tract 1 and recommended for the zoning requested on Tract 2. The City Council, upon request of the applicant referred the case back to the Planning Commission for review. The applicant is now requesting that the Commission withdraw his request for a change in zoning on Tract 1.

This property is located in southwest Austin and is served by a minor residential street and a major arterial street.

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

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify the property and dedicate 30 feet of right-of-way to increase Stassney Lane from 60 to 90 feet. It is also suggested that the Commission consider a six-foot privacy fence and a building setback line where adjoining "A" Residence zoning.

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

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

J. E. Gann: 6603 Vine Street

FOR

John B. Kohl: 1704 Brittany

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the request for Tract 1 be withdrawn.

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

Members recommended that the request for Tract 2 should be granted, as amended, subject to a subdivision to identify the property and dedicate 30 feet of right-of-way to increase Stassney Lane from 60 to 90 feet; and a six-foot privacy fence where adjoining "A" Residence zoning.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

Tract 1:

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

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

Mmes. Himmelblau and Mather

ABSENT: Messrs. Nash and Betts

Tract 2:

To recommend that the request of Charles C. Allison, D. V. M. and C. R. Gilstrap for a zoning change from Interim "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on property located at 1800 Stassney Lane be GRANTED, as amended, subject to a subdivision to identify the property and dedicate 30 feet of right-of-way to increase Stassney Lane from 60 to 90 feet; and a six-foot privacy fence where adjoining "A" Residence zoning.

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

Mmes. Himmelblau and Mather

ABSENT: Messrs. Nash and Betts

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

STAFF REPORT:

Subject request was recommended for denial by the Planning Commission last July and referred back from the City Council at the request of the applicant.

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

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

None

PERSONS APPEARING

David Peck (representing applicant)

COMMITTEE ACTION:

Members reviewed the information and agreed that this case should be referred to the full Commission and requested the staff to check the zoning and use on the property to the east of subject tract.

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

COMMISSION ACTION:

The staff reported that the zoning and use of the property located to the east of subject tract was correct as shown on the staff map. Members reviewed the information presented and were in agreement that a "C-1" Commercial zoning would serve the needs of the applicant.

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

## COMMISSION VOTE:

To recommend that the request of University Village, Ltd., for a zoning change from "C" Commercial, Second Height and Area to "C-2" Commercial, Second Height and Area on property located at 701-713 West 24th Street and 2304-2310 Rio Grande Street be DENIED, but GRANT "C-1" Commercial, Second Height and Area, subject to one-half the right-of-way (five feet on West 24th Street and approximately 3-1/2 feet on Rio Grande) to increase these streets to 70 feet from 60 and 63 feet respectively.

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

ABSENT: Messrs. Nash and Betts

C14-73-190	E. C. Bradshaw, Frances Bradshaw and Morris Campbell:	A, 1st to GR, 1st
	4101-4103 South First Street	(as amended) (Original Request:
	511-515 Clarke Street	<u>A, 1st to C, 1st)</u>

## STAFF REPORT:

This case was heard by the Planning Commission and referred back to the Zoning Committee which had earlier recommended for denial. 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. The homes on Clarke Street and to the south along Normandy Street are especially well maintained and deserve firm protection from zoning encroachments.

## 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. The "GR" General Retail district also permits uses which we generally are reluctant to recommend when abutting homes. We make this recommendation

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

only because of the existing zoning pattern, but we are concerned about the protection of the neighborhood on the east side of South First Street. A street problem is acknowledged on Clarke Street due to the failure to gain additional right-of-way during earlier zoning cases. However, the properties on the north side of this street could be oriented to Ben White Boulevard, whereas the eastern lots of subject property are internally oriented and dependent upon a minor residential street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Ann Martin: P. O. Box 3071

AGAINST

Judge C. B. Maynard: Court House, Bastrop, Texas

AGAINST

Gerald L. Curry: 506 Normandy Street

AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)

Wayne Bone (representing applicant)

COMMITTEE ACTION:

The applicant amended his request to "GR" General Retail, First Height and Area and agreed to the staff requirements and agreed to a six-foot privacy fence on all sides where adjoining "A" Residence zoning. Members reviewed the information presented. Mr. Washington felt that this request should be granted since the applicant agreed to a six-foot privacy fence on all sides of the tract where adjoining "A" Residence zoning and since the parking area would be on the west side of the tract along South First Street. A motion to grant was made but died for lack of a second. Mr. Hetherly was concerned about protecting the tract east of subject tract. He felt this was a well-maintained neighborhood and was deserving of protection. The motion was made to recommend that this case be granted, as amended, subject to a six-foot privacy fence on the eastern and southern boundary line of lot 11; no parking on the eastern 50 feet of tract; and subject to one-half the right-of-way (five feet) on Clarke Street.

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

COMMISSION ACTION:

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

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 "GR" General Retail, First Height and Area, as amended, on property located at 4101-4103 South First Street and 511-515 Clarke Street be GRANTED, as amended, subject to a six-foot privacy fence on the eastern and southern boundary line of lot 11; no parking on the eastern 50 feet of the tract; and subject to one-half the right-of-way (five feet) to increase Clarke Street from 50 feet to 60 feet.

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

ABSENT: Mr. Nash and Betts

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

**STAFF REPORT:**

Subject case was scheduled for hearing before the Zoning Committee last month and was postponed at the request of the applicant who stated he was unable to be present because of illness. This property is located in east Austin at the intersection of a minor residential street and a neighborhood collector street. Subject tract lies within a neighborhood of basically single-family homes. This immediate neighborhood is part of the Model Cities Area and the homes in this area are being upgraded under a federally assisted Code Enforcement program. Although there are some old zoning encroachments within this neighborhood, recent Planning Commissions have recommended against rezoning in this area. Very recently the Commission recommended against a request for "B" Residence zoning three blocks to the east on the corner of Canterbury Street and Anthony Street.

**STAFF RECOMMENDATION:**

That this case be denied as an intrusion into a single-family neighborhood and as inconsistent with the progress made in upgrading this area under the Model Cities Program. In recent years, the Commission and the City Council have indicated their desire to protect and encourage "A" Residence development in this large neighborhood between East First Street and Town Lake.

**CITIZEN COMMUNICATION (MODEL CITIES BUILDING INSPECTION-CODE ENFORCEMENT)****WRITTEN COMMENT**

Tillis Silverman: 6024 Luther Lane, Dallas, Texas	FOR
Margaret Johnson: 1404 Garden Street	AGAINST
Augustine Halsell: 1406 Garden Street	AGAINST

**PERSONS APPEARING**

Emil Roos (applicant)	
Ike Perez: 1805 Garden Street	FOR
E. Rodriguez: 1604 Garden Street	AGAINST
Julia P. Rodriguez: 1604 Garden Street	AGAINST
Jo Spradling: 1509 Garden Street	AGAINST
Johnny Escabedo: #66 Comal Street	AGAINST
Encanacion Garza: 1503 Canterbury Street	NO OPINION

**COMMITTEE ACTION:**

The staff reported that the applicant had requested that this case be postponed. Members of the Committee were in agreement that since this case had been postponed from the previous month, the request for postponement should be denied. Members reviewed the information presented and were in agreement that any change in zoning would be an intrusion into a single-family neighborhood. They recommended that this case be denied.

