

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--February 12, 1974

The meeting of the Commission was called to order at 7:00 p.m. in the Electric Building Auditorium

Present

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

*Arrived at 7:10 p.m.

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Jerry Harris, Assistant City Attorney
Charles Graves, Director of Engineering
Stewart Henry, Director of Environmental
Resource Management
Pat Settle, Secretary I

The following zoning changes were considered by the Zoning Committee at the meeting of February 4, 1974.

Present

C. W. Hetherly, Chairman
Charles Betts
O. P. "Bob" Bobbitt
Betty Himmelblau
Bennie Washington

Also Present

Jack Alexander, Assistant Director of Planning
Duncan Muir, Planner
Brian Schuller, Planner
Pat Settle, Secretary I

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

STAFF REPORT:

The applicant has requested that this case be withdrawn.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Ed M. Barkley: 2501 East St. Elmo Road

FOR

Robert Watson: 2101 Teri Road

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the request and recommended that this case be withdrawn.

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 & Home Savings 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to "LR" Local Retail, First Height and Area on property located at 4925-4949 Friedrich Lane and 1912-2030 Teri Road be WITHDRAWN.

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

C14-73-234 Mrs. Adele Richter: A, 1st to O, 1st
947-949 East 50th Street
4916-4918 Harmon Avenue

STAFF REPORT:

Subject tract is located between Airport Boulevard and I. H. 35 and south of East 51st Street on residential streets. It is oriented toward the single-family residential neighborhood to the west of Harmon Avenue, rather than toward the non-residential uses generally between Harmon and I. H. 35. In the past, the staff has recommended the "O" Office as an appropriate zone on the east side of Harmon Avenue which would not intrude into the residential neighborhood.

C14-73-234 Mrs. Adele Richter--Contd.

STAFF RECOMMENDATION:

That this case be denied as a land use change inappropriate with the adjacent single-family neighborhood. The staff feels non-residential uses should not extend west of Harmon Avenue in order to protect the existing single-family neighborhood.

A change in the zoning on this tract will require one-half the additional right-of-way (five feet) to increase both Harmon Avenue and East 50th Street to 60 feet.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Emile Jamail: 3711 North Lamar Boulevard

FOR

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the requested zoning would be an intrusion into a single-family neighborhood. The members recommended that this request be denied.

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 Mrs. Adele Richter for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 947-949 East 50th Street and 4916-4918 Harmon Avenue be DENIED.

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

C14-73-244 Thomson & Fitzgerald: A, 1st to GR, 1st
204 Stassney Lane

STAFF REPORT:

This property fronts on Stassney Lane, a major arterial approximately 600 feet west of South Congress Avenue and is part of an area developed prior to annexation. On either side of the subject tract are older residences. Immediately across the street is undeveloped property, and to the south of that new homes have been built. Non-conforming

C14-73-244 Thomson & Fitzgerald--Contd.

uses are numerous on properties adjacent to South Congress Avenue. The Master Plan recommends residential uses for the west side of South Congress Avenue, except for those tracts fronting on or oriented to South Congress Avenue.

If a non-residential use is granted on the subject tract it will stimulate the westward movement of commercial-retail land usage on Stassney Lane, as the subject tract is not oriented toward the Stassney-Congress intersection. The subject tract is 100 feet wide, sufficient to allow two duplexes, or four units. Under "BB" Residence, approximately 10 to 13 units could be built. The properties to the west of the subject tract have 6,000 square feet each which, unless joined, limits the possibilities for increasing housing density. These homes should be protected from incompatible uses.

STAFF RECOMMENDATION:

That this case be denied as inappropriate zoning for the subject tract, but recommends that "BB" Residence be granted to discourage strip commercial development of this street, subject to a 6-foot privacy fence where adjacent to "A" Residential properties along the north and west boundaries of subject tract.

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

Carl W. Cole: 120 Stassney Lane	FOR
Mary G. Hanks: 200 Stassney Lane	FOR
Bennie Fojtik: 2802 Ware Road	FOR
Fred Moerbe: 212 Stassney Lane	AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request was inappropriate for this tract. Members recommended that this request be denied but grant "BB" Residence, First Height and Area, subject to a six-foot privacy fence along the north and west boundaries of subject tract.

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

COMMISSION ACTION:

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

C14-73-244 Thomson & Fitzgerald--Contd.

COMMISSION VOTE:

To recommend that the request of Thomson and Fitzgerald for a zoning change from "A" Residence First Height and Area to "GR" General Retail, First Height and Area on property located at 204 Stassney Lane be DENIED, but that "BB" Residence, First Height and Area be GRANTED, subject to a six-foot privacy fence along the north and west boundaries of subject tract.

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

C14-73-246 Gov. Allan Shivers, John Shivers and C. McAden: B, 1st to
5300-5306 Joe Sayers Avenue B, 2nd (as amended)
1500-1504 North Loop Boulevard

STAFF REPORT:

This property is located at the northwest corner of the intersection of North Loop Boulevard and Joe Sayers Avenue. As the staff map indicates, there has been rezoning activity in the area over the last five years. The subject tract was rezoned "B" Residence in 1968 along with the "LR" Local Retail to the west and "B" Residence, Second Height and Area to the north after extensive study and negotiation. The Second Height and Area to the north of the subject tract was granted because of the drainage draw there and subject to a restrictive covenant specifying a maximum number of housing units to be built there. The subject tract has relatively level terrain.

The western boundary of the subject tract resulted from the 1968 case. It was established there as an appropriate depth of the retail land use eastward from the intersection of Burnet Road and North Loop Boulevard. The staff feels that this boundary should be maintained, as conditions have not changed sufficiently to warrant extending the "LR" Local Retail zone eastward to Joe Sayers Avenue.

STAFF RECOMMENDATION:

That this case be denied, as the present zoning will allow appropriate development of this tract.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

J. V. Walden: 1410 West North Loop Boulevard	FOR
Conway Taylor: 1805 West 35th Street	FOR
Billy D. Warren: 5905 Tumbling Circle	FOR
Dorothy Warren (Bryant): 5905 Tumbling Circle	FOR
Dale Ossip Johnson: 600 West 12th Street	FOR
Don Jackson: 3810 Medical Parkway	AGAINST

C14-73-246 Gov. Allan Shivers, John Shivers and C. McAden--Contd.

PERSONS APPEARING

Paul D. Agenend (representing applicant)

COMMITTEE ACTION:

The applicant amended his request from "B" Residence, First Height and Area to "B" Residence, Second Height and Area. Members reviewed the information presented but felt they could not act upon this case until additional information was presented. Members recommended to continue the hearing at the full Commission meeting February 12, 1974.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Betts stated that the applicant's attorney had contacted him stating that he had the flu. Members were in agreement that this case should be referred back to the Zoning Committee.

COMMISSION VOTE:

To recommend that the request of Gov. Allan Shivers, John Shivers and C. McAden for a zoning change from "B" Residence, First Height and Area to "B" Residence, Second Height and Area (as amended) on property located at 5300-5306 Joe Sayers Avenue and 1500-1504 North Loop Boulevard be REFERRED to the Zoning Committee meeting March, 1974.

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

C14-73-250 J. W. Savage, et ux: A, 1st to B, 1st
8300 Bowling Green Drive
2300-2304 Ohlen Road

STAFF REPORT:

This property is located at the corner of Ohlen Road, a neighborhood collector street, and Bowling Green Drive, a minor residential street. It fronts and sides to existing well-maintained homes on Bowling Green Drive. Across Ohlen Road are apartments the "O" Office zoning southeast from the subject lot is also being used for apartments. The subject tract has an area sufficient to allow a duplex under its present zoning. Duplex use is located along the south side of Ohlen Road.

STAFF RECOMMENDATION:

That this case be denied because the increased housing density allowed under "B" Residence zoning is incompatible with adjacent homes to the north and east along Bowling Green Drive. Initiation of multi-family zoning on the north side of Ohlen Road would set a precedent for further encroachment into this neighborhood. Any consideration to change zoning on this lot should include privacy fencing on the north and east boundaries, and no access to Bowling Green Drive from subject tract as protection for the existing lower density residential uses.

