

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--April 9, 1974

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

Present

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

Also Present

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

\*Arrived at 7:15 p.m.

Absent

Philip Juarez  
William Milstead

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of April 1 and 2, 1974

Present

C. W. Hetherly, Chairman  
Charles Betts  
O. P. "Bob" Bobbitt  
Jean Mather  
Bennie Washington

Also Present

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

\*Present only on April 1, 1974

\*\*Present only on April 2, 1974

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

STAFF REPORT:

The applicant has requested that this case be postponed.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

J. V. Walden: 1410 West North Loop Blvd.	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 J. Jackson: 3810 Medical Parkway	AGAINST
Mary Blanche Grayson Ellis: Box 1714	AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of 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 POSTPONED FOR 30 DAYS.

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

ABSENT: Messrs. Juarez and Milstead

C14-74-024      John Bode, Trustee: A, 1st to LR, 1st  
5720 Balcones Drive

## STAFF REPORT:

The applicant has requested that this case be postponed.

CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION  
AND WEST CENTRAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Paul A. Keller: 203 Riverside Drive	FOR
Rudolph Beck: 5803 Trailridge Circle	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
L. W. McConachie: 5704 Highland Hills Drive	AGAINST
Gary Kent & Julia Belle Underhill: 5707 Trailridge	AGAINST
Lucille Marek: 5707 Highland Hills Drive	AGAINST
Charles H. Roth, Jr.: 5711 Trailridge Drive	AGAINST
Robert V. Morgan, Sr.: 5625 Shoal Creek Blvd.	AGAINST
Mrs. Ralph Mitchell: 5703 Trailridge Drive	AGAINST
Mr. & Mrs. Paul T. Gillett: 5803 Trailridge Drive	AGAINST
Ruby & Betty Shafer: 5700 Trailridge Drive	AGAINST
Dr. & Mrs. B. B. Goldsmith: 5701 Trailridge Drive	AGAINST
David N. & Edith Curry: 5705 Trailridge Drive	AGAINST
Sal Levantino: 5705 Highland Hills Drive	AGAINST
Loudie & Murray C. Moffatt: 5708 Trailridge Drive	AGAINST
C. L. Zeigler & Wife: 5702 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
Mr. & Mrs. Mark G. Goode: 5802 Trailridge Circle	AGAINST
Garth Jones: 5710 Trailridge Drive	AGAINST
Frank G. Collins: 5709 Trailridge Drive	AGAINST
David L. McWilliams: 5706 Highland Hills Drive	AGAINST
Jo Ann Jordan: 3408A Northland Drive	AGAINST

## PERSONS APPEARING

Tom Bradfield (representing applicant)	
James M. Perdue (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
Denman V. Smith (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
C. H. Roth: 5711 Trailridge Drive	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
Margaret W. Banister: 5703 Highland Hills Drive	AGAINST
A. J. Novak: 5927 Highland Hills Drive	AGAINST
Gary Underhill: 5707 Trailridge Drive	AGAINST
Julie B. Underhill: 5707 Trailridge Drive	AGAINST
Frank Collins: 5709 Trailridge Drive	AGAINST
Anne Goldsmith: 5701 Trailridge Drive	AGAINST
Mrs. Ralph Mitchell: 5703 Trailridge Drive	AGAINST
Mrs. Lucille Marek: 5707 Highland Drive	AGAINST
Dr. & Mrs. D. N. Curry: 5705 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
M. C. Moffatt: 5708 Trailridge Drive	AGAINST

C14-74-024      John Bode, Trustee--Contd.

## COMMITTEE ACTION:

Members reviewed the information and recommended that this request be postponed for 30 days.

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

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of John Bode, Trustee, for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 5720 Balcones Drive be POSTPONED FOR 30 DAYS.

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

C14-74-025      Tom W. Bradfield: A, 1st to LR, 1st  
   5752 Balcones Drive

## STAFF REPORT:

The applicant has requested that this case be postponed.

CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION AND  
WEST CENTRAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Paul A. Keller: 203 Riverside Drive	FOR
Garth Jones: 5710 Trailridge Drive	AGAINST
Mrs. L. W. McConachie: 5704 Highland Hills	AGAINST
Billy N. Banister: 5703 Highland Hills	AGAINST
Rudolph Beck: 5803 Trailridge Drive	AGAINST
Garry K. & Julia B. Underhill: 5707 Trailridge Drive	AGAINST
Mrs. Lucille Marek: 5707 Highland Hills	AGAINST
Charles H. Roth, Jr.: 5711 Trailridge Drive	AGAINST
Robert V. Morgan: 5625 Shoal Creek Boulevard	AGAINST
Mrs. Ralph Mitchell: 5703 Trailridge Drive	AGAINST
Mr. & Mrs. Paul T. Gillett: 5803 Trailridge Drive	AGAINST
Ruby and Betty Shafer: 5700 Trailridge Drive	AGAINST
Dr. & Mrs. Brooks Goldsmith: 5701 Trailridge Drive	AGAINST
D. N. & Edith Curry: 5705 Trailridge Drive	AGAINST
Sal Levantino: 5705 Highland Hills Drive	AGAINST
Mr. & Mrs. Murray C. Moffatt: 5708 Trailridge Drive	AGAINST
Mr. & Mrs. C. L. Zeigler: 5702 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
Mr. & Mrs. Mark G. Goode: 5802 Trailridge Drive	AGAINST
Frank G. Collins: 5709 Trailridge Drive	AGAINST

C14-74-025 Tom W. Bradfield--Contd.

David L. McWilliams: 5706 Highland Hills	AGAINST
Jo Ann Jordan: 3408-A Northland Drive	AGAINST
PERSONS APPEARING	
Tom Bradfield (applicant)	
Denman V. Smith (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
James M. Perdue (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
M. C. Moffatt: 5708 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
Dr. & Mrs. D. N. Curry: 5705 Trailridge Drive	AGAINST
Mrs. Lucille Marek: 5707 Highland Drive	AGAINST
Mrs. Ralph Mitchell: 5703 Trailridge Drive	AGAINST
Anne Goldsmith: 5701 Trailridge Drive	AGAINST
A. J. Novak: 5927 Highland Hills	AGAINST
Gary Underhill: 5707 Trailridge Drive	AGAINST
Julia B. Underhill: 5707 Trailridge Drive	AGAINST
Frank Collins: 5709 Trailridge Drive	AGAINST
Margaret W. Banister: 5703 Highland Hills Drive	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
C. H. Roth: 5711 Trailridge Drive	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be postponed for 30 days.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Tom W. Bradfield for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 5752 Balcones Drive be POSTPONED FOR 30 DAYS.

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

ABSENT: Messrs. Juarez and Milstead

C14-74-030      Earl O. Forester, et ux: A, 1st to BB, 1st  
7314 Bennett Avenue  
919-923 Blackson Avenue

STAFF REPORT:

This property is located within the St. John's Neighborhood Development Area. The land use plan adopted for this area indicates either tri-plexes or four-plexes as the most appropriate development for the subject tract, as it lies in a buffer zone between the single-family area to the east and the commercial area to the west.

Blackson Avenue, a commercial collector street, is planned for 60 feet of right-of-way, requiring five feet from subject tract. Bennett Avenue is also planned for 60 feet of right-of-way, requiring five feet.

STAFF RECOMMENDATION:

That this case be GRANTED, subject to right-of-way requirements (five feet on Blackson Avenue and five feet on Bennett Avenue) and subject to the land use in the St. John's Neighborhood Development Plan as adopted by the City Council, which limits the use to tri-plexes and four-plexes.

CITIZEN COMMUNICATION (ST. JOHN'S NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Earl Forester (applicant)

Mrs. Calvin Brown: (ST. JOHN'S NEIGHBORHOOD ASSN.)      AGAINST

F. D. Bragg: (ST. JOHN'S NEIGHBORHOOD ASSN.)      AGAINST

Calvin Brown: 7411 Carver

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to five feet of right-of-way on Blackson Avenue and five feet of right-of-way on Bennett Avenue, and subject to the land use in the St. John's Neighborhood Development which limits the use to tri-plexes and four-plexes.