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



C14-73-191 Emil Roos--Contd.

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 DENIED.

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

ABSENT: Mr. Nash and Betts

C14-73-195 Noeline S. Harris, Trustee: Int. A, 1st to C, 1st  
5401-5427 South Congress Avenue  
1101-1111 Mockingbird Lane  
5400-5424 Wasson Road

STAFF REPORT:

This property is located in south Austin and is bounded by a major arterial street, a collector street, and a minor residential street. Subject tract lies within an area developed with a number of permissive uses prior to annexation. This property is part of an island formed by South Congress and Wasson Road which the staff has consistently recommended for "C" Commercial uses.

The Planning Commission has recently recommended for "C" Commercial zoning for three properties in this immediate area.

STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (five feet) to increase Mockingbird Lane from 50 to 60 feet.

The requested zoning is consistent with Commission recommendations and is compatible with the existing development and plans for this section of the Old San Antonio Highway.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

T. E. Bowles: Rt. 7, Box 537, Waco, Texas

Carl W. Cole: 120 Stassney Lane

PERSONS APPEARING

John Harris (representing applicant)

FOR

FOR

C14-73-195      Noeline S. Harris, Trustee--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the requested zoning would be compatible with the existing land use. The Committee recommended that this request be granted, subject to one-half the right-of-way (five feet) to increase Mockingbird Lane from 50 to 60 feet.

AYE:            Messrs. Hetherly, Bobbitt 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 Noeline S. Harris, Trustee, for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area on property located at 5401-5427 South Congress Avenue, 1101-1111 Mockingbird Lane and 5400-5424 Wasson Road be GRANTED, subject to one-half the right-of-way (five feet) to increase Mockingbird Lane from 50 to 60 feet.

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

ABSENT:        Messrs. Nash and Betts

C14-73-197      Ralph Ballard: A, 1st & GR, 1st to LR, 1st  
                 2804-2806 and rear of 2802 South First Street

STAFF REPORT:

This property is located in south Austin on a major arterial street. Properties on South First Street between Oltorf Street and Ben White Boulevard have been in transition for several years as noted by the current zoning pattern. There has been very little retail-commercial development along the street compared with the amount of land rezoned.

Recently the Commission has been limiting its recommendations to "LR" Local Retail zoning and limiting the depth of Retail zoning to 150' to 200' which is more in keeping with the adjoining single-family development, the school to the south, and the character of the area. The applicant has requested retail zoning for 271 feet of depth. The tract adjoining to the south was approved for 150 feet of "LR" Local Retail instead of the "C" Commercial requested. "B" Residence was recommended for the remainder. This case was recently dismissed for failure to meet the conditions to rezoning.

C14-73-197 Ralph Ballard--Contd.

The south boundary of subject tract acts as a private drive for several illegal tracts to the west that were originally part of subject tract. These lots were sold in the past by metes and bounds, causing the properties to be without frontage on a public street. Subdivision problems are anticipated for subject tract due to the above situation, but the problem should be resolved by the Subdivision Committee.

STAFF RECOMMENDATION:

That this case be denied, but recommends that "LR" Local Retail be granted on 150 to 200 feet with the remainder to be granted "B" Residence, subject to a subdivision.

The requested zoning limited to approximately 150 to 200 feet is considered compatible with this area and is consistent with recent Planning Commission recommendations.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Milburn Ballard: Rt. 1, Box 229A, Caldwell, Texas FOR  
C. W. Jenkins: 516 Sacramento Drive FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be denied but grant "LR" Local Retail, First Height and Area to a maximum of 200 feet with the remainder to be granted "B" Residence, First Height and Area.

AYE: Messrs. Hetherly, Bobbitt 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 Ralph Ballard for a zoning change from "A" Residence, First Height and Area and "GR" General Retail, First Height and Area to "LR" Local Retail, First Height and Area on property located at 2804-2806 and rear of 2802 South First Street be DENIED, but GRANT "LR" Local Retail, First Height and Area to a maximum of 200 feet with the remainder to be GRANTED "B" Residence, First Height and Area, subject to a subdivision.

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

C14-73-198 Farm and Home Savings Association: Int. A, 1st to LR, 1st  
4925-4949 Friedrich Lane  
1912-2030 Teri Road

**STAFF REPORT:**

This property is located in southeast Austin at the intersection of two neighborhood collector streets and is 1,400 feet from the closest major arterial street. Subject tract is located in a sparsely developed area which is developing with single-family uses as noted by the Peppertree Park subdivision to the south and an approved Planned Unit Development adjoining to the east along Teri Road. Property to the north is still outside the city limits and basically is undeveloped.

Considerable retail-commercial developments are anticipated along the I. H. 35 frontage road to the west. Also, last month the staff and the Planning Commission recommended for 16 acres of "LR" Local Retail zoning to the southeast and oriented to the major intersections of Stassney Lane and South Pleasant Valley Road.

**STAFF RECOMMENDATIONS:**

That this case be denied as an intrusion into a residential area served by residential streets. Retail zoning should be encouraged at major intersections to promote compatibility with residential development and prevent premature deterioration of residential developments. Rezoning subject tract would be an undesirable precedent for the large number of vacant tracts in this area not oriented to a major intersection or I. H. 35.

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

**WRITTEN COMMENT**

Robert Watson: 2101 Teri Road	FOR
Ed M. Barkley: 2501 East St. Elmo Road	FOR

**PERSONS APPEARING**

Phil Mockford (representing applicant)	
Ed M. Barkley: 2501 East St. Elmo Road	FOR

**COMMITTEE ACTION:**

The applicant requested that this case be postponed. Members reviewed the information presented and were in agreement to recommend that this case be postponed for 30 days.

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

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Farm and Home Savings Association for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area on property located at 4925-4949 Friedrich Lane and 1912-2030 Teri Road be POSTPONED for 30 days.

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

ABSENT: Messrs. Nash and Betts

C14-73-199 Austex Development Co., Ltd.: Int. A, 1st to BB, 1st  
5300 Block of Westgate Boulevard

STAFF REPORT:

This property is located in southwest Austin on a major arterial street and is 1,200 feet from the closest major intersection. Subject tract is across the street from low-density single-family homes which are a part of Sunset Valley and is bounded to the south by Williamson Creek. A Planned Unit Development with less than 8 units per acre has recently been approved on adjoining property to the south. The Planning Commission, while reviewing zoning cases at a major intersection to the south, stated that developments permitted in "A" Residence were the appropriate use for the undeveloped tracts within the interior of this neighborhood.