C14-73-250 J. W. Savage, et ux--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

J. E. Richardson: 4892 U. S. Hwy. 290, West	FOR
William F. Goerlitz: 8301 Bowling Green Drive	FOR
Don J. Jackson; 3604 Balcones Drive	AGAINST

PERSONS APPEARING

Robert Davis (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly stated that there were a number of duplexes on Bowling Green and that he was reluctant to change the zoning on this street. However, he felt that since this request was located on the corner, the zoning could be stopped there. A majority of the members felt this request should be granted, subject to restricting the tract to parking only; a six-foot privacy fence on the north and east boundaries; and no access to Bowling Green Drive.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated that he had voted against all the other cases in this area except the one on the far end of Bowling Green Drive. He felt that since no access was being allowed on Bowling Green, he could vote for this request. Mr. Betts felt that since this use would be for parking for a restaurant fronting on Burnet Road, he could vote for this case. Ms. Mather felt that with adequate screening, this request would not be incompatible.

COMMISSION VOTE:

To recommend that the request of J. W. Savage, et ux, for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 8300 Bowling Green Drive and 2300-2304 Ohlen Road be GRANTED, subject to restricting the tract to parking only; a six-foot privacy fence on the north and east boundaries; and no access to Bowling Green Drive.

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

C14-73-251 Emile Jamail, et al: Int. A, 1st to O, 1st on Tract A and
 8000 U. S. Highway 290, East B, 1st on Tract B (as amended)
 Rear of 7700-8000 U. S. Highway 290, East
 Rear of 2400-2448 Ed Bluestein Boulevard
 also bounded by Old Cameron Road

STAFF REPORT:

This 95-acre tract is located north of the intersection of Ed Bluestein Boulevard and U. S. Highway 290. It has frontage at two points: approximately

C14-73-251 Emile Jamail, et al--Contd.

150 feet on U. S. 290 and 900 (plus or minus) feet on the undeveloped Old Cameron Road on the west portion of the property. This street will probably be developed to provide access to the district park to be developed west of the subject tract. Part of the western portion of Tract 1 of the subject property is proposed to be purchased by the City for the park. An arterial street is proposed to run along the eastern boundary of the subject property, providing additional access.

This interior property as well as most of the surrounding area is undeveloped by City standards. The 75-plus acre property between the subject tracts and the intersection of U. S. 290 and Ed Bluestein Boulevard is appropriate for business and apartment purposes, and will most likely be zoned accordingly. Subject tract does and will have only a small amount of arterial frontage. Southwest across Little Walnut Creek from the subject tract, is a proposed retail and apartment development with access to both Ed Bluestein Boulevard and the proposed extension of Rutherford Lane. The existing retail and apartment zoning in this area, in addition to the probability that the tract just south of subject tract will be zoned for some retail, office and apartment uses, is sufficient reason for the staff to recommend only the limited portion of the subject tract with direct access to a major arterial for medium-density apartments.

STAFF RECOMMENDATION:

That this case be denied as inappropriate zoning for this interior tract, but that "BB" Residence be granted on the easternmost 800 feet fronting on the proposed arterial, and "A" Residence on the western portion of this tract, subject to a subdivision to provide for streets (including the proposed major arterial.)

This recommendation will allow for approximately 15 acres of apartment development adjacent to the arterial and uses such as conventional single-family duplex, townhouse or P.U.D. developments on the interior portion of this property. The "A" Residence District provides reasonable flexibility in developing unusual terrain, such as created by gravel pits and creeks.

Today, the staff received an amended application for "O" Office on the southern half of the subject property and "B" Residence on the northern half. The staff will recommend that the 75-plus acre tract south of subject tract provide the land use buffers for the anticipated retail use there, so the staff feels that the appropriate zoning of this property is the original recommendation.

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

None

PERSONS APPEARING

Robert Davis (representing applicant)

Emile Jamile (applicant)

C14-73-251 Emile Jamail, et al--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. They felt the requested zoning was inappropriate for the area. Members concluded that the "O" Office zoning would be more suitable located next to the major arterials and "BB" Residence located next to the park area with a buffer of "B" Residence in the center of the tract. Members recommended that this request be denied but grant "O" Office, First Height and Area on Tract X; "B" Residence, First Height and Area on Tract Y; and "BB" Residence, First Height and Area on Tract Z; subject to a subdivision to provide for streets including the proposed major arterial.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated that he would like to see an area study made of this area by the Planning Department. Members were in agreement that this case should be referred back to the Zoning Committee to allow the staff time to complete an area study.

COMMISSION VOTE:

To recommend that the request of Emile Jamail, et al, for a zoning change from Interim "A" Residence, Interim First Height and Area to "O" Office, First Height and Area on Tract A and "B" Residence, First Height and Area on Tract B (as amended) be REFERRED to the Zoning Committee to allow the Planning Department staff time to complete an area study on this tract.

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

C14-74-001 Hardin and Chesley, Inc.: C, 1st to C, 2nd
5529-5609 North Lamar Boulevard

STAFF REPORT:

This property is located on North Lamar Boulevard just south of its intersection with Koenig Lane, and is part of the old Chief Drive-In Theater site. Present request is for an increase to Second Height and Area District only. Second Height and Area already exists to a depth of 150 feet east from Lamar and to a much greater depth west of Lamar Boulevard. The Major Arterial Plan indicates that this property falls almost completely within the Council-adopted right-of-way alignment for the intersection of the future Central Expressway and Central Expressway Spur. In the interim, North Lamar Boulevard with a present right-of-way of 80 feet, is planned to be expanded to 120 feet.

C14-74-001 Hardin and Chesley, Inc.--Contd.

STAFF RECOMMENDATION:

That this case be granted as consistent with existing Height and Area zoning, subject to a subdivision to identify this property and a building setback on North Lamar Boulevard of 45 feet to allow the City to purchase one-half the right-of-way (20 feet) to expand this street to 120 feet.

NOTE: A subdivision including this property, Hardin-Chesley Addition (C8s-73-251), has been submitted for approval showing the right-of-way line and building line indicated in the recommendation.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Walter Wukasch: 2703 Moonlight Bend

AGAINST

PERSONS APPEARING

Doren R. Eskew (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to a subdivision to identify this property; a 45-foot building setback on North Lamar Boulevard to allow the City to purchase one-half the right-of-way (20 feet) to expand this street to 120 feet.

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

ABSTAIN: Mr. Hetherly

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Hardin and Chesley, Inc. for a zoning change from "C" Commercial, First Height and Area to "C" Commercial, Second Height and Area on property located at 5529-5609 North Lamar Boulevard be GRANTED, subject to a subdivision to identify this property and a building setback on North Lamar Boulevard of 45 feet to allow the City to purchase one-half the right-of-way (20 feet) to expand this street to 120 feet.

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

ABSTAIN: Mr. Hetherly

C14-74-002 John D. Jones: A, 1st to O, 1st
7905-7907 Brockman Street
2209 North Plains Avenue

STAFF REPORT:

This property in North Austin is one of two request being processed this zoning cycle which face each other on Brockman Street, a minor residential street. The subject tract, bordered by two minor residential streets, is within a residential neighborhood and is surrounded by single-family housing except at the back, where it borders a "GR" General Retail zoned tract with a restaurant use. The tracts to the south are oriented toward and have direct access to a major arterial street.

STAFF RECOMMENDATION:

That this case be denied because the subject property is part of a single-family subdivision served by streets designed to handle only low-density residential traffic, and the requested zoning would be an encroachment into a well-developed residential neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

Daniel E. Lambert: 7904 Brockman

FOR

T. E. Holt: 7912 Sales Avenue

FOR

PERSONS APPEARING

John D. Jones (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly felt this case was located on a residential-type street and that the request would be an intrusion into this neighborhood. Mr. Bobbitt stated that the applicant would be unable to use his property unless it received a zoning change. A majority of the members felt this request should be granted, subject to limiting access to Brockman Street.

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

NAY: Mr. Hetherly

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated that this request is located in a single-family neighborhood and felt any change in zoning would encourage the deterioration of the neighborhood. Mr. Betts felt that single-family homes backed up to "C" Commercial would be undesirable. Mr. Washington felt that "O" Office would be less undesirable than "C" Commercial. Mr. Bobbitt felt the noise pollution and the lights from the adjacent restaurant make this property unsuitable for residential use. A majority of the members felt this request should be granted.