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

COMMISSION ACTION:

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

C14-74-030 Earl O. Forester, et ux--Contd.

COMMISSION VOTE:

To recommend that the request of Earl O. Forester, et ux, for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 7314 Bennett Avenue and 919-923 Blackson Avenue be GRANTED, subject to five feet of right-of-way on Blackson Avenue and five feet of right-of-way on Bennett Avenue; subject to the land use in the St. John's Neighborhood Development Plan limiting the use to tri-plexes and four-plexes.

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

C14-74-031 Mesa Steck Properties, Inc.: LR, 1st to GR, 1st  
8141 Mesa Drive

STAFF REPORT:

This property is located on Mesa Drive, a major arterial, between Steck Avenue and Spicewood Springs Road. It is surrounded by "LR" Local Retail zoning, which has been the consistent recommendation by the staff and Commission for this area. This request for "GR" General Retail, if granted, would set the precedent for most of "LR" Local Retail in this area to be rezoned. The "GR" General Retail district is inconsistent with the low-density character and plan for this area.

STAFF RECOMMENDATION:

That this case be denied as too intense for the area and inconsistent with prior zoning decisions for this area.

CITIZEN COMMUNICATION (BALCONES CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Charlie Carpenter (representing applicant)	
Gene Reischman (representing applicant)	
Mike Turner: 1506 Edgewood Avenue	FOR
James M. Perdue: (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
Denman V. Smith: (NORTHWEST AUSTIN CIVIC ASSN.)	AGAINST
Judy Matelski: 4012 Hyridge	AGAINST
E. F. Matelski: 4012 Hyridge	AGAINST
Jim Landrum: (BALCONES CIVIC ASSN.)	AGAINST
Norman R. Haertig: 7108 Sungate Drive	AGAINST
A. J. Novak: 5927 Highland Hills Drive	AGAINST
James H. Fry: 4011 Green Hill Place	AGAINST
Roy Holcomb: 3000 Stardust Drive	AGAINST
Mr. Aikens	AGAINST

C14-74-031      Mesa Steck Properties, Inc.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bobbitt stated that his main objection was that this area was designated for residential use in the Master Plan and felt that the residents of the area purchased their homes there with the idea that the zoning would not extend further. Mr. Hetherly stated that his main objection was the school located across Steck Avenue and that granting this zoning would open the door for further zoning. Ms. Mather was in agreement that the school location was the primary concern here. Members recommended that this request be denied.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mesa Steck Properties, Inc. for a zoning change from "LR" Local Retail, First Height and Area to "GR" General Retail, First Height and Area on property located at 8141 Mesa Drive be DENIED.

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

C14-74-032      Austin Savings & Loan Assn.: A, 1st to C, 1st  
                 5309-5315 Jeff Davis Avenue

STAFF REPORT:

This property is located in north Austin just off Burnet Road on Jeff Davis Street, with a right-of-way of 50 feet where abutting the subject tract. This needs to be increased to 60 feet, requiring five feet from this tract. The subject tract falls between the apartment development to the north and east, and the business uses to the west and south. Subject tract faces and sides to "C" Commercial and "LR" Local Retail and is generally oriented toward those uses. The drainage ditch at the rear of the property provides a buffer to the probable development of apartments there. However, a relatively new apartment exists to the north and has been constructed a few feet off the property line with windows facing the subject tract. This established residential use should receive buffering from those uses allowed in the "C" Commercial District.



C14-74-032      Austin Savings & Loan Assn.--Contd.

STAFF RECOMMENDATION:

That this case be denied, but that "C" Commercial be granted on all but the northern 25 feet, and that "B" Residence be granted on the northern 25 feet, subject to five feet of right-of-way on Jeff Davis Street.

CITIZEN COMMUNICATION(NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Charles Kreutz (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the Committee action. The Committee recommended that this request be denied, but that "C" Commercial, First Height and Area be granted on all but the northern 25 feet and that "B" Residence, First Height and Area be granted on the northern 25 feet, subject to five feet of right-of-way on Jeff Davis Street.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Austin Savings & Loan Association for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 5309-5315 Jeff Davis Avenue be DENIED but that "C" Commercial, First Height and Area be GRANTED except on the northern 25 feet and that "B" Residence, First Height and Area be GRANTED on the northern 25 feet, subject to five feet of right-of-way on Jeff Davis Avenue.

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

C14-74-033      Stark Roofing Company, Inc.: A, 1st to C, 1st  
Rear of 8231-8303 North Lamar Boulevard

STAFF REPORT:

This property is the rear 2.8 acres of a 4.39-acre tract which fronts the east side of North Lamar Boulevard. "D" Industrial zoning is adjacent to the subject tract on the north, west and southwest; "A" Residence is to the south and east. However, due to the existing "C" Commercial on the south side of West Powell Lane, it is likely that this "A" Residence land south of the subject request will be rezoned for "C" Commercial uses. Austin Housing Authority has developed duplexes to the northeast and this use will need to receive buffering if the land to the south is rezoned for retail purposes.

A subdivision will be required prior to issuance of a building permit.

STAFF RECOMMENDATION:

That this case be GRANTED as compatible with the existing and anticipated zoning and uses in this area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT.

None

PERSONS APPEARING

Leroy Lange (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Stark Roofing Company, Inc. for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at the rear of 8231-8303 North Lamar Boulevard be GRANTED.

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

ABSENT: Messrs. Juarez and Milstead

C14-74-035      Victor Michalenko: A, 1st to O, 1st  
                 1916 Justin Lane  
                 6901-6905 Hardy Drive

## STAFF REPORT:

Subject tract is located at the northeast corner of Justin Lane and Hardy Drive in north Austin. Justin Lane, a major arterial to be increased to 90 feet of right-of-way, has a proposed alignment which requires approximately 22 feet from the subject property. Hardy Drive is a minor residential street. Surrounding this property is "A" Residence zoning to the north and west, "O" Office to the east and southwest, and "BB" residence across Justin Lane.

This same zoning request was processed in 1972. In that case the staff recommended the change subject to a subdivision, 22.5 feet of right-of-way on Justin Lane, and five feet on Hardy Drive. The Commission reduced the right-of-way requirement on Justin to 15 feet and the Council granted as recommended. The conditions were not met and the case was dismissed in early 1973.

A subdivision will be required prior to issuance of future building permits.

## STAFF RECOMMENDATION:

That this case be GRANTED as consistent with existing zoning, subject to approximately 22 feet of right-of-way on Justin Lane (to line up with right-of-way to the east), and five feet of right-of-way on Hardy Drive.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Villa Jardenis Apts. by Hyman Samuelson	FOR
R. V. Conner: 1915 Cullen Avenue	
Henry H. Brooks, Jr.: 1401 Capital Natl. Bank Bldg.	FOR
Austin Insurance Exchange: 1914 Justin Lane	FOR

## PERSONS APPEARING

Dr. Robert Mohle (representing applicant)	
Mike Eakin: 1603 Scenic Drive	NO OPINION

## COMMITTEE ACTION:

Members reviewed the information and recommended that this request be granted, subject to approximately 15 feet of right-of-way on Justin Lane and five feet of right-of-way on Hardy Drive.

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

## COMMISSION ACTION:

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

C14-74-035 Victor Michalenko--Contd.

COMMISSION VOTE:

To recommend that the request of Victor Michalenko for a zoning change from "A" Residence, First Height and Area to "O" Office First Height and Area on property located at 1916 Justin Lane and 6901-6905 Hardy Drive be GRANTED, subject to approximately 15 feet of right-of-way on Justin Lane and five feet of right-of-way on Hardy Drive.

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

C14-74-036 Mrs. Nova E. Kellam: A, 1st to O, 1st  
1404 North Loop Boulevard

STAFF REPORT:

This property is located on North Loop Boulevard, a major arterial to be increased to 80 feet of right-of-way, and represents the eastern fringe of the zoning changes which have been granted on North Loop Boulevard to date. It is three lots west of Woodrow Avenue, another major arterial. This property faces "O" Office zoning developed as apartments, backs to "B" Residence apartments, and side to "A" Residence single-family homes.