In 1968 and 1970, Local Retail and Office zoning was established to the north and buffered with low-density apartment zoning. The Planned Unit Development concept was not available at the time the majority of the apartment zoning was granted to the north.

STAFF RECOMMENDATION:

That this case be denied as further intrusion into a low-density neighborhood. This property can be developed as a conventional subdivision or a Planned Unit Development which allows clustering, additional flexibility of use, and would be more compatible with the existing homes in the area. A change in zoning on this tract creates the additional problems of being a precedent for other undeveloped tracts in this neighborhood and encourages strip development along Westgate Boulevard.

CITIZEN COMMUNICATION (SOUTHWEST AUSTIN HOME OWNERS ASSOCIATION)

WRITTEN COMMENT

Nelson Puett: P. O. Box 9038

FOR

PERSONS APPEARING

Phil Mockford (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended to grant this request subject to a subdivision and with a density limitation of ten (10) units per acre.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Austex Development Co., Ltd. for a zoning change from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area on property located at the 5300 Block of Westgate Boulevard be GRANTED, subject to a subdivision and a density limitation of ten (10) units per acre.

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

ABSENT: Messrs. Nash and Betts

C14-73-201 Terrell Timmermann: A, 1st to O, 1st  
102-104 North Loop Boulevard

STAFF REPORT:

This property is located in north Austin on a major arterial street. Subject property lies between a retail-zoned tract to the east and an "O" Office-zoned tract to the west. The tract zoned "O" Office was granted in 1969 by the City Council with a favorable Planning Commission recommendation.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision and one-half the right-of-way (10 feet) to increase North Loop Boulevard from 60 to 80 feet.

The requested zoning is consistent with Planning Commission recommendations and with the existing zoning pattern.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Magaurd Gladys M. Pickett: 4311 Vivian, Houston, Tex. FOR

Malcolm A. Green: 108 E. 48th Street FOR

PERSONS APPEARING

Terrell Timmermann (applicant)

COMMITTEE ACTION:

Members reviewed the information and recommended that this case be granted subject to a subdivision and one-half the right-of-way (10 feet) to increase North Loop Boulevard from 60 to 80 feet.

AYE: Messrs. Hetherly, Bobbitt 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 Terrell Timmermann for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 102-104 North Loop Boulevard be GRANTED, subject to a subdivision and one-half the right-of-way (ten feet) to increase North Loop Boulevard from 60 to 80 feet.

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

ABSENT: Messrs. Nash and Betts

C14-73-202      B. E. Breeland: C, 1st to C-1, 1st (as amended)  
917-919 West Anderson Lane

**STAFF REPORT:**

This small tract, amended to 4,000 square feet, is located in north Austin on a major arterial street and adjoins an "A" Residence neighborhood to the south. Properties fronting on this street are in transition to non-residential uses but are primarily being developed with uses permitted by the "LR" Local Retail and "GR" General Retail district.

In 1971, the Planning Commission recommended that subject tract and several adjoining tracts be zoned "GR" General Retail instead of the "C" Commercial requested. The Commission stated that general retail zoning provided wide flexibility and would be more compatible with developments on Anderson Lane as well as the neighborhood to the south. The City Council overruled the Commission and granted "C" Commercial.

Recently the Commission has recommended denial of any zoning changes to the south on Stobaugh Street and to the west on Watson Street and indicated the neighborhood deserved protection.

**STAFF RECOMMENDATION:**

That this case be granted as consistent with the Planning Commission's policy of recommending for a limited area for the proposed use when part of an area zoned "C" Commercial and when not in conflict with residential development. Subject tract, as amended in size and location, is in excess of 25 feet from the rear property line, providing a significant rear setback from the homes to the south.

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

B. E. Breeland (applicant)	
L. D. England: P. O. Box 9543	AGAINST
Mary Lou Shirer: 1108 West Koenig Lane	AGAINST
Wyatt Cafeterias, Inc.: P.O.Box 20097, Dallas, Tex.	AGAINST
Willie Janecka: 917 Stobaugh Street	AGAINST

**PERSONS APPEARING**

Will Garwood (representing applicant)	
Mary Lou Shirer: 918 Stobaugh	AGAINST
Peter von Wupperfeldt	AGAINST
Mr. & Mrs. L. D. England: P. O. Box 9543	AGAINST
Richard S. Trimble	AGAINST
Glenn Huddleston	AGAINST

**COMMITTEE ACTION:**

Members reviewed the information presented and felt that this request was not in conflict with the surrounding development. The Committee recommended that this case be granted.

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

**COMMISSION ACTION:**

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

C14-73-202 B. E. Breeland--Contd.

COMMISSION VOTE:

To recommend that the request of B. E. Breeland for a zoning change from "C" Commercial, First Height and Area to "C-1" Commercial, First Height and Area, as amended, on property located at 917-919 West Anderson Lane be GRANTED, as amended.

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

ABSENT: Messrs. Nash and Betts

C14-73-203 Mary Blocker Davis: C, 3rd to C, 4th  
1100-1110 Colorado Street  
200-210 West 11th Street  
1101-1111 Lavaca Street

STAFF REPORT:

This property is located across the street from the State Capitol building and the Governor's mansion and lies at the intersection of two major arterial streets. Subject tract is north of and adjacent to the central business district which is zoned Fourth Height and Area. The Westgate Building which adjoins subject tract to the north is also zoned Fourth Height and Area. Recently the Planning Commission recommended the same height and area for the northwest corner of 11th and Lavaca Streets.

STAFF RECOMMENDATION:

That this case be granted subject to a subdivision.

The requested zoning is consistent with existing zoning in this immediate area, and subject property is oriented to the central business district. The Planning Commission and the City Council have acted favorably toward increased heights in this area since 1962.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Sneed (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request was consistent with the zoning in the area. The Committee recommended that this request be granted.

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



C14-73-203 Mary Blocker Davis--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mary Blocker Davis for a zoning change from "C" Commercial, Third Height and Area to "C" Commercial, Fourth Height and Area on property located at 1100-1110 Colorado Street, 200-210 West 11th Street and 1101-1111 Lavaca Street be GRANTED.

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

ABSENT: Messrs. Nash and Betts

C14-73-204 Discovery Properties, Ltd.: GR, 1st to C-2, 1st  
1926 East Riverside Drive

STAFF REPORT:

This property is located in southeast Austin and lies within an area of mixed zoning and development. The zoning ranges from "B" Residence to "GR" General Retail with a number of tracts zoned "C-2" Commercial. Subject tract is part of a shopping center type development which fronts on a major arterial street.

STAFF RECOMMENDATION:

That this case be granted. This request is consistent with the Commission's policy of limiting the size of "C-2" Commercial area and being located within a shopping center or an area predominantly zoned "C" Commercial.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

None

PERSONS APPEARING

Reuben Trevino (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Discovery Properties, Ltd. for a zoning change from "GR" General Retail, First Height and Area to "C-2" Commercial, First Height and Area on property located at 1926 East Riverside Drive be GRANTED.