C14-74-002 John D. Jones--Contd.

COMMISSION VOTE:

To recommend that the request of John D. Jones for a zoning change from "A" Residence, First Height and Area, to "O" Office, First Height and Area on property located at 7905-7907 Brockman Street and 2209 North Plains Avenue be GRANTED, subject to limiting access to Brockman Street.

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

C14-74-003 Daniel H. Grace and Sandra S. Sterzing: A, 1st to C, 1st
2313-2315 Thornton Road

STAFF REPORT:

This property is located on a dead-end minor street in south Austin 1,300 feet from a major arterial. The subject tract is bounded by a railroad track which allows no access at this location, a vacant "C" Commercial zoned tract to the north, a non-conforming use in 1967 which was rezoned "C" Commercial with a "BB" buffer on Thornton Road, and vacant "A" Residence property across the street.

Single-family homes are predominant use in this sparsely developed area. The two most recent requests for "C" Commercial on Thornton Road were not recommended. The 1970 case was denied by Council; the 1973 case was granted "BB" instead of the "C" requested and was later dismissed for failure to comply with conditions. Those two cases, plus the granting of apartment zoning further south reinforces the staff's opinion that the most appropriate use of land along Thornton Road is residential rather than commercial and semi-industrial.

The strongest case for the "C" Commercial district is that the subject tract is substantially bounded by the "C" Commercial district, and therefore, it is appropriate. This case is weakened by the fact that the tract to the north is not developed commercially, and that even as early as 1967, there was recognition by the granting of the "BB" buffer between the "C" Commercial use and Thornton Road south of the subject tract that this area most likely would develop non-commercially. The present right-of-way on Thornton Road of 50 feet is inadequate to handle twice the traffic generally produced by uses permitted by the "C" Commercial district. There are few precedents to support the recommendation for the requested district on a dead-end residential street this distance from a major arterial.

STAFF RECOMMENDATION:

That this case be denied, but "BB" Residence be granted, subject to one-half the right-of-way (5 feet) necessary to increase Thornton Road to 60 feet.

C14-74-003 Daniel H. Grace and Sandra S. Sterzing--Contd.

The Thornton Road access to this tract is inadequate for commercial traffic and commercial use would be incompatible with the predominant character of the existing and anticipated residential developments in the area. The railroad would not be a benefit to this type development, as no access is allowed at this location.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

Susie Watson: 2406 Thornton Road FOR
Mr. & Mrs. Herman H. Gunn: 2400 Thornton Road FOR

PERSONS APPEARING

Daniel H. Grace (applicant)
Sandra Sterzing (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the requested zoning would be compatible with the surrounding area. The members recommended that this request be granted, subject to one-half the right-of-way (five feet) to increase Thornton Road 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.

COMMISSION VOTE:

To recommend that the request of Daniel H. Grace and Sandra S. Sterzing (Grace) for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 2313-2315 Thornton Road be GRANTED, subject to one-half the right-of-way (five feet) to increase Thornton Road to 60 feet.

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

C14-74-004 University Co-Operative Society, Inc.: B, 2nd to GR, 2nd
2211-2217 Nueces Street
507-511 West 23rd Street

STAFF REPORT:

The applicant has requested that this case be postponed.

C14-74-004 University Co-Operative Society, Inc.--Contd.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

Robert Eley: 2200 Nueces Street

FOR

Robert G. Hall: 4615 Southwest Fwy., Houston

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the request and recommended 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 University Co-Operative Society, Inc. for a zoning change from "B" Residence, Second Height and Area to "GR" General Retail, Second Height and Area on property located at 2211-2217 Nueces Street and 507-511 West 23rd Street be POSTPONED FOR 30 DAYS.

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

C14-74-005 Frank G. Bryant and H. W. Currington: A, 1st & C, 2nd to
510 West 35th Street C, 2nd and O, 2nd (as amended)
(Original Request: A, 1st & C, 2nd
to C, 2nd)

STAFF REPORT:

This property is located on West 35th Street, a minor residential street just east of Guadalupe Street. "B" Residence zoning has been granted on a number of the properties along this street. The present request is on a lot which has "C" Commercial zoning, Second Height and Area on all but the easternmost 16 feet, which is zoned "A" Residence. Although this lot is bounded by the "C" Commercial district on the west and south, the uses of those properties are not "C" Commercial uses. The staff feels that the present depth of the Guadalupe-oriented business district is appropriate, and that another district is proper between the business uses and the residential uses to the east.

C14-74-005 Frank G. Bryant and H. W. Currington--Contd.

STAFF RECOMMENDATION:

That this case be denied, but that "O" Office, Second Height and Area be granted on the easternmost 16 feet of the subject tract, subject to one-half the right-of-way (five feet) to increase West 35th Street from 50 feet to 60 feet. The applicant has indicated to the staff that he will amend his request to coincide with the staff recommendation.

CITIZEN COMMUNICATION(NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

Marvin B. Lynch: 2221 Hancock Drive

FOR

J. W. Howeth: 505 West 38th Street

FOR

PERSONS APPEARING

Tom Watts (representing applicant)

Ken Trewitt (representing applicant)

Jim Matthews

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, as amended, subject to one-half the right-of-way (five feet) to increase West 35th Street from 50 feet 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.

COMMISSION VOTE:

To recommend that the request of Frank G. Bryant and H. W. Currington for a zoning change from "A" Residence, First Height and Area and "C" Commercial, Second Height and Area to "C" Commercial, Second Height and Area and "O" Office, Second Height and Area (as amended) be GRANTED, as amended, subject to one-half the right-of-way (five feet) to increase West 35th Street from 50 feet to 60 feet.

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

C14-74-006 Jack L. Frey: A, 1st to B, 1st
5207 Woodrow Avenue

STAFF REPORT:

This property is located in north Austin on Woodrow Avenue south of North Loop Boulevard. Although Woodrow Avenue is designated as a major arterial street to be brought up to 80 feet of right-of-way, it presently has only 50 feet, requiring 15 feet from the subject property. The widening

C14-74-006 Jack L. Frey--Contd.

of Woodrow Avenue does not appear likely in the near future. Subject property is completely surrounded by single-family homes. The 1968 request for a change from "A" Residence to "B" Residence on the property across the street was not recommended by either the staff or the Planning Commission, although granted by Council and later dismissed. The staff feels that at best, this request is premature.

STAFF RECOMMENDATION:

That this case be denied as an inappropriate change which would adversely affect the surrounding low-density housing.

Note: The site would be short 750 sq. feet for "B" Residence uses after right-of-way is dedicated, which would require a variance if the requested zoning were used.

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

Dolly LaVerne Buch Hester: 5110 Woodrow Avenue	FOR
Pansy E. Lightsey: 5208 Woodrow	FOR
Mrs. Henry Frey: 5211 Woodrow Avenue	FOR
Robert C. Frey: 1300 Harriet Court	FOR
Mrs. Harrell Spinks: 5206 Woodrow Avenue	FOR
Mrs. Ernest C. Ohlendorf: 1301 North Street	AGAINST
Gilbert C. Velasquez: 5108 Lyman Place	AGAINST
Charles L. Erwin: 1303 Harriet Court	AGAINST
Audon Rodriquez: 5202 Lyman Place	AGAINST
Mrs. Ruby Gunn: 1306 Harriet Court	AGAINST
E. C. Wilkenson: 1302 North Street	AGAINST
Mrs. C. W. Derrick: 120 North Street	AGAINST

PERSONS APPEARING

Jack Frey (applicant)	
Virginia Baker: 1302 Harriet Court	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that a change in zoning of this tract would be an encroachment into a single-family neighborhood. Members recommended that this request be denied.

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

COMMISSION ACTION:

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

C14-74-006 Jack L. Frey--Contd.

COMMISSION VOTE:

To recommend that the request of Jack L. Frey for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 5207 Woodrow Avenue be DENIED.