STAFF RECOMMENDATION:

That this case be granted as a reasonable extension of Office zoning which this property faces, subject to 15 feet of right-of-way on North Loop Boulevard.

This recommendation recognizes current zoning patterns and should not be interpreted as another precedent for recommending for non-residential zoning eastward along North Loop Boulevard.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mary Blanche Grayson Ellis: P.O. Box 1714, Silsbee	FOR
Setna Massey: 1310 Harriet Court	AGAINST
Mr. & Mrs. D. W. Hunt: 5317 Woodrow Avenue	AGAINST

PERSONS APPEARING

Robert Girling (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff's recommendation. The Committee recommended that this request be granted, subject to 15 feet of right-of-way on North Loop Boulevard.

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

C14-74-036 Mrs. Nova E. Kellam--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mrs. Nova E. Kellam for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1404 North Loop Boulevard be GRANTED, subject to 15 feet of right-of-way on North Loop Boulevard.

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

C14-74-037 June E. Richardson, M. D.: A, 1st to B, 1st  
8302 Bowling Green Drive

STAFF REPORT:

This property is located two lots north of Ohlen Road on Bowling Green Drive, a minor residential street directly east of and parallel to Burnet Road. This lot faces and sides to single-family and duplex homes, backs to "C" Commercial vacant property on Burnet Road, and sides to a corner lot which was rezoned "B" Residence last month. No right-of-way on Bowling Green Drive was acquired in that case because in recommending for that case, the Commission attached restrictions which would inhibit the precedent effect of that case. Those restrictions were parking use only, no access to Bowling Green Drive, and privacy fencing along the north and east boundaries.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a residential neighborhood served by a minor street, and as inconsistent with the Commission recommendation on the case adjacent to the south.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

William F. Goerlitz: 8301 Bowling Green Drive  
Dorothy Jean Pearce: 8313 Hathaway Drive  
Mrs. Lillian Payne: 8308 Hathaway Drive  
Don J. Jackson: 3810 Medical Parkway

FOR  
AGAINST  
AGAINST  
AGAINST

PERSONS APPEARING

June E. Richardson, M. D.: (applicant)

C14-74-037      June E. Richardson, M. D.--Contd.

**COMMITTEE ACTION:**

Members reviewed the information presented. Mr. Bobbitt stated that "A" Residence backed up to "C" Commercial zoning was not good zoning. Mr. Washington stated that he saw no problem since the applicant is only requesting "B" Residence and the tract is backed up to "C" Commercial. A motion was made to grant the request but failed 2-3. Mr. Betts agreed that the area backed up to "C" Commercial but pointed out that the entire block, with the exception of the corner lot, was "A" Residence. He also pointed out that the corner lot is at the intersection of an 80-foot street while the subject tract is on a 50-foot street. Mr. Betts stated that the restrictions placed on the corner lot were an indication to prohibit any further zoning in the block. The Committee recommended that this request be denied.

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

**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 June E. Richardson, M. D., for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 8302 Bowling Green Drive be DENIED.

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

C14-74-038      Robert L. Ogden: C, 2nd to C-2, 2nd  
                  1600-1602 West 5th Street  
                  500-502 West Lynn Street

**STAFF REPORT:**

This case is located at the intersection of West Lynn Street and West 5th Street. West 5th Street is a major arterial street with one-way eastbound traffic and has adequate right-of-way. West Lynn Street between 5th and 6th Streets has a right-of-way of 25 feet and is substandard. Because of its narrowness, a temporary one-way vehicular circulation system is used with Powell Street to the east. West Lynn Street is a major collector and is proposed to have 55 feet of right-of-way at this location.

C14-74-038      Robert L. Ogden--Contd.

The Master Plan designation of all the property between West 6th Street and the railroad to the south is for Commercial Service and Semi-Industrial land uses. The subject tract is surrounded by "D" Industrial on the south, "C" Commercial on either side and "B" Residence on the north. The proposed use at this location is appropriate for the area if adequate right-of-way can be provided to accomodate the traffic generated by land uses in a mixed commercial-industrial area. The tavern already exists and the building is positioned 45 to 50 feet west of the center line of West Lynn Street.

There was a 1972 case on this property requesting "C-2" Commercial zoning. It was recommended by the staff, subject to 35 feet of right-of-way because of the proposed 60-foot alignment of West Lynn Street years before. The Commission recommended it subject to a short form subdivision combining the two lots, 15 feet of right-of-way dedication and a 30-foot building setback on West Lynn Street. The Council granted the change as recommended except reducing the building setback to the normal 10 feet on a side street. The conditions were not complied with and the case was dismissed later that year.

**STAFF RECOMMENDATION:**

That this case be granted, subject to 15 feet of right-of-way on West Lynn Street.

This right-of-way request conforms to the prior Council action and will contribute to the planned right-of-way of 55 feet on West Lynn Street. The requested zoning is consistent with the Master Plan Land Use designation for this area.

**CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSN.)****WRITTEN COMMENT**

Sol Smith, et al: 815 Brown Bldg.

FOR

Hardy Hollers: American Bank Tower

FOR

**PERSONS APPEARING**

R. L. Ogden (applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented and were in agreement with the staff recommendation. The members recommended that this request be granted, subject to 15 feet of right-of-way on West Lynn Street.

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

**COMMISSION ACTION:**

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



C14-74-038 Robert L. Ogden--Contd.

COMMISSION VOTE:

To recommend that the request of Robert L. Ogden for a zoning change from "C" Commercial, Second Height and Area to "C-2" Commercial, Second Height and Area on property located at 1600-1602 West 5th Street and 500-502 West Lynn Street be GRANTED, subject to 15 feet of right-of-way on West Lynn Street.

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

C14-74-039 Sam Robinson: Int. A, 1st and C, 1st to C, 1st  
8526-8542 Burnet Road

STAFF REPORT:

This property is located on Burnet Road, a major arterial in north Austin. The front portion of this 1.94-acre tract is presently "C" Commercial and the back portion is Interim "A" Residence. The remaining "I-A" Residence is completely surrounded by "C" Commercial zoning.

STAFF RECOMMENDATION:

That this case be granted as consistent with surrounding zoning.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

E. H. Smartt (representing applicant)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Sam Robinson for a zoning change from Interim "A" Residence, Interim First Height and Area and "C" Commercial, First Height and Area to "C" Commercial, First Height and Area on property located at 8526-8542 Burnet Road be GRANTED.

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



C14-74-040      Republic National Life Insurance Co.--Contd.

COMMITTEE ACTION:

The applicant amended his request to "C" Commercial, Third Height and Area on all but the southern 100 feet of the tract fronting on Ed Bluestein Boulevard and "C" Commercial, Second Height and Area on the southern 100 feet of the tract. Members reviewed the information presented and recommended that this request be granted, as amended.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Republic National Life Insurance Company for a zoning change from "O" Office, Second Height and Area to "C" Commercial, Third Height and Area and "C" Commercial, Second Height and Area, as amended, on property located at 830-854 East Anderson Lane be GRANTED, as amended.

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

C14-74-041      Bob R. Howerton: Int. A, 1st & C, 6th to C, 6th  
                 4605-4615 South Congress Avenue  
                 100-146 Sheraton Avenue  
                 4600-4604 Suburban Avenue

STAFF REPORT:

This property is located in south Austin adjacent to the St. Elmo Industrial District to the north. The subject property was part of an area which was designated for industrial uses under the 1961 Master Plan. In 1962, a Master Plan rollback was accomplished to allow the development of the Greenwood Hills single-family neighborhood to the east. The land between the subdivision and South Congress was included in the rollback, and then in 1972 another Master Plan amendment redesignated it for Commercial Service and Semi-Industrial uses.

The requested zoning is appropriate for this area except for that property facing the single-family neighborhood to the east, which should receive buffering from the "C" Commercial uses.

C14-74-041      Bob R. Howerton--Contd.

STAFF RECOMMENDATION:

That "C" Commercial, Sixth Height and Area be granted on all but the easternmost 120 feet fronting on Suburban Drive and "BB" Residence, First Height and Area be granted on that easternmost 120 feet.