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

ABSENT: Messrs. Nash and Betts

C14-73-205      Tom Bradfield, Donald H. Cummings and Robert Mueller, Jr.:  
                  2833-2937 Barton Skyway                      Int. A, 1st to BB, 1st

STAFF REPORT:

This property is located in southwest Austin on a major arterial street and is bounded by Barton Creek to the south and is approximately one and one-half blocks south of the major intersection of Barton Skyway and MoPac Expressway where retail and non-residential development is anticipated.

The "BB" Residence zoning on the opposite side of Barton Skyway was recommended by the Planning Commission in 1970 and 1972, and the Commission has also approved a recent special permit for apartment development on this same tract. In addition, the Commission last month recommended for "LR" Local Retail at the north corner of Barton Skyway and Spyglass Drive. A part of the southern portion of subject property lies within a city-planned park and greenbelt strip along Barton Creek, and the City is in the process of acquiring such property.

STAFF RECOMMENDATION:

That this case be denied, but recommends that the request be GRANTED, save and except that portion lying within the proposed park-greenbelt area, subject to a subdivision.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

John Browning (representing applicant)

Bill Carson (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be denied but grant "BB" Residence, First Height and Area, save and except that portion of the tract lying within the proposed park/greenbelt area, subject to a subdivision.

AYE:            Messrs. Hetherly, Bobbitt 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 Tom Bradfield, Donald H. Cummings and Robert Mueller, Jr. for a zoning change from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area on property located at 2833-2937 Barton Skyway be DENIED, but GRANT "BB" Residence, First Height and Area save and except that portion of tract lying within the proposed park/greenbelt area, subject to a subdivision.

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

ABSENT:        Messrs. Nash and Betts

C14-73-206      Odas Jung: A, 1st to O, 2nd  
                  1501-1503 South I. H. 35  
                  1500-1502 Summit Street  
                  1501-1505 Elmhurst Drive

STAFF REPORT:

This property is located in south Austin on the frontage road of an interregional highway and is also bounded by a minor residential street and an inadequate minor residential street.

Subject property is a part of an area along I. H. 35 between Oltorf Street and Town Lake that has been in transition to basically office and apartment development. This side of the highway has posed past difficulties in rezoning due to smaller tracts and proximity to single-family homes. "O" Office, Fifth Height and Area and "B" Residence, Second Height and Area adjoin to the south and to the north, respectively. Normally, we would suggest no curb cuts on the east boundary in deference to the "A" Residence properties across Summit Street, but do not do so, as this condition was not required for the tracts to the south.

STAFF RECOMMENDATION:

That this case be granted, subject to one-half the right-of-way (five feet) to increase Elmhurst Drive and Summit Street from 50 to 60 feet.

The requested zoning is an extension of existing zoning and development for these properties fronting on an interregional highway and is consistent with recent Commission recommendations.

CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)

WRITTEN COMMENT

Sterling Sasser, Sr.: 1515 South I. H. 35  
 Crispi Wood  
 Jean M. Kubin: 1607 Elmhurst Drive

FOR  
 FOR  
 AGAINST

PERSONS APPEARING

Joe Jung (applicant)  
 Pat Brown: 1713 Rockbridge  
 Ruel Snow

AGAINST  
 AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request should be granted subject to one-half the right-of-way (five feet) to increase Elmhurst Drive and Summit Street from 50 to 60 feet.

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

COMMISSION ACTION:

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

C14-73-206 Odas Jung--contd.

COMMISSION VOTE:

To recommend that the request of Odas Jung for a zoning change from "A" Residence, First Height and Area to "O" Office, Second Height and Area on property located at 1501-1503 South I. H. 35, 1500-1502 Summit Street, and 1501-1505 Elmhurst Drive, be GRANTED, subject to one-half the right-of-way (five feet) to increase Elmhurst Drive and Summit Street from 50 to 60 feet.

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

C14-73-207 C. B. Carpenter and Norman Luterman: LR, 1st to C-1, 1st (as amended)  
8030 Mesa Drive

STAFF REPORT:

This property is located in northwest Austin and is a part of property at the southwest corner of two major arterial streets. The applicant is requesting C-1 zoning (as amended) for a limited area of 2,600 square feet within a proposed shopping center. All four corners of this intersection have been approved for "LR" Local Retail zoning and the Planned Unit Development approach has been encouraged as a buffer between the anticipated retail uses and the standard single-family developments. A Planned Unit Development for 155 dwellings has been approved to the south of subject tract.

STAFF RECOMMENDATION:

That this case be granted.

The requested zoning is consistent with the Planning Commission's policy of recommending this type of use within a shopping center and removed from close proximity of homes.

CITIZEN COMMUNICATION (NORTHWEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob Cook

AGAINST

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

C14-73-207 C. B. Carpenter and Norman Luterman--Contd.

## COMMISSION VOTE:

To recommend that the request of C. B. Carpenter and Norman Luterman for a zoning change from "LR" Local Retail, First Height and Area to "C-1" Commercial, First Height and Area, as amended, on property located at 8030 Mesa Drive be GRANTED, as amended.

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

## PLANNED UNIT DEVELOPMENTS

C814-73-011 Mrs. Margaret Geisen & Clarke Straughan: 24 detached single-  
2211 West Bee Caves Road family dwelling units, 1 commercial  
facility with common open space  
called, "Sky Forest"

STREET PROPOSAL

## 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 and easily accomodate a public street. 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 (approx. 0.2 mi.) long. The proposed street would intersect Canyon Rim Drive approximately 1,100 feet south of Bee Caves Road. The subdivision ordinance does provide that block lengths may be varied according to the requirements of circulation, utility service, topography and provisions of the Master Plan.
- 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.

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

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 staff has inspected the area consisting of the subject tract and the existing residential area to the west and finds this area isolated from the adjacent properties by Barton Creek to the south and steep ravines to the east and west. Therefore, access to this area of approximately 200 acres must be primarily from Bee Caves Road. One of the primary functions in reviewing subdivisions is to provide adequate traffic circulation not only for the subject tract but for the adjoining areas. Therefore, the Planning staff is recommending a public street be provided through subject tract and should eventually connect to Canyon Rim Drive for the above reasons.

The City of Austin Traffic and Transportation Department is not requesting a public street to connect subject tract to Canyon Rim Drive because it is not sure this is the best location and recognizes that the Camelot area to the west may provide additional access when certain platting is done to make it a legal subdivision.

It is the opinion of the staff that if the existing Camelot area to the west had been reviewed at the time of proposed development a public street would have been requested through this same area.