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

C14-74-007 Bennie Fojtik: A, 1st to GR, 1st, B, 1st and A, 1st (as amended)
111-203 Stassney Lane (Original Request: A, 1st to GR, 1st)
 110-212 Sandra Street

STAFF REPORT:

This property is located approximately 175 feet west of the intersection of South Congress Avenue and Stassney Lane, two major arterials, and extends to a depth of 200 yards from South Congress Avenue. The subject tract fronts on Stassney Lane and also on Sandra Street, a minor residential street. To the north of this property are mini-warehouses and two lots which seem to be in the process of redevelopment. A request for a zoning change on one of these tracts is also being processed during this zoning cycle. To the east is a lounge on South Congress and south of that is a pending "LR" Local Retail District that was recently granted by the City Council. Immediately south of the subject tract is Sandra Street with two non-conforming uses on residentially-platted lots. The staff feels that the appropriate district for those lots south of Sandra Street should remain "A" Residence. West of the subject tract is the Sweetbriar residential neighborhood and undeveloped land fronting on Stassney Lane. The staff feels that the most appropriate use for this undeveloped tract to the west is "A" Residence uses such as duplexes, P. U. D.'s or townhouses.

The Stassney Lane right-of-way is being increased to 100 feet; 40 feet is proposed to be taken from the south side. To protect the primarily residential development along Sandra Street and to encourage continued residential use the staff recommends that access to Sandra Street be restricted and a buffer be used to protect the residential uses. A buffer on the west property line is also recommended to encourage compatibility with the existing and anticipated residential development.

STAFF RECOMMENDATION:

That this case be denied, but that "GR" General Retail be granted, excluding a 10-foot strip of "A" Residence along the southern boundary which fronts on Sandra Street and a 25-foot strip of "B" Residence along the western boundary extending southward to the "A" Residential strip, subject to a subdivision providing for streets (10-foot dedication and 30-foot purchase by the City on Stassney Lane.)

C14-74-007 Bennie Fojtik--Contd.

This recommendation will encourage the placement of retail uses which are compatible with the residential areas to the south and west of this property. If access is granted to Sandra Street, five feet of right-of-way will be needed from the subject tract. The applicant has indicated to the staff that he will amend his request to coincide with the staff recommendation.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Bennie Fojtik (applicant)

Carl W. Cole: 120 Stassney Lane

FOR

Mary G. Hanks: 200 Stassney Lane

FOR

PERSONS APPEARING

Don Lassiter (representing applicant)

Bennie Fojtik (applicant)

Virgil Baker

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau felt that a lesser zoning with buffering would be more appropriate for this tract. A majority of the members recommended that this request be granted, as amended, subject to a subdivision providing for streets (10-foot dedication and 30-foot purchase by the City on Stassney Lane.)

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

NAY: Ms. Himmelblau

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 Bennie Fojtik for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area, "B" Residence, First Height and Area and "A" Residence, First Height and area, as amended, be GRANTED, as amended, subject to a subdivision providing for streets (10-foot dedication and 30-foot purchase by the City on Stassney Lane.

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

NAY: Ms. Himmelblau

C14-74-008 Daniel Edwin Lambert: A, 1st to O, 1st
7904 Brockman Street

STAFF REPORT:

This north Austin property on Brockman Street, a minor residential street, is one of two requests facing each other which is being processed this zoning cycle. The subject tract, although bordered on one side and at the back by business uses, is within a residential neighborhood and faces and sides to single-family homes. The business tracts to the back and side of the subject tract are oriented toward and have direct access to a major arterial street.

STAFF RECOMMENDATION:

That this case be denied, because the subject property is part of a single-family subdivision served by streets designed to handle only low-density residential traffic, and the requested zoning would be an encroachment into a well-developed residential neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Daniel E. Lambert (applicant)

T. E. Holt: 7912 Sales Avenue

FOR

PERSONS APPEARING

Daniel Edwin Lambert (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly felt this was located on a residential-type street and would be an intrusion into this neighborhood. A majority of the members felt this request should be granted, subject to a six-foot privacy fence on the northern boundary line.

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

NAY: Mr. Hetherly

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Daniel Edwin Lambert for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 7904 Brockman Street be GRANTED, subject to a six-foot privacy fence on the northern boundary line.

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

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

C14-74-009 P. M. Bryant, et ux: A, 1st to B, 1st (as amended)
 112-114 Coleman Street (Original Request: A, 1st to O, 1st)
 (as amended)

STAFF REPORT:

This property is located in south Austin on a minor residential street and is part of a single-family neighborhood. The property is immediately behind the strip commercial zone along the west side of South Congress Avenue across from St. Edward's University. The subject property consists of two residential lots facing and siding to single-family homes on Coleman Street. Due to the presence of St. Edward's University and the single-family neighborhood to the west of Congress, the staff feels that the predominant character of the surrounding property is low-density development, and that the present commercial development along the west side of Congress should not be expanded into this residential neighborhood.

STAFF RECOMMENDATION:

That this case be denied as an incompatible use for a property facing "A" residential homes, as well as being an expansion of a use which is not consistent with the predominantly residential character of the adjacent area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Kenneth W. Ruff: 518 West Hermosa, San Antonio	AGAINST
Juanita G. Teague: 131 Coleman Street	AGAINST
Mr. & Mrs. Louis Mattech: 2607 Carnarvon Lane	AGAINST
Walter Wukasch: 2703 Moonlight Bend	AGAINST

PERSONS APPEARING

Martin Boozer (representing applicant)	
P. M. Bryant (applicant)	
Robert D. Hampton: 117 Havana Street	AGAINST
Jerry R. Johnson: 3100 South Congress Avenue	AGAINST
Mrs. W. T. Covington: 115 Havana Street	AGAINST

COMMITTEE ACTION:

The applicant amended his application from "A" Residence, First Height and Area to "B" Residence, First Height and Area, excluding the westernmost 50-foot lot. Members reviewed the information presented. The members felt that this would not be an intrusion into this neighborhood, providing that no access be allowed on Coleman Street. They also felt that additional parking space would alleviate the parking situation. Members recommended that this request be granted as amended, excluding the westernmost 50-foot lot, subject to a six-foot privacy fence on the western and southern property lines; restricting the tract to parking only; and with no access to Coleman Street.

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

C14-74-009 P. M. Bryant, et ux--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of P. M. Bryant, et ux, for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area, as amended, on property located at 112-116 Coleman Street be GRANTED, as amended, subject to a six-foot privacy fence on the western and southern property lines; restricting the tract to parking only; and with no access to Coleman Street.

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

C14-74-010 Earl L. Kanetzky, et ux: Int. A, 1st to D, 1st
4711 Weidemar Lane

STAFF REPORT:

This property is located in south Austin and is a part of the St. Elmo industrial area in the Master Plan. Weidemar Lane, with a narrow and varying right-of-way, needs to be increased to an industrial right-of-way of 80 feet. The area south of Shelby Lane was not included in the previous St. Elmo Industrial Area Study (C14-70-001) because it was not in the city limits at that time.

STAFF RECOMMENDATION:

That this case be granted as consistent with the Master Plan for this area, subject to one-half the right-of-way necessary to increase Weidemar Lane to 80 feet and a subdivision.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Lois Kanetzky (applicant)

PERSONS APPEARING

Earl Kanetzky (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to one-half the right-of-way necessary to increase Weidemar Lane to 80 feet and subject to a subdivision.

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

C14-74-010 Earl L. Kanetzky, et ux--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Earl L. Kanetzky, et ux, for a zoning change from Interim "A" Residence, Interim First Height and Area to "D" Industrial, First Height and Area on property located at 4711 Weidemar Lane be GRANTED, subject to one-half the right-of-way to increase Weidemar Lane to 80 feet and a subdivision.

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

C14-74-011 Bill Milburn: O, 1st to LR, 1st
 2611-2615 Western Trails
 4600-4608 Sagebrush Trail

STAFF REPORT:

This property is located in south Austin at the intersection of a collector street and a minor residential street. The present 20 sq. foot "LR" Local Retail request will enable the owner to erect a commercial sign. This tract is within an area which was designated in 1964 as a "BB" Residence buffer district between the "C" Commercial district to the north and the single-family neighborhood to the south. Two requests, one in 1969 and one in 1970, to escalate this buffer area to "LR" Local Retail, were recommended against by both the staff and Planning Commission and were not pursued further. The subject request lies within a property which was recently zoned "O" Office, but restricted to professional offices only and if used for apartments, restricted to "BB" Residence densities or less. The conditional granting of the "O" Office district was a recognition of the sensitive location of this property and was in keeping with past recommendations to maintain the integrity of this buffer area. A "LR" Local Retail district use on the south side of Western Trails would be out of character with past recommendations with adjacent apartment zoning within the buffer area, and with the "O" Office district within which the present request lies.