This recommendation is consistent with the Master Plan for this area and provides necessary buffering for the established single-family neighborhood facing this property.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob R. Howerton (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The Committee recommended that this request be denied but that "C" Commercial, Sixth Height and Area be granted with a 25-foot buffer strip of "A" Residence, First Height and Area on the eastern property line and subject to a six-foot privacy fence along the eastern property line.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Bob R. Howerton for a zoning change from Interim "A" Residence, Interim First Height and Area and "C" Commercial, Sixth Height and Area to "C" Commercial, Sixth Height and Area on property located at 4605-4615 South Congress Avenue, 100-146 Sheraton Avenue and 4600-4604 Suburban Avenue be DENIED but that "C" Commercial, Sixth Height and Area be GRANTED, except the easternmost 25 feet of the tract which is to remain "A" Residence, First Height and Area, subject to a six-foot privacy fence along the eastern property line.

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

C14-74-042      Don Becker: BB, 1st to BB, 2nd  
5606 Jim Hogg Avenue

## STAFF REPORT:

This property is located in north Austin in a predominantly single-family neighborhood in which apartment zoning changes began to occur in 1968. As "BB" Residence was granted, only five feet was acquired from each side of the street to increase this street to a maximum of 50 feet, substandard for apartment land usage. The increase in density which would be allowed by increasing the subject property zoning to Second Height and Area would, therefore, not be compatible with the present and planned access. In addition, Second Height and Area has not been established in this interior area, and if granted at this location, would set a precedent for rezoning a large area at higher densities. This would not be compatible with the single-family homes on this street or adjacent streets.

## STAFF RECOMMENDATION:

That this case be denied as incompatible with the First Height and Area developments in this neighborhood and principally with the "A" residential homes surrounding this property.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Paul Lundgren: 801 West Avenue	FOR
G. Ray Frusha: 1707 Raven Drive	FOR
Ella T. Raye: 5605 Jim Hogg Avenue	FOR

## PERSONS APPEARING

Don Becker (applicant)	
Mike Eakin: 1603 Scenic Drive	NO OPINION

## COMMITTEE ACTION:

Members reviewed the information presented. Mr. Hetherly was of the opinion that Second Height and Area was unnecessary and that the applicant would be able to accomplish his plans with First Height and Area. The Committee recommended that this request be postponed so that the applicant could change his request to "B" Residence, First Height and Area.

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

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of Don Becker for a zoning change from "BB" Residence, First Height and Area to "BB" Residence, Second Height and Area on property located at 5606 Jim Hogg Avenue be POSTPONED FOR 30 DAYS.

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

ABSENT:        Messrs. Juarez and Milstead

C14-74-043      Clarence McCullough, et al: A, 1st to GR, 1st  
6008-6026 Manor Road  
2819-2829 Wheless Lane

STAFF REPORT:

This property lies at the intersection of Manor Road, a major arterial, and Wheless Lane, a neighborhood collector street, in northeast Austin. "C" Commercial zoning adjoins this tract to the west and across the street to the northeast; "A" Residence is to the north, and "B" Residence is to the east across Manor Road. "GR" General Retail is appropriate at this location due to the existing "C" Commercial zoning. Street right-of-way is adequate for this zoning.

STAFF RECOMMENDATION:

That this case be granted as consistent with existing zoning.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Togie Baylor: 5908 Manor Road	FOR
John M. Johnson: 3000 Cedar Lawn Circle	AGAINST
Frances H. Johnson: 3000 Cedar Lawn Circle	AGAINST
Curtis W. Voelker: 6106 Manor Road	AGAINST

PERSONS APPEARING

Clarence McCullough (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation. The Committee recommended that this request be granted.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Clarence McCullough, et al, for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 6008-6026 Manor Road and 2819-2829 Wheless Lane be GRANTED.

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

C14-74-044      G. R. Mitchell Heirs: A, 1st to B, 1st  
4401-4403 Avenue D  
104-106 West 44th Street

## STAFF REPORT:

This property is located north of the University in a predominantly single-family neighborhood. However, it falls within a 1967 area study which resulted in the Commission's recommending "B" Residence for the area bounded by Guadalupe, Speedway, 38th Street and 45th Street. "B" Zoning has been granted on Avenue D in the next block to the south. Street right-of-way is adequate for the intended use.

## STAFF RECOMMENDATION:

That this case be granted as consistent with previous Commission recommendations for this area.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Ann Emmert: c/o 2006 Vista Lane	FOR
Leon Schmidt: P. O. Box 2027	FOR
Mrs. Sophia S. Carlson: 4404 Avenue D	AGAINST
Linnie Faye Hamann: 4411 Avenue C	AGAINST
Mrs. Erma Kieschnick: 4405 Avenue D	AGAINST
Don J. Jackson: 3810 Medical Parkway	

## PERSONS APPEARING

Joe Milner (representing applicant)	
Alice Bryant: 4402 Avenue D	AGAINST
George Paris: 4400 Avenue D	AGAINST
Mrs. Erma Kieschnick: 4405 Avenue D	AGAINST
Nonnie Irene Smith: 4310 Avenue D	AGAINST
Mr. & Mrs. R. O. Reynolds: 4313 Avenue D	AGAINST
Mrs. Walter Richter	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather was of the opinion that the residential character of the neighborhood should be preserved. A motion was made to deny the request but failed 2-3. Mr. Betts stated he would vote for the request because it is backed up to "B" Residence but would reserve the right to change his vote after he had a chance to look at the area. The Committee then recommended that this request be granted.

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

C14-74-044      G. R. Mitchell Heirs--Contd.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that she understood the residents of the neighborhood were working on a petition. She stated that there was a four-block area of entirely "A" Residence zoning and felt any change in zoning on this street would be a precedent for additional zoning changes down the block and across the street. Mr. Hetherly stated the area was in transition from 45th Street south and saw no justification for denying the request.

COMMISSION VOTE:

To recommend that the request of the G. R. Mitchell Heirs for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 4401-4403 Avenue D and 104-106 West 44th Street be GRANTED.

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

C14-74-045 Mrs. James L. Rice and Emelia W. Vickland: A, 1st to O, 1st  
4205-4209 Marathon Boulevard

STAFF REPORT:

This property is located in north Austin on a narrow minor residential street adequate for only single-family and duplex uses. Subject tract is part of an older single-family neighborhood bounded by 42nd Street to the south, 45th Street to the north, Medical Parkway to the west and Lamar Boulevard on the east. An area review was presented to the Commission in mid-1972. As a result, the Commission recommended that the internal lots, including those located on the north side of 42nd Street, remain "A" Residence. Some older "B" Residence and "O" Office zoning exists in this area, such as that adjoining the south boundary of subject tract. However, these cases were granted prior to the area review and current policy. With one exception, the "O"-zoned lot on Marathon Boulevard between 43rd and 44th Streets, this older zoning has not been used. After the area study, the Commission recommended against a change in zoning for the southwest corner of 44th Street and Marathon Boulevard, and the case was withdrawn. The Commission has twice recommended that the property at the northwest corner of Bellvue Avenue and West 42nd Street be considered an exception to their policy for this area and recommended "O" Office on that tract, with access to Bellvue Avenue prohibited.

The subject request is the second since last year. The previous application was withdrawn after the Commission recommended denial.