For the above reasons, it is the recommendation that the Commission give strong consideration to requiring a public street at this time through subject tract between Bee Caves Road and Canyon Rim Drive. If the Commission does require a public street, the staff recommends an alternative which is to require the applicant to dedicate the public street but not construct that portion between the private drive and his west property line. Then, if an alternate location for a street is found which would serve the Camelot area to the west, and not involve subject tract, that portion of the proposed street that is not built can be vacated.

If the Commission does not require a connecting street between subject tract and Canyon Rim Drive as required by ordinance, specific action must be taken granting a variance for reasons listed in "a" above.

#### PLANNED UNIT DEVELOPMENT DESIGN

##### STAFF REPORT:

This application for a Planned Unit Development on 12.54 acres appeared before the Zoning Committee on September 5, 1973. The Committee postponed this case for thirty days because departmental requirements based on the

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

applicants' revised plan were not available for review. The departmental requirements submitted to the Committee at this time are based on the applicants' revised plan.

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. At the latest meeting with the staff in August, the applicant submitted the revised plan being considered by the Zoning Committee. This plan includes one existing residence, 19 proposed single-family lots, one three-unit townhouse complex, a duplex and a commercial area. The site plan does indicate common area, however, the design limits the use of the common area to the west of the street which will be divided by the driveways to the houses and will function only as a building setback.

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 greenbelts and increased recreational areas and amenities. When considering a PUD, the Planning Commission, after considering the unique nature of each proposal may allow, under proper circumstances the departure from certain present codes and ordinances.

Since the applicant does provide some features not normally provided in a standard subdivision, the staff reluctantly recommends approval of this revised Planned Unit Development 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. The staff made reference to concern by the Health Department on the use of septic tanks in triplex-duplex area.

#### CITIZEN COMMUNICATION

##### WRITTEN COMMENT

None

##### PERSONS APPEARING

Clarke Straughan (applicant)	
Mrs. C. B. Aten: 205 Canyon Rim Drive	FOR
Mrs. Terry Hughes: 246 Canyon Rim Drive	FOR
Dr. & Mrs. Arthur L. Hessin: 401 Canyon Rim Drive	FOR
Mrs. Mazia M. Sneed: 300 Canyon Rim Drive	FOR

#### COMMITTEE ACTION:

The applicant requested that the commercial facility be withdrawn from the application.

A number of area residents spoke in favor of the proposed Planned Unit Development but were opposed to a street being put through subject tract.

Committee members reviewed the information presented. Mr. Hetherly stated that he felt that this case should be handled as a subdivision rather than

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

a P. U. D. Members were in agreement concerning the public street recommended by the staff in that they felt only a small portion of the people in the adjoining area would benefit from such street.

Members then voted to recommend that a variance be granted eliminating the street requirement.

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

The members then voted to recommend the approval of the P. U. D. site plan.

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

The members then voted to recommend the approval of the P. U. D. preliminary subdivision.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that a variance be GRANTED, eliminating the street requirement.

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

To APPROVE the Planned Unit Development site plan.

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

To APPROVE the Planned Unit Development preliminary subdivision.

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



SPECIAL PERMITS

CP14-73-039 Duplex Advertising Co., Inc.: Outdoor advertising sign  
 1715 Old East Riverside Drive  
 1200-1208 Parker Lane  
 1704-1716 Lupine Lane  
 also bounded by (new) East Riverside Drive

STAFF REPORT:

This application has been filed as required under Section 45-21, Sub-Section (v), Paragraph (2), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to allow the construction of an outdoor billboard or advertising sign. The tract is zoned "LR" Local Retail and is located at the intersection of Parker Lane and Old Riverside Drive and Riverside Drive. The existing uses on the tract are a "Stop 'N Go" store and a Texaco service station. The applicant proposes to construct the billboard at the northwest corner of the property.

The staff read Section 45-21 (v) (2) of the Zoning Ordinance: "Uses by Special Permit only in "LR" Local Retail district which shall include uses permitted in the "GR" General Retail district without a special permit, when located adjoining or across a public street or alley from a "GR" General Retail or less restricted district." 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

WRITTEN COMMENT

V. Von Geyso: 1208 Loma Drive	FOR
C. J. Zern: 1201 Loma Drive	AGAINST
Edward J. Gesick: 341 Milam Building	AGAINST
Nick G. Ledesma, Sr.: 1207 Loma Drive	AGAINST
Mrs. Julia Frances Kennedy:	AGAINST

PERSONS APPEARING

Don Vineyard (representing applicant)	
C. J. Zern: 1201 Loma Drive	AGAINST
Chris Crow: 5303 Duval	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that a sign of this nature would be an intrusion into a single-family neighborhood as well as a traffic hazard. The members then voted to recommend that this request be denied.

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

COMMISSION ACTION:

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

CP14-73-039 Duplex Advertising Co., Inc.--Contd.

COMMISSION VOTE:

To DENY the request of Duplex Advertising Co., Inc. for a special permit for an outdoor advertising sign to be located at 1715 Old East Riverside Drive, 1200-1208 Parker Lane, 1704-1716 Lupine Lane and also bounded by (new) East Riverside Drive.

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

ABSENT: Messrs. Nash and Betts

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.

CP14-73-040 The Episcopal Theological Seminary: Six 2-bedroom apartments and  
500-606 Rathervue Place two 2-bedroom dormitory suites  
3101-3115 Duval Street  
501-605 East 32nd Street

STAFF REPORT:

This application has been filed under Section 45, Sub-Section (17), Paragraph (h) (1) and (h) (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 to allow the remodeling of an existing dorm creating six 2-bedroom apartments for married seminary students and their families, and two 2-bedroom apartments for single seminary students on the grounds of The Episcopal Theological Seminary of the Southwest. The seminary is located on a five-acre tract east of Duval Street between Rathervue Place and East 32nd Street. The applicant does not propose any new construction under this application but will remodel the existing buildings. The staff recommends approval of this application subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Duncan Osborne (representing applicant)	
Roger Pinckney (NORTH UNIVERSITY NEIGHBORHOOD ASSN.)	FOR
Hal B. Perry: 606 Rathervue Place	FOR
Daniel E. Leary: 109 West 33rd Street	FOR
Mr. Crockett	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted subject to departmental requirements as on file with the City of Austin Planning Department and approving the parking as shown on the site plan; and with a restrictive covenant limiting apartment use to seminary students, staff and visiting ministers.

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

CP14-73-040 The Episcopal Theological Seminary--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of The Episcopal Theological Seminary for a special permit for the remodeling of the existing dormitories to create six two-bedroom apartments and two two-bedroom dormitory suites on property located at 500-606 Rathervue Place, 3101-3115 Duval Street and 501-605 East 32nd Street, subject to departmental requirements as on file with the City of Austin Planning Department and approving the parking as shown on the site plan; and with a restrictive covenant limiting apartment use to seminary students, staff and visiting ministers, 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. Nash and Betts

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.