STAFF RECOMMENDATION:

That this case be denied as inappropriate for its location, as contrary to previous recommendations, and as "spot" zoning not in keeping with the intent of the zoning ordinance.

C14-74-011 Bill Milburn--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Dick Nichols: 2800 Rae Dell

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and a majority of the members felt this request should be granted.

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

NAY: Mr. Bobbitt

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Bill Milburn for a zoning change from "O" Office, First Height and Area to "LR" Local Retail, First Height and Area on property located at 2611-2615 Western Trails and 4600-4608 Sagebrush Trail be GRANTED.

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

NAY: Mr. Bobbitt. Ms. Mather

C14-74-012 Clifford R. Thompson: D, 1st to C-2, 1st
 7131-7137 North Lamar Boulevard
 721-731 St. John's Avenue

STAFF REPORT:

This property is located in north Austin at the corner of two major arterial streets. As indicated the property is presently zoned "D" Industrial and is surrounded by either "C" Commercial or "D" Industrial. The "C-2" Commercial district, which will allow bars or lounges, is not inconsistent with existing uses or zoning.

Our records indicate that the St. John's Avenue right-of-way is presently 50 feet along subject tract and that 25 feet will be required from the subject tract to widen this major arterial to 90 feet.

Most of this tract falls within the Council-approved future Central Expressway Spur right-of-way increase to 120 feet, requiring 10 feet from the subject tract.

C14-74-012 Clifford R. Thompson--Contd.

STAFF RECOMMENDATION:

That this case be granted as appropriate zoning for its location under present circumstances, subject to right-of-way dedication of 15 feet on St. John's Avenue, a 20-foot building setback from the new right-of-way line on St. John's, and a 35-foot building setback on North Lamar Boulevard. This will allow the City to purchase the additional 10 feet on St. John's Avenue and North Lamar Boulevard to increase both to the planned 90 feet and 120 feet respectively. This is consistent with the Council-approved right-of-way policy related to subdivisions.

NOTE: This parcel qualifies as a legal tract because it existed prior to the adoption of the subdivision ordinance. The recommended building setbacks will not affect existing structures.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Ida Lorean Ellis: P. O. Box 493

FOR

PERSONS APPEARING

William D. Lynch (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to recommend that this request be granted, subject to 15-foot right-of-way dedication on St. John's Avenue; a 20-foot building setback from the new right-of-way line on St. John's; and a 35-foot building setback on North Lamar Boulevard.

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 Clifford R. Thompson for a zoning change from "D" Industrial, First Height and Area to "C-2" Commercial, First Height and Area on property located at 7131-7137 North Lamar Boulevard and 721-731 St. John's Avenue be GRANTED, subject to 15-foot right-of-way dedication on St. John's Avenue; a 20-foot building setback from the new right-of-way line on St. John's Avenue; and a 35-foot building setback on North Lamar Boulevard.

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

CP14-74-001	Fairview Baptist Church: An increase in the number of children 5606 South First Street <u>in the existing day care center</u> <u>facility from 100 children to 200</u> <u>children.</u>
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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. This is an application for a special permit to allow an increase to an existing day care facility from 100 children to 200 children. The owner-applicant is Fairview Baptist Church and is located on a 9.36-acre tract of land located at 5606 South First Street. The church is presently licensed for 100 children and does provide ample off-street parking facilities for the employees as well as off-street loading, unloading area for the children. Access to the facility is from South First Street, an 80-foot street. The staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

None

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

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

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

CP14-74-001 Fairview Baptist Church--Contd.

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.

CP14-74-002 Frank Barron: 144-Unit Apartment Project
5109 Old Manor Road

STAFF REPORT:

This application has been filed as required under Section 39, Sub-Section (f), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the construction of a 144-unit apartment dwelling group on 4.03 acres located at 5103 Old Manor Road. The property has limited frontage on Old Manor Road with the extension of East 51st Street proposed along the northern side of the property, with Wilbarger Creek abutting the south side. Access is proposed on Old Manor Road and proposed East 51st Street. The zoning on the tract is "GR" General Retail, First Height and Area and the density proposed is approximately 36 units per acre. The applicant proposes 112 efficiency apartments and 32 one-bedroom apartments with a swimming pool and a recreation building. 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 (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Watt Schieffer

FOR

Leo Danze & Ross Davis: 5020 Manor Road

FOR

PERSONS APPEARING

Frank Barron

COMMITTEE ACTION:

Members reviewed the information presented and felt additional information was needed before any action could be taken on this case. Mr. Hetherly felt that the problem of the extension of East 51st Street should not be the responsibility of Mr. Barron. Members were in agreement that this case should be continued to the full Commission on February 12, 1974.

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

CP14-74-002 Frank Barron--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement that this case does present a problem with its poor access and circulation. Mr. Hetherly stated that he felt the Commission should work with this applicant by granting the request and placing the extension of 51st Street back in the C. I. P. in order to give the applicant access to his tract. Ms. Mather felt the density of the proposed site plan was too great and that the trees that are to be saved are not shown. A majority of the members felt this request should be approved.

COMMISSION VOTE:

To APPROVE the request of Frank Barron for a special permit for the construction of a 144-unit apartment project on property located at 5109 Old Manor 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, Nash and
Washington. Ms. Himmelblau
NAY: Ms. Mather

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

CP14-74-003 Child, Inc.: Child Care Center for 74 Children Called "St. Julia
3100 Lyons Road Child Development Center of Child, Inc."

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. This is an application for a special permit for a day care center for 74 children to be operated in the existing St. Julia Church facilities located at the northwest corner of Tillery Street and Lyons Road. The site has ample off-street parking and area for loading and unloading children. The staff recommends approval of this application, subject to compliance with departmental requirements.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Rev. & Mrs. L. A. Roberts: 908 Cherico

FOR

PERSONS APPEARING

D. A. Nelson (representing applicant)

CP14-74-003 Child, Inc.--Contd.

COMMITTEE ACTION:

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

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 APPROVE the request of Child, Inc. for a special permit for a child care center for 75 children called "St. Julia Child Development Center of Child, Inc." on property located at 3100 Lyons 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, Nash and Washington. Mmes. Himmelblau and Mather

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

CP14-74-004 Celest E. Oliver: A lounge for on-premise alcoholic consumption
7131-7137 North Lamar Boulevard in an existing building
721-731 St. John's Avenue

STAFF REPORT:

This application has been filed as required under Section 45-26, Sub-Section 53, 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 lounge with 26 patron seats to be located in an existing building at the southeast corner of North Lamar Boulevard and St. John's Avenue. The property is presently occupied by a clothing store on the eastern side and a service station on the western side which will be remodeled for the proposed use. Access to the property is from North Lamar Boulevard and St. John's Avenue. The present zoning on the tract is "D" Industrial with a current application for "C-2" Commercial zoning being heard this month. The staff recommends APPROVAL, subject to compliance with departmental requirements.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Ida Lorean Ellis

AGAINST

PERSONS APPEARING

William D. Lynch (representing applicant)

CP14-74-004 Celest E. Oliver--Contd.

COMMITTEE ACTION:

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

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 APPROVE the request of Celest E. Oliver for a special permit for a lounge for on-premise alcoholic consumption in an existing building on property located at 7131-7137 North Lamar Boulevard and 721-731 St. John's 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, Betts, Bobbitt, Hetherly, Juarez, Nash and Washington. Mmes. Himmelblau and Mather

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

STREET VACATIONS

C10v-74-001 Urban Renewal Agency

Webberville Road from Pedernales Street to
H. & T. C. Railroad and Gomez Street from
Webberville Road to Pedernales Street

STAFF REPORT:

The staff reported that this case be postponed.

COMMISSION ACTION:

Members reviewed the information presented that this case be postponed.

COMMISSION VOTE:

To recommend that the request of the Urban Renewal Agency for the vacation of Webberville Road from Pedernales Street to H. & T. C. Railroad and Gomes Street from Webberville Road to Pedernales Street be POSTPONED.