C14-74-045      Mrs. James L. Rice and Emelia W. Vickland--Contd.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood served by inadequate minor residential streets. The requested zoning is also inconsistent with the area review and recent Planning Commission policy.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mr. & Mrs. Eric J. Kasper: 4213 Marathon Blvd.	FOR
Ann Weber: 1105 West 42nd Street	FOR
Sylvia E. Ramos: 3023 S. Fredonia, Nacogdoches, Tex.	FOR
N. H. Wittner: 6500 Nasco Drive	FOR
George Anderson: 3004 Cedarview Drive	FOR
Mr. & Mrs. L. C. Hall, Jr.: 4304 Marathon Blvd.	FOR

PERSONS APPEARING

Tom Curtis (representing applicant)	
Emelia W. Vickland (applicant)	
W. C. Moffett (representing applicant)	
C. O. Barker: 1801 Pompton Drive	FOR
Mrs. C. O. Barker: 1801 Pompton Drive	FOR
Jennie Rice Shafer: 3507 Greystone Drive	FOR

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bobbitt was of the opinion that this neighborhood is in transition and that the requested zoning is justified. Mr. Betts was in agreement that this neighborhood is in transition. Ms. Mather felt this request would be an intrusion into a residential neighborhood. Mr. Hetherly stated he did not think the entire area is in transition and that this neighborhood is one of the most well-maintained areas in town. The Committee recommended that this request be granted.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mrs. James L. Rice and Emelia W. Vickland for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 4205-4209 Marathon Boulevard be GRANTED.

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

C14-74-046      Billie L. Passmore: A, 1st to BB, 1st  
1114 Robert E. Lee Road

## STAFF REPORT:

This property is located on Robert E. Lee Road, a major arterial in southwest Austin. It faces single-family estates, sides to duplexes and vacant property, and backs to apartment development in an old gravel pit. The "B" Residence district to the rear extends to four properties which front Trailside Drive to the west. That resulted from a 1968 case in which the recommended zoning was based upon the preliminary subdivision which had been approved. In that preliminary subdivision those lots fronted Hollow Creek Drive and backed to Trailside Drive up the hill. However, the final subdivision added lots which fronted Trailside Drive. This change was not recommended by the staff because of the zoning case but was approved by the Planning Commission. The staff feels that the establishment of apartment zoning on Trailside Drive was a mistake, and although the present development of that "B" Residence-zoned property is in triplexes and not that incompatible with the adjacent duplex units, the vehicular access is difficult because of the steepness of the hill.

Subject tract not only drops off rapidly from the road, but also fronts a portion of Robert E. Lee Road which is steep and heavily traveled. The increase in housing density allowed by "BB" Residence brings added ingress-egress problems to this site. In addition, subject tract sides and fronts "A" Residence developments. If the zoning is changed at this location, it will stimulate zoning cases on vacant or large tracts in this area.

## STAFF RECOMMENDATION:

That this case be denied as incompatible with the available access and with the character of the adjacent development on Robert E. Lee Road.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Julius P. Seeger: 3001 Oak Park	FOR
Richard W. Ellmer: 1806 Glencliff Drive	AGAINST
J. Tim Brown: 1806 Glencliff Drive	AGAINST

## PERSONS APPEARING

Dannie Wommack (representing applicant)	
Billie Passmore (applicant)	
Jenara Long: 1105 Robert E. Lee Road	AGAINST
Mr. & Mrs. Angus McDonald: 1113 Robert E. Lee Road	AGAINST
Mr. & Mrs. Edward Triggs: 1005 Robert E. Lee Road	AGAINST
Mr. & Mrs. Mark Gottschall: 1104 Robert E. Lee Road	AGAINST
John O'Connell	AGAINST

## COMMITTEE ACTION:

Members reviewed the information. Messrs. Hetherly and Betts concurred they were not opposed to the proposed use for a tri-plex but were opposed to rezoning this tract. The Committee recommended that this request be denied.

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

C14-74-046 Billie L. Passmore--Contd.

COMMISSION ACTION:

The applicant requested that this case be postponed. Members reviewed the information presented and recommended that this case be postponed.

COMMISSION VOTE:

To recommend that the request of Billie L. Passmore for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 1114 Robert E. Lee Road be POSTPONED FOR 30 DAYS.

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

ABSENT: Messrs. Juarez and Milstead

C14-74-047 Jackson T. & Mary E. Bayless: B, 1st to C, 1st  
901 Taulbee Lane

STAFF RECOMMENDATION:

This one-half-lot request is located on Taulbee Lane, a minor residential street, just west of North Lamar Boulevard. It is part of a property which was rezoned "B" Residence in 1972. In that case the staff recommended for the zoning change, as the "B" Residence would provide a buffer between the "C" Commercial uses oriented toward N. Lamar Boulevard and the single-family neighborhood to the west.

The intention of the applicant is to add the 26 feet, if rezoned "C" Commercial, to the lot adjacent to the east, thereby providing a larger building site. The extension of "C" Commercial zoning, be it only 26 feet, will extend intensive commercial uses into a residential neighborhood. With access to the property being from a minor residential street, the requested zoning change would encourage non-residential traffic on the neighborhood street to the west.

STAFF RECOMMENDATION:

That this case be denied as an inappropriate extension of "C" Commercial on a minor residential street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Kelly E. McAdams, et al: 1425 Preston Avenue  
McAdams Foundation: 1425 Preston Avenue

FOR

FOR

PERSONS APPEARING

Floyd R. Hill (representing applicant)

C14-74-047      Jackson T. & Mary E. Bayless--Contd.

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Jackson T. and Mary E. Bayless for a zoning change from "B" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 901 Taulbee Lane be GRANTED.

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

C14-74-048      Harley R. Clark, Jr.: B, 2nd to C, 2nd  
                 1100-1110 Baylor Street  
                 1101-1103 West 12th Street  
                 1100-1108 West 11th Street

STAFF REPORT:

This application includes a number of contiguous properties in the Old West Austin Neighborhood and is bounded by West 12th Street, a major arterial with a recommended right-of-way of 70 feet, Baylor Street on the east and West 11th Street on the south. The entire property is part of a hillside facing Baylor Street except for the westernmost 100' x 70' lot on West 11th Street, which is generally on top of the hill with vehicular access from Blanco Street only. Because of the steep terrain, West 11th Street was never developed from Baylor Street west for a distance of approximately 150 feet.

Subject properties are presently developed with large older homes which are in a somewhat deteriorated state. The "B" Residence, Second Height and Area zoning on these properties dates back to 1931 when Austin adopted its first zoning ordinance. "C" Commercial exists between Baylor Street and Lamar Boulevard to the east but with the exception of "O" Office on the property facing West 12th Street adjacent to the subject request, no non-residential zoning exists west of Baylor Street. The adjacent "O" Office zoning was recommended by the Commission with a restriction

C14-74-048      Harley R. Clark, Jr.--Contd.

to professional office use only. It was stated by the applicant that the house on the property had historic value, being at one time part of the old Texas Military School, and that the owner had invested money in its restoration. It was pointed out that the requested zoning would allow for continued use and maintenance of the historic building.

Directly south of the subject properties was the main building of the old Texas Military School, a castle-like building built in 1871, surrounded by over 1-1/2 acres of estate extending down to Baylor Street. It has received a medallion from the Texas Historic Survey and has been used as a residence for many years. Across West 11th Street from this property on the westernmost lot of the subject request is another house which was part of the military school.

Although the "B" Residence, Second Height and Area zoning is very old in this area, only recently have homes been razed and "modern" apartments taken their places. Some of the older properties in the area do have more than two units on them, thus using the apartment zoning. However, those older "apartments" were developed at much lesser densities than some of the apartments which are presently being constructing in the area. The predominant use of the area is still single-family and older low-density apartments, because the structures which were originally built are substantial, well-constructed and examples of some of the finer residential structures of that age.

A change in zoning on the subject properties will set the precedent for non-residential rezoning and land use west of Baylor Street, a distinct zoning boundary for those commercial uses oriented to Lamar Boulevard. Baylor Street is "up the hill" from Lamar Boulevard and its intersection with West 12th Street is a dangerous one, as are the intersections of West 11th Street and West 12th Street with Baylor Street. The street access to the subject properties does not, therefore, easily provide for the non-residential traffic which will be generated by land uses which are allowed by a change in zoning.

The staff and Commission policy of recommending like uses facing like uses does not apply in this case, as the uses to the west of Baylor Street are at a much higher elevation than those uses on the east side of Baylor Street, thus providing an elevation buffer. The face-to-face effect of uses at the same elevation is not present at this location and the existing "C" Commercial zoning oriented toward Lamar Boulevard should not adversely influence the residential character of the neighborhood west of Baylor Street.

C14-74-048 Harley R. Clark, Jr.--Contd.