CP14-73-041 Ginther-Davis Interests: 200-unit apartment project called  
1124 Rutland Drive also bounded "Cross Creek Apartments"  
by Mearns Meadow Boulevard

STAFF REPORT:

This application has been filed as required under Section 45-18, Sub-Section (g), Paragraph (6), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the construction of 200 apartment units on a 10.0-acre tract of land located at 1124 Rutland Drive. The property is zoned "BB" Residence, First Height and Area with a density restriction of 20 units per acre. The applicant proposes 140 one-bedroom apartments and 60 two-bedroom apartments for a density of twenty units per acre. The tract has access on Rutland Drive, a 60-foot street, and Mearns Meadow Boulevard, a 70-foot street. The project will have access to both streets and will have a low-water crossing on Little Walnut Creek which crosses the property. 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

WRITTEN COMMENT

None

PERSONS APPEARING

Will Garwood (representing applicant)  
Bob Chester (representing applicant)

CP14-73-041 Ginther-Davis Interests--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted subject to departmental requirements.

AYE: Messrs. Hetherly, Bobbitt 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 Ginther-Davis Interests for a special permit for the construction of a 200-unit apartment project called "Cross Creek Apartments" located at 1124 Rutland Drive also bounded by Mearns Meadow Boulevard, 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. Nash and Betts

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. This case appeared before the Commission on September 11, 1973 and was postponed for 30 days in order to allow the staff time to notify the adjoining property owners. The staff reported that the property owners have now been notified. Members reviewed the information presented. The Commission then

VOTED: To APPROVE the request of the City of Austin for street vacation of Tower View Court, east of Manorwood Road at no cost to the abutting property owners, subject to retention of easements.

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

ABSENT: Mr. Nash

C10-73-120      City of Austin  
Windsley Drive from Windrift Way westerly  
108.00 feet to termination

The staff reported that this request was recommended by the City Council in conjunction with a zoning change case and is recommending that this request for street vacation be approved subject to retention of easements. The Commission then

VOTED:      To APPROVE the request of the City of Austin for street vacation of Windsley Drive from Windrift Way westerly 108.00 feet to termination, at no cost to adjoining property owners, subject to retention of easements.

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

ABSENT:      Mr. Nash

C10-73-121      City of Austin  
Townes Lane from Winstead Lane  
easterly to MoPac Boulevard

The staff reported that this request is by the City of Austin for street vacation for the purpose of construction of an electric substation on this location to provide electrical power to areas near the MoPac Boulevard. The Commission then

VOTED:      To APPROVE the request of the City of Austin for street vacation of Townes Lane from Winstead Lane easterly to MoPac Boulevard, subject to retention of easements.

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 Zoning Ordinance  
concerning Veterinarian Clinics

The staff reported that action on this amendment to the Zoning Ordinance was postponed from the September 11, 1973 Planning Commission meeting to allow the local veterinarian association to meet and analyze the Planning Department's staff recommendation. The staff's approach in their recommendation was to permit the most flexibility in the lowest use district that they could recommend in favor of. The staff's study proposed the following changes:

C2-73-3a Zoning--Contd.

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 non-farm 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 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

None

PERSONS APPEARING

Dr. W. O. Dudley

Dr. C. C. Allison

Dr. C. D. Heather

FOR

FOR

FOR

C2-73-3a          Zoning--Contd.

## TESTIMONY:

Dr. W. O. Dudley, president of the local veterinarian association, stated that the association had met and reviewed the staff recommendation item by item and it was their feeling that veterinary clinics and hospitals should be allowed in the "GR" General Retail district rather than "O" Office district. They felt the 50-foot building setback requirement should be reduced to 25 feet and that the additional open space requirement would be an undue burden in developing their clinics.

## COMMISSION ACTION

Members reviewed the information presented. The staff stated they had no objections to allowing veterinary clinics and hospitals under the "LR" Local Retail district subject to special permits and to the conditions approved by the veterinary association, as the conditions in a commercially-zoned area are different from those in office and residential areas and the additional setback requirements and open space requirements are not as important. Mr. Hetherly stated that he felt the "C" Commercial presently required was too strict a limitation and had rather see this in a less restrictive district such as "LR" Local Retail or "O" Office district. The staff and the veterinary association were in agreement on the following changes:

Sec. 45-21 "LR" LOCAL RETAIL DISTRICT

- (v) Uses by special permit only which shall include the following:
- (3) 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 non-farm animals.
  - 4. 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 twenty-five (25) feet from any property line abutting a "B" Residence or more restrictive use district.

Sec. 45-22 "GR" GENERAL RETAIL DISTRICTS

- (39) (b) Veterinary hospital or clinic as permitted in Sec. 45-21 (v) (3).

## COMMISSION VOTE:

To recommend that the proposed changes to the Zoning Ordinance for veterinary clinics and hospitals be APPROVED.

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

ABSENT: Mr. Nash

C2-73-3a      Zoning

Public hearing on amendment to the Zoning Ordinance concerning townhouses in "O" Office and less restrictive districts.

The staff reported that at the present time townhouses are not allowed in any use district less restrictive than "BB" Residence Districts, where they are allowed subject to a special permit and certain height, coverage, setback and yard requirements. The purpose of this proposed amendment is to allow townhouses in "B" Residence, "O" Office, "LR" Local Retail and "GR" General Retail Districts, subject to the requirements as outlined under "BB" Residence Districts.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the amendment to the Zoning Ordinance to permit townhouses in the "B" Residence, "O" Office, "LR" Local Retail and "GR" General Retail districts be APPROVED subject to the requirements as outlined under "BB" Residence Districts.

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

ABSENT:        Mr. Nash

C2-73-8a      Subdivision

Subdivision fee for subdivision name change

Members reviewed the information which the staff presented to them at the September 11, 1973 Planning Commission concerning the cost involved when subdivision name changes are made after a subdivision had been submitted. Members reviewed the information presented and were in agreement that a fee of \$100 should be charged to cover the expense involved. The Commission then

VOTED:        To APPROVE a fee of \$100 to be charged for changing the name of a subdivision after it has been submitted.

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

ABSENT:        Mr. Nash



## OTHER BUSINESS

<sup>72</sup>  
C8c-~~73~~-002      Conceptual Plan--Dickson Property  
C2-72-1(1)      Name change and density change consideration

## STAFF REPORT:

This property, consisting of approximately 500 acres of land, is located at the intersection of Pleasant Valley Road and Riverside Drive and west of the Austin Country Club. A conceptual plan with a variety of land uses and density, including patio homes with three units per acre and ranging up to 40 units per acre in the high-rise apartment area, was submitted. Included in this plan are 95 acres set aside for a shopping center, two school sites, approximately 20 acres set aside for a park along the Colorado River, plus internal walkways. This conceptual plan was approved with the limitation of density as shown on the plat of about 9 units per acre or about 4,500 units on 500 acres. A preliminary subdivision with restrictive covenants has been submitted and is on file according to the recommendations.