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

ABSENT: Mr. Juarez (out of the room)

STREET VACATIONS--Contd.

C10v-74-002 State of Texas
East 16th Street from San Jacinto
Street to Trinity Street

STAFF REPORT:

This is a request by the State of Texas for the vacation of East 16th Street from San Jacinto Street to Trinity Street for the purpose of constructing a parking structure to extend over the one block of East 16th Street to help alleviate the critical parking problem in the Capitol Complex.

COMMISSION ACTION:

Members reviewed the information presented and recommended that this request be approved.

COMMISSION VOTE:

To recommend that the request of the State of Texas for vacation of East 16th Street from San Jacinto Street to Trinity Street be APPROVED, subject to departmental comments as on file with the City of Austin Planning Department.

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

PUBLIC HEARINGS

C2-73-8a Subdivision
Proposed amendments to Chapter 29 of the Rivers, Waters
and Lakes Code, and Chapter 41 of the Plats and
Subdivision Code

STAFF REPORT:

Jack Alexander, Assistant Director of Planning, presented a brief history of the progress of the proposed creek ordinance, stating that following the events that occurred at Harper's Branch in January 1973, the City Council directed the Planning Commission and the Citizen's Environmental Board to make recommendation to the City Council to prevent such unnecessary destruction in the future. Several work sessions were held and the first joint public hearing was held on November 27, 1973. A second public hearing was held in January 1974. The purpose of tonight's public hearing is for the Commission to consider the proposed amendments and make their recommendation to the City Council.

Copies of the proposed Creek Ordinance were distributed to the citizens present. Mr. Alexander read a letter from S. Reuben Roundtree, Director of Public Works, objecting to Section 41-47 of the proposed amendment. Mr. Alexander stated that the various departments have met and a suggested change to this section is being submitted for the Commission's consideration.

C2-73-8a Subdivision--Contd.

Mr. Milstead reported that an ordinance similar to the subject ordinance has already been acted upon by the Citizen's Environmental Quality Board and recommended to the City Council for passage. Mr. Milstead stated that the Planning Commission had some modifications and changes to the proposed ordinance and the purpose of this meeting is to have a public hearing to consider these changes. Mr. Milstead introduced Charles Graves, Director of Engineering who commented on this proposed ordinance.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Richard W. Tims (Travis Audubon Society)

FOR

PERSONS APPEARING

Joyce Kline (WE CARE AUSTIN)

FOR

Geri Farman (Travis Audubon Society)

FOR

George Williams

FOR

Bob Schutz

FOR

Tom Shefelman

FOR

Tom Curtis (Austin Assn. of Builders)

FOR

William and Esther McCormick

FOR

Mrs. Arlene Brophy: 7612 Shoal Creek

FOR

Mrs. Patricia Hakes: 5720 Louise Lane

FOR

Lloyd Guthrie (Save Austin's Valuable Environment)

AGAINST

Randolph Reese

AGAINST

Dale Napier (University City Lobby)

AGAINST

David Craig

Jim Tupes

Bill Wier

Joe Thiel

Allan McCree

Waldi Browning

COMMISSION ACTION:

Ms. Mather expressed appreciation to Mr. Milstead and Mr. Hetherly for their work on this ordinance. She stated that she felt this was a fair ordinance and hoped that it would be passed, as many things were happening that would be affected by this ordinance. Mr. Juarez stated that he felt the ordinance was a good ordinance in that it is a step in the right direction. Ms. Himmelblau agreed that this was a workable ordinance.

COMMISSION VOTE:

To recommend that the proposed amendments to Chapters 29 and 41 of the Code of the City of Austin be forwarded to the City Council, including the suggested changes to Section 41-47 and Section 41-47.2.

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

PUBLIC HEARINGS--Contd.

C5-66-6 Housing and Construction
 Amendment to Glen Oaks Urban Renewal Project
 (vacation of Webberville Road)

STAFF REPORT:

The staff reported that the applicant has requested that this case be postponed.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. Esther Lopez

FOR

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented.

COMMISSION VOTE:

To recommend that the request of Glen Oaks Urban Renewal Project for the vacation of Webberville Road be POSTPONED.

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

 Mmes. Himmelblau and Mather

ABSENT: Mr. Juarez (out of the room)

C2o-74-001 Ordinance
 Proposed amendment to Zoning Ordinance
 Section 45-34 (b) (1)

STAFF REPORT:

In 1968 when the zoning ordinance was amended to allow fifty-foot structures on sixty-foot lots, there was no provision that would allow the same fifty-foot structure on lots between sixty and sixty-five feet in width. This was an oversight in preparing the ordinance, and this proposed amendment is to allow fifty-foot structures on lots between sixty and sixty-five feet in width. The ordinance as presently adopted is as follows with the section proposed to be deleted underscored, and the new wording immediately following:

Sec. 45-34 (b) (1)

b. Side yard and rear yard. There shall be a rear yard, and a side yard on each side of the building. In the "suburban residential district", minimum side yard shall be not less than ten feet and the rear yard shall not be less than twenty feet. In "AA" and less restrictive use districts, the rear yard shall be not less than thirty per cent of the total width of the lot; except that the total width of side yards shall not be required to be more than fifteen feet, and that the least side yard shall not be less than five feet

C20-74-001 Ordinance--Contd.

wide, provided, however, that in "A" and less restrictive use districts where a lot is sixty feet or less in width at the building line thereof, the total width of side yards shall be not less than ten feet and each side yard shall be not less than five feet in width.

Proposed amendment

...the total width of side yard shall not be required to be more than shown on the following schedule:

Width of Lot	Total Side Yard Required
60 feet or less	10
61 feet	11
62 feet	12
63 feet	13
64 feet	14
65 feet or greater	15

Each side yard shall be not less than five feet in width.

COMMISSION ACTION:

Members reviewed the information presented and recommended to approve the proposed amendments.

COMMISSION VOTE:

To recommend that the proposed amendment to Sec. 45-34 (b) (1) of the Zoning Ordinance be APPROVED.

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

ABSTAIN: Mr. Hetherly

ABSENT: Mr. Juarez (out of the room)

OTHER BUSINESS

C14-69-233 Jerry N. Wallace
1620-1722 Rutland Drive
1214-1330 Rutland Drive
9512-10016 North Lamar (rear of)
9324-9730 North Lamar
Consider modification of restrictive covenant

STAFF REPORT:

Mr. Lillie reported that the original application was presented by Jerry Wallace on 150-plus acres of land north of Rutland Drive. Part of the zoning dealt with a restrictive covenant limiting the development to a gross number of units but also limiting the tract to 20 units per acre. A large portion of this acreage has been either sold or developed. At this time the applicant is requesting that he be allowed to construct more than 20 units per acre.

C14-69-233 Jerry N. Wallace--Contd.

STAFF RECOMMENDATION:

That a public hearing be set to consider this request.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Will Garwood (representing applicant)

COMMISSION ACTION:

Members reviewed the applicant's request for modification of this restrictive covenant to increase the density from 20 units to approximately 24 units per acre. Mr. Milstead stated that it would be necessary to have the exact figures before considering the request.

COMMISSION VOTE:

To SET A PUBLIC HEARING for March 12, 1974 to consider modification of a restrictive covenant at the request of Jerry N. Wallace on property located at 1620-1722 Rutland Drive, 1214-1330 Rutland Drive, 9512-10016 North Lamar (rear of) and 9324-9730 North Lamar.

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

ABSTAIN: Mr. Nash

R800 Planned Unit Development

R1400 Consider request for planned unit development on
 less than five acres by Taniguchi, Shefelman, Vacker,
 Minter, Inc.

STAFF REPORT:

This is a request by Taniguchi, Shefelman, Vacker, Minter, Inc. for permission to submit an application for a Planned Unit Development on 3.8 acres of land located on Scenic Drive and Cherry Lane. The proposed development will consist of 24 units individually owned and with common ownership on the open space, parking areas, swimming pool and other common facilities.

CITIZEN COMMUNICATION

WRITTEN COMMENT

David S. Minter (applicant)

PERSONS APPEARING

Tom Shefelman (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that this tract of land would be suitable for a Planned Unit Development.