## STAFF RECOMMENDATION:

That this case be denied as an intrusion into a well-defined residential neighborhood of historic significance because it would set a precedent for further non-residential zoning west of Baylor Street, and because the street access is very inappropriate for non-residential purposes.

If rezoning is recommended, one-half the right-of-way (five feet) is required to increase West 12th Street to 70 feet. A subdivision may be required prior to the issuance of future building permits.

## CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSN.)

## WRITTEN COMMENT

Albert Vanderlee: 802 Oakland Avenue	FOR
Mrs. Ed Hamilton: 1002 Baylor Street	AGAINST
James M. Moore: 1009 Blanco Street	AGAINST
Rosa Kunz: 1111 West 11th Street	AGAINST
Ann & Robert Barnstone: 1114 W. 11th Street	AGAINST
Petition bearing 70 names	AGAINST

## PERSONS APPEARING

Tom Curtis (representing applicant)	
Tom Wylie (representing applicant)	
Mr. & Mrs. James Lancaster: 1106 West 10th	AGAINST
Robert Barnstone: 1114 West 11th Street	AGAINST
Kay Hart: 1403 West 9th Street	AGAINST
Jim Maxwell: 3003 Bonnie Road	AGAINST
Elizabeth Hamilton: 1002 Baylor Street	AGAINST
Paul Davis: 607 Oakland Avenue	AGAINST
Mrs. C. S. Huntley: 1105 West 10th Street	AGAINST
James Talbot	AGAINST
Hugh Patton	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request was too permissive for this neighborhood which is residential in character. Mr. Betts was of the opinion that this tract could be developed with townhouse-type units which would be more compatible with the area. Members recommended that this request be denied.

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

In the most recent zoning case in the area, the "BB" Residence across South 2nd Street and southwest of the subject tract, the staff recognized the single-family neighborhood to the north served by minor residential streets. In recommending for the "BB" Residence, the staff felt that this property would serve as a buffer between the business uses oriented toward Ben White Boulevard and the residential neighborhood to the north. It was stated at that time that the staff would not be able to recommend for further rezoning northward, as it would be an intrusion into a low-density neighborhood with inadequate streets.

C14-74-049      Wm. A. McAngus, Ind. Executor of the Estate of Dave McAngus--Contd.

The Third Height and Area District requested is not compatible with the adjacent low-density residential nor with any other development in the area. The least restrictive Height and Area district which has been granted in the vicinity is Fifth Height and Area (maximum building height: 60 feet) at the corners of South 1st Street and Ben White Boulevard and South 2nd Street and Ben White Boulevard. Those tracts are oriented to Ben White Boulevard, whereas the subject tract is oriented toward the neighborhood on the interior not serviced by any major streets. Rezoning the Height and Area of the subject tract would set a very undesirable precedent for a large area adjacent to the subject tract.

A subdivision will be needed on this tract prior to development.

NOTE: A valid petition in opposition has been received on this case.

STAFF RECOMMENDATION:

That this case be denied as incompatible with the single-family neighborhood to the west and north, because access is not adequate, and because of the strong precedent for intensifying development of this interior area which rezoning would set.

If granted, one-half the right-of-way is required on South Center Street (ten feet) and South 2nd Street (five feet) to bring these streets up to sixty feet.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

First Banister Place, Inc.: P. O. Box 3350  
James D. Jennings: P. O. Box 3463  
J. A. Maines: 809 South Center Street  
Valid Petition bearing 21 names  
(20.3% of the area within 200' of  
subject tract)

FOR  
AGAINST  
AGAINST

AGAINST

PERSONS APPEARING

Gaynor Kendall (representing applicant)  
L. P. LaBaume (representing applicant)  
Bufford Stewart (representing applicant)  
Robert A. Jackson (representing applicant)  
Charles A. Jackson (representing applicant)  
W. A. McAngus (applicant)  
Mrs. C. D. Hoag: 810 South Center Street  
Mr. & Mrs. James D. Jennings: 805 South Center St.  
Dewitt C. Nogues: 901 South Center Street  
Mr. & Mrs. James A. Reed: 3718 South 2nd Street

AGAINST  
AGAINST  
AGAINST  
AGAINST



C14-74-049      Wm. A. McAngus, Ind. Executor of the Estate of Dave McAngus--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to refer this request to the full Commission in order to allow the staff time to verify the maximum height needed and to see if "O" Office would satisfy the request.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Wm. A. McAngus, Ind. Executor of the Estate of Dave McAngus for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, Third Height and Area on property located at 3701-3719 South 2nd Street and 701-717 South Center Street be WITHDRAWN.

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

ABSENT:        Messrs. Juarez and Milstead

C14-74-050      Ernest W. Courtney, et al: A, 1st to B, 1st  
                 936-942 East 51st Street

STAFF REPORT:

This property is located on East 51st Street, a major arterial just west of I. H. 35. Apartment zoning has been granted on the west side of the subject tract, and "GR" General Retail on the east side. Subject tract faces and backs to single-family homes. East 51st Street is being increased to 80 feet of right-of-way, 15 feet from both sides of the street.

STAFF RECOMMENDATION:

That this case be granted as consistent with adjacent zoning precedents, subject to 15 feet of right-of-way on East 51st Street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Leonard R. Wagner: 213 Woodhaven Dr., De Soto, Tex.      FOR

PERSONS APPEARING

Gordon Wise (representing applicant)

Mike Eakin: 1603 Scenic Drive

NO OPINION

C14-74-050 Ernest W. Courtney, et al--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to 15 feet of right-of-way on East 51st Street.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Ernest W. Courtney, et al, for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 936-942 East 51st Street be GRANTED, subject to 15 feet of right-of-way on East 51st Street.

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

ABSENT: Messrs. Juarez and Milstead

PLANNED UNIT DEVELOPMENTS

C814-74-002 Fred Eby, Jr.: 162 Attached Single-family Dwelling Units With  
4000 Mt. Bonnell Drive recreation building, tennis courts  
and swimming pools, called  
"Williamsport"

STAFF REPORT:

This application was postponed at last month's meeting at the request of the applicant to allow him to comply with departmental requirements and to work with the neighbors.

We received the revised plan on Tuesday, March 26, 1974 and distributed the revisions to eight departments that had made major requirements on the original application. The remaining departments were not asked for comments for this meeting since their requirements are technical in nature dealing with easements, etc. which are always covered again at the Final Subdivision stage of the Planned Unit Development.

The revised plan on the 43.53 acres is for 162 attached single-family dwellings clustered in groups of twos and threes. The density on the total tract is approximately 3.7 units per acre.

C814-74-002 Fred Eby, Jr.--Contd.

The amenities proposed include tennis and handball courts, swimming pools and recreation center. The applicant does not propose any dock facilities on this plan. If docks are desired at a later date the applicant will have to apply to the Commission for approval of a revised plan to show docks.

The applicant has met with the staff on this revision and has made the following major changes to the original submission:

- A. Reduced number of units from 195 to 162. Based on the current criteria of requiring more than one access point where the number of units exceeds 160 to 170, the staff can recommend the 162 units with one driveway entrance.
- B. Elimination of southern driveway onto Mt. Bonnell Road.
- C. Creation of more open space along water frontage by the reduction of units.

## STAFF RECOMMENDATION:

The staff recommends approval of this Planned Unit Development, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

## CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Fred Eby (applicant)	
Ann Eby: Box 991, Rt. 7, Mt. Bonnell Road	FOR
L. E. McKay: 505 Bellvue Place	FOR
Mrs. Robert Ragsdale: 3408 Mountain Top Circle	AGAINST
Mrs. Kenneth W. Spence: 3413 Monte Vista Drive	AGAINST
Mrs. Charles H. Dent: 3505 Mt. Barker Drive	AGAINST
Mr. & Mrs. E. W. Jackson: 3402 Mountain Top Circle	AGAINST
Pam Reed: 3502 Balcones Drive	AGAINST
Mr. & Mrs. Lester J. Reed: 3502 Balcones Drive	AGAINST
Frankie R. Nelder: 4205 Edgemont Drive	AGAINST
Mr. & Mrs. Vernon Lemens: 3403 Mountain Top Circle	AGAINST
Mr. & Mrs. E. W. Jackson: 3402 Mountain Top Circle	AGAINST

## PERSONS APPEARING

Jim Brady (representing applicant)	
J. S. Raven (representing applicant)	
Bob and Leila McKay: 505 Bellevue Place	FOR
W. R. Coleman	FOR
David Shrum: 1210-B West 22nd Street	FOR
Robert H. Judd: 600 West 28th Street	FOR
Don Mustain: 2206 Bonita Street	FOR
Glenn D. Hadeler: 6701 Silver Mine Street	FOR

C814-74-002 Fred Eby, Jr.--Contd.