The original roadway system had a north-south road and a connection of an east-west road with the extension of Lakeshore Drive which took the road fairly close to the lake with three internal loops. Because of drainage problems, these roadways had to be modified, with Lakeshore Drive being relocated further from the lake. This change is consistent with Urban Transportation Department's original recommendation.

A portion of this tract lies within the Del Valle school district while the area to the east and west is in the Austin Independent School District. The owner is attempting to transfer that portion of the tract in the Del Valle school district into the Austin school district. Austin school officials have stated that they do not need two school sites and prefer the site located on the northern boundary. The owner is now requesting that they be permitted to develop the abandoned eight (8) acres at ten (10) units per acre which would add 80 units to the total project.

The Parks and Recreation Department has recommended that a 25-foot to 50-foot easement be extended through this property to permit access from the development to the park, as well as from the school to the park; easements connecting Lake Shore Drive to Tract 14, connecting to the park; and easements connecting Faro Drive to the greenbelt through Tract 4, along with a 30-foot easement.

The applicant is requesting a change in the name of the development from Dickson Property to The Crossing, and is requesting a change in the Conceptual Plan that would provide for the relocation of the street alignment and allow for an increase in total dwelling units from 4,600 to 4,658 and modify the density requirements in the southeast portion of the tract from three and 5.5 units per acre to 5.0 and 8 units per acre except for the immediate eastern edge of the tract where adjoining an existing subdivision. The change in total dwelling units resulted from the school district only requiring one school site instead of the two proposed in the original plan.

<sup>72</sup>  
C8c-~~73~~-002      Conceptual Plan--Dickson Property--Contd.  
C2-72-1(1)

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

John Washam (representing applicant)

COMMISSION ACTION:

Members reviewed the information and a majority of the members were in agreement with the staff recommendations.

COMMISSION VOTE:

To recommend APPROVAL of the request for a name change from Dickson Property to The Crossing.

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

ABSENT:    Mr. Nash

To recommend APPROVAL of the changes in the street alignments, the increase in total dwelling units from 4,600 to 4,658 and a change in density in southeast portion of the original plan from 3 and 5.5 units per acre to 5.0 and 8 units per acre provided that the immediate eastern edge of the tract where adjoining an existing subdivision be developed at a lower density comparable to the adjoining property; subject to 100-foot greenbelt easements extended from Shorthorn Drive to City of Austin Park that would permit access from the development to the park as well as from the school to the park; 25'-50' greenbelt easement connecting Lakeshore Drive to Tract 14, connecting to the park; and 30-foot greenbelt easements connecting Faro Drive to the greenbelt on the east boundary through Tracts 3 and 4.

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

NAY:        Mr. Bobbitt.   Ms. Mather

ABSENT:    Mr. Nash

C8c-73-006      Conceptual Plan--Canyon Springs  
Northwest Austin (F. M. 2222)

STAFF REPORT:

This is an application for a conceptual plan located on 1,030 acres in northwest Austin on F. M. 2222 or Bull Creek Road with a density of 5.5 units per acre. The site plan, which is on file with the City of Austin Planning Department, provides for single-family and multi-family residential use, some commercial activity, school and church sites, a neighborhood shopping center and a golf course to utilize the LCRA easement. The area is located partly in the Leander School District and the Austin Independent School District.

C8c-73-006 Conceptual Plan--Canyon Springs--Contd.

The density of the proposed area is somewhat higher than the areas of Northwest Hills which is 3 to 4 units per acre and Great Hills which is around 3 units per acre. The staff feels that the density of 5.5 units per acre is high considering the terrain in this area. There would be no problem with the density if it can be served with utilities, roads, etc. Access points might be a problem and would have to be approved by the state highway department.

The staff questions that this density can be served properly by utilities and feels that the water supply could be the greatest problem. An alternative would be the City of Austin water supply. However, the closest source is 14 miles away. There is no sanitary sewer available. An alternative would be a package treatment plant or a private system which would have to be approved by the Health Department and the Water Quality Board.

STAFF RECOMMENDATION:

If the applicant is willing to work with the various agencies to provide adequate utilities, the staff recommends approval of this request with a limitation of density of 5.5 units per gross acre so that conversion of any open space would not increase the total number of units to more than 5.5 per acre.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jack Rice (representing applicant)

Leo Danze (applicant)

COMMISSION ACTION:

Members reviewed the information presented. Mr. Milstead expressed concern about the water and wastewater problem. Mr. Bobbitt stated that he would like to see a lower density that would be more in line with the surrounding area.

COMMISSION VOTE:

To APPROVE the conceptual plan of Canyon Springs with a maximum of 5.5 units per gross acre provided that adequate water and wastewater systems, approved by local and state authorities, can be made available; that access to Bull Creek Road be approved by the Urban Transportation Department and the State Highway Department; and that the total tract be within one school district.

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

C1-73-3 Minutes

Minutes from the August 1973 Planning Commission meeting, the August 1973 Subdivision Committee meeting and the September 1973 Planning Commission meeting were distributed.

C2-73-5c Historic Zoning Ordinance  
Set a Public Hearing

The staff distributed copies of the proposed Historic Zoning Ordinance for the Commission's review. A public hearing was set for November 13, 1973. A committee was appointed to review the proposed ordinance and have a recommendation prior to the public hearing. The Committee members are:

Charles Betts, Chairman  
Betty Himmelblau  
Philip Juarez  
Jean Mather  
William Milstead

C2-73-5b Planned Unit Development  
Request by Walter Meyers to consider a Planned  
Unit Development on 1.3 acres

Members heard a request from Walter Meyers to consider allowing him to develop a Planned Unit Development on a 1.3-acre site in Southeast Austin on <sup>West</sup> ~~South~~ <sup>Elm</sup> ~~Lamar~~ Boulevard and Barton Skyway. Under the present guidelines, five acres is the minimum acreage for a Planned Unit Development. Subject tract has a 75-foot frontage on a residential street with the remainder of the tract being internal. Dr. Meyers proposes to develop the area with a home for his family to include a tennis court and swimming pool, with the remainder of the property being developed with some type dwelling units. Dr. Meyers stated he would like to build a brick driveway rather than a paved one. Under normal subdivision requirements, fifty-foot streets would be required which would eliminate many of the trees on the tract. By allowing Dr. Meyers to develop this tract under a Planned Unit Development, he would be able to develop a private street through the area where there were no trees.

Members reviewed the information presented and felt this request should be approved with a restriction limiting the density to ten units. The Commission then

VOTED: To GRANT a variance to allow the development of a Planned Unit Development by Dr. Walter Meyers on a 1.3-acre tract located on South Lamar Boulevard and Barton Skyway, restricting the density to a maximum of ten units.

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

ABSENT: Mr. Nash

C2-73-9a      Planning Commission  
Rules and Regulations

Members received copies of the proposed revised Rules and Regulations for their study and review. A public hearing was set for November 13, 1973.