R800 Planned Unit Development--Contd.
R1400

COMMISSION VOTE:

To APPROVE the request of Taniguchi, Shefelman, Vacker, Minter, Inc. for permission to submit an application for a Planned Unit Development on 3.8 acres of land located on Scenic Drive and Cherry Lane.

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

C814-72-016 Greenslopes

6800-7200 Meadow Lake Boulevard
Consider request by Clear Creek Properties for
reinstatement of approval of previous preliminary subdivision.

STAFF REPORT:

The staff reported that a letter had been received from the applicant requesting that this case be reinstated. There are no changes in the design.

STAFF RECOMMENDATION:

That the preliminary subdivision of the Greenslopes P. U. D. be reinstated.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Carl B. Morris (Clear Creek Properties, Inc.)

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the request and were in agreement with the staff recommendation.

COMMISSION VOTE:

To APPROVE the request of Clear Creek Properties, Inc. for reinstatement of their preliminary subdivision of Greenslopes P. U. D located at 6800-7200 Meadow Lake Boulevard.

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

C1-74-002 Administration

Report on Goals Program

Mr. Lillie reported that Phase I of the Goals Program began in November with a citizen-appointed Goals Assembly of 260 people. During a period of six days, these people were taken through twenty-four hours of meetings with about 50 per cent turnout. The outcome of these meetings was a "no growth" or "limited growth" attitude.

Cl-74-002 Administration--Contd.

Phase II resulted in another 1,000 people becoming involved. As the program progressed further, the attitude of the people became "orderly growth" or "managed growth" rather than "no growth" or "limited growth".

Mr. Lillie reported that he had met personally with numerous business men who had participated thus far to see what their concerns were with the program and to see how these concerns could be answered. Mr. Lillie stated that he had met personally with members of the two major newspapers and with a number of radio-television stations to answer any questions they had concerning the "no growth" attitude and the attitudes of the department. All felt the conceptual approach of the program was good but their concern was the lack of attendance by the leadership and authorities.

It was reported that Phase III, the neighborhood meetings, would begin the following Monday, with the first meeting at Travis High School. Mr. Lillie invited the Planning Commission members to attend the first meetings of these neighborhood groups.

Mr. Lillie reported that the material which comes out of the neighborhood meetings will be submitted to all of the departments and agencies who are interested in helping the staff evaluate the material. By the end of April, plans are for a program that can be submitted back to the Goals Assembly for their evaluation. It is the responsibility of the Assembly to make recommendations that come out of the neighborhood meetings. A flow chart of activity has been prepared which shows the checks and balances that are built into the process. Mr. Lillie pointed out that the Assembly does not have the prerogative to change whatever comes out of the neighborhood meetings, but can only attempt to resolve the conflicts that result from the neighborhood meetings.

Cl-73-3 Minutes
Cl-74-001

The members then

VOTED: To APPROVE the Subdivision Committee minutes of February 23, 1971, March 22, 1971, October 23, 1973 and November 27, 1973.

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

R105-74 Subdivision Memorandum

The Planning Commission Chairman reported that action on the following subdivisions was postponed from January 22, 1974 meeting for lack of a quorum and action to be taken at this time.

C8-73-137 Spicewood at Balcones Village, Section Six (6)
Spicewood Parkway and Stony Point Drive

STAFF REPORT:

This is a suburban residential subdivision on 51 acres of land located at Spicewood Parkway and Stony Point Drive. Average lot size is 100 feet by 140 feet. Staff recommends approval, subject to departmental requirements as on file with the City of Austin Planning Department.

COMMISSION ACTION:

Members reviewed the information presented and recommended to APPROVE the following preliminary plan, pending compliance with departmental requirements as on file with the City of Austin Planning Department, pending Stony Point Drive to be dedicated to the southeast line of subdivision, same being the northwest line of the W. D. Webb tract; pending evidence of adequate water supply from the Water and Sewer Department; pending drainage and utility easements as required; requiring no sidewalks; and granting a variance on length of blocks BI and BL:

C8-73-137 Spicewood at Balcones Village, Section Six (6)
Spicewood Parkway and Stony Point Drive

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

C8-73-138 Lakeway Treetops Neighborhood
Brooks Hollow Drive and Acapulco Drive

STAFF REPORT:

This is a suburban subdivision on 18.98 acres located on Brooks Hollow Drive and Acapulco Drive. Proposed use for this tract is condominiums. The staff recommends approval of the following preliminary plan, pending compliance with department requirements as on file with the City of Austin Planning Department.

COMMISSION ACTION:

Members reviewed the information presented and recommended to APPROVE the following preliminary plan, pending compliance with departmental requirements as on file with the City of Austin Planning Department, pending restriction on the final plat limiting density to 48 units; requiring a full 50-foot radius on Knarr cul-de-sac with a 15-foot radius at the neck; pending approval of water and wastewater system by State Health Department and the Texas Water Quality Board; requiring buffer; requiring retention of existing trees and shrubs between this development and existing

R105-74 Subdivision Memorandum--Contd.

single-family lots; pending drainage and utility easements; and requiring no sidewalks:

C8-73-138 Lakeway Treetops Neighborhood
Brooks Hollow Drive and Acapulco Drive

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

C8-73-139 Jollyville Estates
Anderson Mill Road and Villa Park Drive

STAFF REPORT:

This is a suburban residential subdivision on 34.67 acres located at Anderson Mill Road and Villa Park Drive. Average lot size is 90 feet by 145 feet. Staff recommends approval of this subdivision plat, pending compliance with departmental requirements as on file with the City of Austin Planning Department.

COMMISSION ACTION:

Members reviewed the information presented and recommended to APPROVE the following preliminary plan, pending compliance with departmental requirements as on file with the City of Austin Planning Department, requiring 70-foot right-of-way on Anderson Mill Road, 35 feet from the centerline; requiring drainage and utility easements; show radius of all cul-de-sacs; show centerline curve data on Villa Park Drive (must be a minimum of 300 feet); and not requiring sidewalks:

C8-73-139 Jollyville Estates
Anderson Mill Road and Villa Park Drive

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

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The following final subdivision has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends that this subdivision be approved. The Commission then

VOTED: To APPROVE the following final subdivision plat under the Commission's Amended Rules and Regulations:

C8-73-131 Resub. of Cherry Creek, Ph. IV, Sec. 1
Lazy Oaks Drive & Cannonhill Drive

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

R105-74 Subdivision Memorandum--Contd.

The Commission then

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

<u>C8-73-109</u>	<u>Woodlake Trails</u>
	Commons Ford Road & Cuernavaca Drive
<u>C8-73-132</u>	<u>Wilding, Section S-7</u>
	City Park Road

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

The Commission then

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

<u>C8-73-140</u>	<u>Flournoy's Sweetbriar, Section XI</u>
	South 1st Street and Blueberry Hill

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending current tax certificates; pending easements required; pending approval by State Health Department and Texas Water Quality Board; and pending compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C814-73-14</u>	<u>Chimneyhill, Section Two (2) (PUD)</u>
	U. S. Highway 290 & MK & TR Railroad

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

The Commission then

R105-74 Subdivision Memorandum--Contd.

VOTED: To recommend that the following subdivision plats be WITHDRAWN:

<u>C8-73-47</u>	<u>Cherry Creek, Ph. IV, Sec. One (1)</u>
	<u>Cannonhill Drive & William Cannon Drive</u>
<u>C814-71-06</u>	<u>Rock Cove at Lakeway (PUD)</u>
	<u>Knarr and Morning Cloud</u>

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions:

<u>C8s-73-175</u>	<u>Austin Northwest Subdivision</u>
	<u>Anderson Lane & Shoal Creek Boulevard</u>
<u>C8s-73-281</u>	<u>Timberline Office Park</u>
	<u>Wallingwood Drive and Spyglass Drive</u>
<u>C8s-73-289</u>	<u>Resub. Lts. 5 & 6, Blk. 17, Inwood Hills</u>
297	<u>La Casa Drive and Paramount Avenue</u>

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

The Commission then

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

<u>C8s-74-02</u>	<u>Rainey River Addition</u>
	<u>River Street and Rainey Street</u>
<u>C8s-74-08</u>	<u>Orleans Harbour</u>
	<u>West Lake Drive</u>
<u>C8s-74-09</u>	<u>Resub. Lts. 1402 & 1403, Lakeway,</u>
	<u>Section 16</u>
	<u>Vanguard</u>
<u>C8s-74-10</u>	<u>The Bluffs at Lakeway</u>
	<u>Knarr and Morning Cloud</u>

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

R105-74 Subdivision Memorandum--Contd.