Irvin Spear	AGAINST
E. L. Copeland: 2111 Scenic Drive	AGAINST
Mrs. Bettie Copeland: 2111 Scenic Drive	AGAINST
Hampton K. Snell: 3409 Mountain Top Circle	AGAINST
Margaret E. Snell: 3409 Mountain Top Circle	AGAINST
Jackson B. Reid: 3619 Westlake Drive	AGAINST
Avis B. Reid: 3619 Westlake Drive	AGAINST
Mrs. A. P. Jennings: 3406 Barranca Drive	AGAINST
Mrs. Joseph Boggins: 3414 Mt. Bonnell	AGAINST
Mrs. Ben Fruchter: 2704 Valley Springs Road	AGAINST
Frank P. Wood: 3416 Mt. Bonnell	AGAINST
Mrs. Frank P. Wood: 3416 Mt. Bonnell	AGAINST
Charles Cleland: 3427 Monte Vista Drive	AGAINST
F. E. Ingerson: 3402 Mt. Bonnell	AGAINST
Woodrow W. Patterson: 3419 Monte Vista Drive	AGAINST
Jack G. Taylor: 3421 Monte Vista Drive	AGAINST
Mrs. Gladys Holland: 4431 Crestway Drive	AGAINST
Mrs. Helen F. Barrow: 4421 Crestway Drive	AGAINST
Mrs. D. R. Womack: 3415 Spanish Oak	AGAINST
Mrs. R. E. Ledbetter: 3417 Mt. Barker Drive	AGAINST
Mrs. James Peal: 3424 Mt. Barker Drive	AGAINST
Corwin W. Johnson: 3425 Monte Vista Drive	AGAINST
Mrs. Corwin Johnson: 3425 Monte Vista Drive	AGAINST
Mrs. Hugo F. Huehne, Jr.: 3617 West Lake Drive	AGAINST
Hugo F. Kuehne, Jr.: 3617 West Lake Drive	AGAINST
Mrs. R. N. Goeth: 3616 Westlake Drive	AGAINST
Richard N. Goeth: 3616 Westlake Drive	AGAINST
Mr. & Mrs. Robert Hardesty: 3431 Monte Vista Drive	AGAINST
Ray Austin: 3207 Breeze Terrace	AGAINST
Joseph Latting: 2400 Westover Road	AGAINST
Mrs. David M. Young, Jr.: 3406 Monte Vista Drive	AGAINST
Mrs. Carlos D. Smith: 3429 Monte Vista Drive	AGAINST
C. D. Smith: 3429 Monte Vista Drive	AGAINST
J. Stockton Williams: 3503 Mt. Barker Drive	AGAINST
Mrs. S. L. Huff: 2110 Griswald Lane	AGAINST
Sam Huff: 2110 Griswald Lane	AGAINST
Joe B. Frantz: 4301 Edgemont Drive	AGAINST
Frankie R. Nelder: 4205 Edgemont Drive	AGAINST
Mrs. Joe B. Frantz: 4301 Edgemont Drive	AGAINST
T. R. McElhenney: 3641 Westlake Drive	AGAINST
Hilda M. Griffith: 3101 Westlake Drive	AGAINST
L. B. Griffith: 3101 Westlake Drive	AGAINST
Jack Holford: 3403 West Lake Drive	AGAINST
Mrs. Charles Cleland: 3427 Monte Vista Drive	AGAINST

C814-74-002 Fred Eby, Jr.--Contd.

Tina C. Peck: 3304 Glen Rose Drive	AGAINST
Mrs. Elaine Lebowitz: 3403 Candelaria Drive	AGAINST
Walter E. Orr: 3410 Mt. Bonnell Road	AGAINST
Mrs. Walter E. Orr: 3410 Mt. Bonnell Road	AGAINST
Mr. & Mrs. Spencer J. Scott: 3645 West Lake Drive	AGAINST
John H. McNutt: 3639 West Lake Drive	AGAINST
Michael S. Ellis: 612 West 22nd Street	AGAINST
Joe Rude	AGAINST
Eleanor Rude	AGAINST
Eugene Lowenthal	AGAINST
Robert Helmreich: 3623 West Lake Drive	AGAINST
Glen Rogers: 99 1/2 Waller Street	AGAINST
David Barman: 906 1/2 West 22nd Street, #6	AGAINST
Jo Ann Bryant: 9844 Quail Boulevard	AGAINST
Steve Ward: 2422 Keating Avenue	AGAINST
Kathlyn C. Terry: 612 West 22nd Street #249	AGAINST
F. H. Carpenter: 3401 Mt. Bonnell Drive	AGAINST
A. A. Hill: 3403 Mt. Bonnell Drive	AGAINST
Ben Fruchter: 2704 Valley Springs Road	AGAINST
Mrs. Will Wilson: 3509 Mt. Barker Drive	AGAINST
Wayne Holtzman	AGAINST
Danny Roth	AGAINST
Mr. Wilson	AGAINST

## COMMITTEE ACTION:

Mr. Hetherly stated that he favored the Planned Unit Development concept but was opposed to the density of this particular plan. Mr. Bobbitt stated he was also in favor of the PUD concept but was opposed to this plan because of the effect it would have on Lake Austin and the general area of Mt. Bonnell. He also expressed concern about the traffic hazard and also the fire hazard that would be caused by the poor access to the property. Mr. Betts expressed opposition to the density. Ms. Mather expressed opposition to the density and also the traffic that would be generated on a road that is too narrow to carry such traffic. Members recommended that this request be denied.

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

## COMMISSION ACTION:

The applicant requested that this case be postponed. Members reviewed the request and recommended the request for postponement be denied. Members then recommended that this Planned Unit Development be denied.

C814-74-002 Fred Eby, Jr.--Contd.

COMMISSION VOTE:

To DENY the request of Fred Eby, Jr. for a Planned Unit Development for 162 attached single-family dwelling units with recreation building, tennis courts and swimming pools called, "Williamsport", on property located at 4000 Mt. Bonnell Drive.

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

ABSENT: Messrs. Juarez and Milstead

C814-74-006 Austin Group Limited: 22 Attached Single-family Dwelling Units  
1708 Rockmoor Avenue with common open space called,  
3704-3720 Bridle Path "Walsh Hollow" (as amended)  
3703-3715 Cherry Lane (Original Request: 24 attached  
1701-1713 Scenic Drive single-family dwelling units)

STAFF REPORT:

This is an application for a Planned Unit Development for 24 single-family attached dwelling units on 3.75 acres of land located between Bridle Path and Cherry Lane and west of Rockmoor Avenue.

The density proposed is 6.4 units per acre. Access is to be provided by a one-way private drive entrance from Bridle Path and exit onto Rockmoor Avenue for 18 of the units. The remaining six units will have common driveway access from Bridle Path.

Each unit will have an attached two-car garage with the exception of eight units on the interior of the tract which will use the separate garage facility. An elevator and over-head walkway is proposed to connect this garage to the eight clustered units. The site is covered with many trees and is crossed with sanitary sewer and storm sewer drainage easements. This plan has been designed around the easements and the tree-covered areas.

A single-family dwelling and two duplexes border the property to the east. Across Scenic Lane and Cherry Lane to the north is Walsh Slough and a large single residential lot. Across Bridle Path to the south are single-family and duplex dwellings.

STAFF RECOMMENDATION:

The staff recommends approval of this Planned Unit Development, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

C814-74-006 Austin Group Limited--Contd.