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

The staff presented the members with copies of the 1973-74 Work Program which listed those goals and programs to be accomplished, including names of those responsible for implementing these programs and the time schedule for beginning and completing the projects. Discussion of the recommended Work Program was deferred to the November Planning Commission meeting.

C14-72-291      Richard S. Trimble  
7807 Watson Street  
Request for withdrawal

Members reviewed a letter from the applicant's attorney requesting that this case be withdrawn. The Commission then

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

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

NAY:          Mr. Betts

ABSENT:      Mr. Nash

C17-73-001      Environment  
Implementation Plan for Environmental Policy

The staff reviewed the Environmental Policy which was distributed to the Commission members at the September meeting. This report contained a number of ideas that the Planning Department indicated were ways in which the policy could be implemented from the department's point of view which deals specifically with building in some environmental control within the subdivision and zoning ordinances. An example might be that a subdivision or zoning applicant would have to submit with his application a statement of what he has done to recognize the environmental features of the tract such as trees, creeks, or some unique feature of the tract or surrounding area. Another example would be to eliminate restrictive covenants by writing into the ordinances such things as six-foot privacy fence requirements, ten-foot greenbelt areas, one-story building restrictions, etc.

C17-73-001 Environment--Contd.

The staff recommended that the Commission start looking into the ways these policies can be implemented into the ordinances which are now under our control, as well as the C. I. P. and Comprehensive Plan. These tools will begin to be very obvious in the staff recommendations throughout the program in the following months.

Ms. Mather suggested that the Commission be furnished with aerial photographs on the subdivisions that are submitted.

C10-73-119 Street Vacation Study

Proposed closing of Webberville Road Railroad Crossing

Members heard Mr. Joe Ternus, Director of Traffic and Transportation, present certain problems surrounding Webberville Road at 7th Steet in connection with the traffic flow. Mr. Ternus stated that the City proposes to close a section of Webberville Road in order to ease a dangerous corner and facilitate the flow of traffic in the area, as well as providing increased protection for pedestrians. Mr. Ternus stated this section of Webberville Road was in the Glen Oaks Urban Renewal Project and would require an amendment to the Urban Renewal Plan. The Commission agreed that an application for vacating this portion of Webberville Road should be processed and coordinated with an amendment to the Urban Renewal project.

SUBDIVISIONS

R146 Subdivision Committee

The Committee Chairman reported action taken on the subdivisions at the meeting of September 25, 1973, and requested that this action be made a part of the minutes of this Planning Commission meeting.

PRELIMINARY SUBDIVISION PLATS

A request had been received for a six-month extension of the following preliminary subdivision plan.

The Commission then

VOTED: To GRANT a six-month extension on the following preliminary subdivision plat:

C87-70-22 Southcrest Park #3  
F. M. 812 and Clinger Road

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

VOTED: To APPROVE the following final subdivision plats under the Commission's amended Rules and Regulations:

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

VOTED: To APPROVE the dismissal of the following subdivision plat due to non-payment of the filing fee:

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

ABSENT: Messrs. Nash and Betts

VOTED: To APPROVE the name change to Shady Hollow Addition, Section Two (2), Phase One on the following subdivision plat:

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

ABSENT: Messrs. Nash and Betts

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

C814-73-08	Summer Wood PUD
C8 -73-33	Steck Avenue, Greenslope and Cima Serena Lakeway, Section Twenty-seven (27) Indian Hills Drive and Duck Lake Drive

SUBDIVISIONS--Contd.

C8-73-107      Travis Country II, Phase II  
Travis Country Circle and Big Oak Drive

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

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 and current tax certificates:

C8-73-71      Scarlet Oak Park Addition  
White Oak Drive and Red Oak Trail

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

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 and pending a satisfactory solution to a serious drainage problem:

C8-73-108      Deer Park, Section Five (5)  
St. George's Green and Stassney Lane

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

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:

C8s-73-115      Halleck Acres  
Ann Place  
C8s-70-231      A. H. Neighbors, Section 3 Amended  
Maxwell Lane and Highwater Road  
C8s-73-210      The Creeks  
U. S. Highway 183



SUBDIVISIONS--Contd.

<u>C8s-73-199</u>	<u>Alpine Hills</u>
	Alpine Road
<u>C8s-73-202</u>	<u>Motsenbocker Subdivision #2</u>
	Stassney Lane

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

ABSENT: Messrs. Nash and Betts

The Commission then

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

<u>C8-73-239</u>	<u>Shady Hollow Addition, Sec. 2, Ph. 1</u>
	Brodie Lane
<u>C8-73-244</u>	<u>Safeway Addition, #4</u>
	Braker Lane

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

ABSENT: Messrs. Nash and Betts

The Commission then

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

<u>C8s-73-241</u>	<u>Mount Zion Subdivision</u>
	East 13th Street

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

ABSENT: Messrs. Nash and Betts

The Commission then

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

<u>C8s-73-242</u>	<u>2nd Resub. Lot 8, Blk 1, Fiskeville School Addition</u>
	Elliott Street
<u>C8s-73-243</u>	<u>Resub. of a portion of Lot 1, Blk. M, Ridgetop Addition</u>
	East 52nd Street and Harmon Avenue

SUBDIVISIONS--Contd.

C8s-73-245      Barnett and Schultz Addition  
Highway 183 and Jamestown Drive  
C8s-73-247      Ed Dailey Addition  
Water Park Road  
C8s-73-250      The Cross Roads  
North Bluff Drive and Nuckols Crossing Road  
C8s-73-253      Thom Farrell Subdivision  
Sheraton Avenue and South Congress Avenue

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

The Commission then

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

C8s-73-240      Courtland Place  
I. H. 35 and Park Plaza

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

The Commission then

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

C8s-73-246      Resub. Lot 12 and a portion of Lot 11, Blk. F,  
Highland Park West  
Highland Terrace West

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

SUBDIVISIONS--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and pending the granting of a zoning request:

C8s-73-248 Colony Park, Sec. I Commercial Tract A  
Johnny Morris Lane and Decker Lake Road

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

ABSENT: Messrs. Nash and Betts

The Commission then

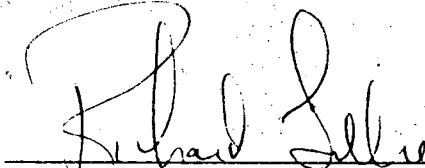
VOTED: To POSTPONE the following short form subdivision plats pending receipt of a variance letter:

C8s-73-249 Buck Industrial Park  
Shelby Lane  
C8s-73-251 Hardin-Chesley Addition  
Guadalupe and Nelray Boulevard  
C8s-73-252 Nolen Addition  
West 22nd Street

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

ABSENT: Messrs. Nash and Betts

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

  
Richard Lillie  
Executive Secretary