The Commission then

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

C8s-74-03 Woodrow's Addition
Clarke Street and South First Street

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

The Commission then

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

C8s-74-05 Manzania
Trail of the Madrones
C8s-74-06 Fortune's Valley
Crystal Creek Circle

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

R105-74 Subdivision Memorandum

The Planning Commission Chairman reported that action be taken
at this time on the following short form and final subdivisions.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following 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 under the
Commission's Amended Rules and Regulations:

C8-73-70 Colony Park Hills I-A
Decker Lane and Colony Loop
C8-73-98 Pleasant Valley Road St. Dedication
Pleasant Valley Road
C8-73-125 Sweetbriar Village Commercial Area
South 1st Street & Eberhart Lane
C8-73-130 Lakeway, Section Twenty-Eight (28)
F. M. 620 & Lohmann Crossing Road

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

R105-74 Subdivision Memorandum--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat pending a letter from the State Health Department regarding the water supply:

C8-73-63 Barton Valley
 Barton Valley Drive

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

The Commission then

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

C8-73-116 Turbine South
 Dalton Lane & Fentress Circle South

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

C8-74-01 Buckingham Ridge, Section Four (4)
 William Cannon Drive

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

The Commission then

VOTED: To APPROVE the request to vacate a portion of the following final subdivision subject to departmental requirements as on file with the City of Austin Planning Department:

C8-69-11 Kingsberry Park, Section Two (2)
 Lockwood Springs Road & Trapper Trail

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

R105-74 Subdivision Memorandum--Contd.

VOTED: To APPROVE the following short form subdivisions:

<u>C8s-73-197</u>	<u>Lea Subdivision</u>
	U.S. Highway 183
<u>C8s-73-223</u>	<u>Rylander Subdivision</u>
	U. S. Highway 183 & Angus Road
<u>C8s-73-231</u>	<u>Phil Miller Addition</u>
	Edgecliff Street & Manlove Drive
<u>C8s-73-247</u>	<u>Ed Daily Addition</u>
	Water Park Road
<u>C8s-73-256</u>	<u>Resub. of Tarryhouse</u>
	Greenlee Drive & Bowman Avenue
<u>C8s-73-293</u>	<u>Hurst Creek Subdivision</u>
	A. L. Stewart Road
<u>C8s-73-301</u>	<u>Rolling Hills West, Section Four (4)</u>
	Pinnacle Road & Silver Hills Drive
<u>C8s-73-303</u>	<u>Resub. Austin Doctors Addition</u>
	East 30th Street & Robinson Avenue

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

The Commission then

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

<u>C8s-73-252</u>	<u>Nolen Addition</u>
	West 22-1/2 Street
<u>C8s-74-16</u>	<u>Carrell Oaks, Section Two (2)</u>
	<u>Resub. Lots 3, 4, 6 and 7</u>
	Echo Lane

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

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-74-13</u>	<u>Byron Addition, Section Two (2)</u>
	Ben White Boulevard & Chapman Lane
<u>C8s-74-15</u>	<u>McCullough Place</u>
	Manor Road & Wheless Lane
<u>C8s-74-19</u>	<u>Resub. Tract 1, Gramercy Park</u>
	Burnet Road & Rockwood Lane
<u>C8s-74-20</u>	<u>Resub. Lots 1 & 2, Blk. "C" & Lots</u>
	<u>12 & 13, Blk. "P" - San Antonio Road Addn.</u>
	Circle S. Road & South Congress Avenue
<u>C8s-74-21</u>	<u>N. H. P. Lamar Addition</u>
	Lamar Boulevard & Thurmond Drive

R105-74 Subdivision Memorandum--Contd.

<u>C8s-74-23</u>	<u>Resub. Lot 2, Blk. 4, Shoalmont Addn. Resub.</u>
	<u>Montview Street</u>
<u>C8s-74-24</u>	<u>Wild Basin Ledge</u>
	<u>Wild Basin Ledge</u>
<u>C8s-74-26</u>	<u>K. R. T. Addition</u>
	<u>Banister Lane & Ben White Blvd.</u>
<u>C8s-74-27</u>	<u>Mary Blocker Davis Addition</u>
	<u>Lavaca Street, West 11th & Colorado</u>
<u>C8s-74-32</u>	<u>Central Insurance Addition</u>
	<u>North Lamar Boulevard</u>
<u>C8s-74-33</u>	<u>Resub. Lots 13-19, Blk. "W", Crestview Addn.&</u>
	<u>Lots 20-23, Blk. "W", Crestview</u>
	<u>Woodrow Avenue & Morrow Street</u>

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

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; pending
fiscal arrangements required; and pending easements required:

<u>C8s-74-17</u>	<u>R. O. Davis Addition-Revised</u>
	<u>South Congress & Bluff Springs Road</u>

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

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; pending
easements required; and granting a variance on the signature
of the adjoining owner:

<u>C8s-74-18</u>	<u>Abraham Kennedy Subdivision #2</u>
	<u>South Congress Avenue</u>

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
plats, 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:

R105-74 Subdivision Memorandum--Contd.

<u>C8s-74-22</u>	<u>Resub. of a Portion Lots 5 & 6 Ridgewood</u> <u>Village, Section One (1)</u> <u>Ridgewood Road</u>
<u>C8s-74-30</u>	<u>Glynn Addition</u> <u>East 53rd Street & Duval Street</u>
<u>C8s-74-12</u>	<u>Regency Square</u> <u>East 10th Street and East Avenue</u>

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

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 to exclude the balance of the tract:

<u>C8s-74-11</u>	<u>Balcones Woods, Section 2-A</u> <u>Calle Verde Drive</u>
------------------	--

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

The Commission then

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

<u>C8s-74-14</u>	<u>2401 Bluebonnet Addition</u> <u>Bluebonnet Lane</u>
<u>C8s-74-25</u>	<u>Brockbrent Subdivision #2</u> <u>Ben White Boulevard</u>
<u>C8s-74-28</u>	<u>McAngus Road Addition</u> <u>McAngus Road</u>
<u>C8s-74-29</u>	<u>Edwin H. Gray Addition</u> <u>Irma Drive and Shirley Drive</u>
<u>C8s-74-31</u>	<u>L. L. & P. S. Hirschfield Subdivision</u> <u>West 5th Street & Rio Grande Street</u>
<u>C8s-74-34</u>	<u>Barton Oaks, Section 3</u> <u>Manchaca Road & Larchmont Drive</u>

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

R105-74 Subdivision Memorandum--Contd.

C8s-74-007 B. W. Plaza

Ben White Boulevard & Banister Lane

STAFF REPORT:

This is a request by the applicant to delete the requirement for a cul-de-sac onto Jinx Avenue. This street was laid out prior to 1953 and prior to the cul-de-sac requirements of the Subdivision Ordinance.

STAFF RECOMMENDATION:

The staff recommends that the Commission accept for filing and disapprove this request, pending compliance with departmental requirements as on file with the City of Austin Planning Department and not requiring the cul-de-sac onto Jinx Avenue and deleting the Urban Transportation requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)

COMMISSION ACTION:

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

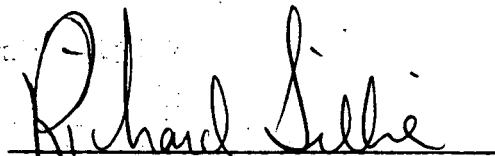
COMMISSION VOTE:

To ACCEPT FOR FILING AND DISAPPROVE the subdivision plat of B. W. Plaza, located at Ben White Boulevard and Banister Lane, pending compliance with departmental requirements as on file with the City of Austin Planning Department and not requiring the cul-de-sac onto Jinx Avenue and deleting Urban Transportation requirements.

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

ABSTAIN: Mr. Juarez

The meeting was adjourned at 12:00 a.m.


Richard Lillie
Executive Secretary