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

John C. Wheeler: 1317 Westover Road	FOR
L. A. Schrader: 3701 Cherry Lane	AGAINST
Sharon Anderson: 3612 Bridle Path	AGAINST
Mrs. Elba May Shelton: 3707 Bridle Path	AGAINST
Mrs. T. L. Turner: 3704 Bonnie Road	AGAINST
Laurela Lemens: 3610 Bridle Path	AGAINST
G. M. Woolard: 3705 Bridle Path	AGAINST
Mrs. Cordie Gilbert: 3604 Bridle Path	AGAINST
Mrs. Lynn Pugh Avend: 1801 Rockmoor Drive	AGAINST
Mrs. Cora Farman: 3706 Bonnie Road	AGAINST
Ellabeth Abercrombie: 3709 Bridle Path	AGAINST
Josette M. Bigelow: 3607 Cherry Lane	AGAINST

PERSONS APPEARING

Tom Shefleman (representing applicant)	
Ervin Spear	AGAINST
Lannis Kircus: 200 Westlake Drive	AGAINST
Carol W. Barrett: 3709A Bridle Path	AGAINST
William Barrett: 3709 Bridle Path	AGAINST
Larry A. Schrader, Jr.: 3701 Cherry Lane	AGAINST
Mrs. James T. Harrison: 3404 Bonnie Road	AGAINST
Mike Eakin: 1603 Scenic Drive	AGAINST
Mrs. S. R. Friedsam: 3612 Bonnie Road	AGAINST
Mrs. Florence A. Cecil: 3615 Bonnie Road	AGAINST
Mr. & Mrs. Douglas Finch: 1607 Scenic Drive	AGAINST
Mrs. C. N. Carter: 1609 Scenic Drive	AGAINST
Gordon B. Cooper: 1605 Rockmoor	AGAINST
Mrs. Gordon B. Cooper: 1605 Rockmoor	AGAINST
Jim Aiken	AGAINST
Robert L. Taylor	AGAINST
Esther Eakin	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. While the members were in agreement with the PUD concept and felt that basically this plan was good, a majority felt the density was too high. A majority of the members recommended that this request be denied.

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

C814-74-006 Austin Group Limited--Contd.

## COMMISSION ACTION:

Mr. Bobbitt read the Committee recommendation that this request be denied and recommended denial based on Committee action. The applicant submitted a revised site plan showing a reduction of density from 24 units to 22 units for a density of 5.86 units per acre. Members reviewed the information presented. Mr. Hetherly stated the problem he had with this development was the density and the traffic this density would create. Ms. Mather stated that this development was one of the nicest she had seen, and since the density had been decreased, she stated she would vote for approval of this development. Mr. Betts agreed that after having viewed the area, he was of the opinion this development would be an asset to the area.

## COMMISSION VOTE:

A substitute motion was made to APPROVE the site plan and preliminary subdivision of Austin Group Limited for 22 single-family dwelling units with common open space called "Walsh Hollow" on property located at 1708 Rockmoor Avenue, 3704-3720 Bridle Path, 3703-3715 Cherry Lane and 1701-1713 Scenic Drive, subject to departmental requirements as on file with the City of Austin Planning Department.

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

C14p-74-015 Great Mt. Zion Baptist Church: Day Care Center  
1800 Pennsylvania Avenue

## STAFF REPORT:

This application has been filed under Section 45-17, Sub-Section (h), Paragraph (2) (a) (b), 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 facility for 27 children to be located at 1800 Pennsylvania Avenue. This lot is owned by the Great Mt. Zion Baptist Church which is located directly across Pennsylvania Avenue.

The church is presently operating a day care facility in the church and is in the process of remodeling their facilities which requires that 27 of the children be temporarily relocated at the facility proposed under this application.

## STAFF RECOMMENDATION:

The staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.



C14p-74-015      Great Mt. Zion Baptist Church--Contd.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Rev. James E. Obey: 2211 East 19th Street

FOR

PERSONS APPEARING

Lonnie McArthur (representing applicant)

Rev. N. W. Bacon: 1801 Pennsylvania Avenue

FOR

Juan T. Jones: 4804 Carson Hill Drive

FOR

Mike Eakin: 1603 Scenic Drive

NO OPINION

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. Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Great Mt. Zion Baptist Church for a special permit for a day care center on property located at 1800 Pennsylvania 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. Hetherly, Betts, Bobbitt, Nash and Washington.  
             Mmes. Himmelblau and Mather

ABSENT:    Messrs. Juarez and Milstead

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-74-003      Seton Hospital

West 35th Street Alley from East Property Line  
at Wabash Avenue to west property line at  
Lamar Boulevard

STAFF REPORT:

This is a request for Seton Hospital by Sister Mary Helen, Executive Director of Seton Hospital and Mr. M. H. Crockett, Jr. for the vacation

C10v-74-003 Seton Hospital--Contd.

of 35th Street alley from the east property line at Wabash Avenue to the west property line at Lamar Boulevard. According to departmental requirements, there will be some easements to be retained. The staff recommends that the alley be vacated, subject to retention of easements.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Seton Hospital for the vacation of West 35th Street Alley from the east property line at Wabash Avenue to the west property line at Lamar Boulevard be APPROVED, subject to retention of easements.

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

Mmes. Himmelblau and Mather

ABSENT: Messrs. Juarez and Milstead

C10v-74-004 Bettis Service, Inc.

East 54th Street from East Property Line at Llano branch of HTC Railroad to west property line at Middle Fiskville Road

STAFF REPORT:

This is a request by Bettis Service, Inc. for the vacation of east 54th Street from the east property line at the Llano branch of the HTC Railroad to the west property line at Middle Fiskville Road. This request has been signed by Mrs. Willie C. Hudson and Oran Davis of Bettis Service, Inc. There is a north-south alley that extends from 55th Street south to intersect with the railroad track. Urban Transportation feels it will be necessary to retain the right-of-way to bring that alley out to Middle Fiskville Road rather than vacating the total right-of-way. The staff recommends that the south 25 feet of right-of-way be vacated and the northern 25 feet be retained, subject to retention of easements.

COMMISSION ACTION:

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

C10v-74-004 Bettis Service, Inc.--Contd.

COMMISSION VOTE:

To recommend that the request of Bettis Service, Inc. for the vacation of East 54th Street from the east property line at Llano branch of HTC Railroad to the west property line at Middle Fiskville Road be APPROVED, subject to retention of the northern 25 feet and subject to retention of easements.

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

C10v-74-005 Bryant-Currington, Inc.  
Vista View Drive from Spicewood Parkway  
Southerly 172' plus or minus

STAFF REPORT:

This is a request by T. P. Wilcox of Bryant-Currington, Inc. for the vacation of Vista View Drive from Spicewood Parkway southerly 172 feet plus or minus. The staff recommends approval of this request, subject to submission of a revised subdivision to show the relocation of Vista View Drive and subject to departmental requirements.

COMMISSION ACTION:

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

COMMISSION ACTION:

To APPROVE the request of Bryant-Currington, Inc. for the vacation of Vista View Drive from Spicewood Parkway southerly 172 feet plus or minus, subject to a revised subdivision to show the relocation of Vista View Drive and subject to departmental requirements.

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

PUBLIC HEARINGS

C814-73-002 Chimneyhill (PUD)  
U. S. Highway 290 and MKT Railroad  
Consider review of landscape, drainage and tree plans

STAFF REPORT:

Mr. Lillie reported that a public hearing on this case was held last month and the Commission recommended that no action be taken on any subdivision plat within the Chimneyhill Planned Unit Development or on the

C814-73-002 Chimneyhill (PUD)--Contd.

tree plan submitted, pending a solution to the drainage problem within the PUD. Mr. Lillie reported that a tree plan has been submitted and has been reviewed by the staff and the Department of Environmental Resource Management. A drainage plan has been received but the departments have not had ample time to make adequate review for a presentation at this time.

Mr. Charles Graves, City Engineer, reported that he had reviewed the plan again and found that from the standpoint of drainage, the concept and plan are sound. He pointed out that there are some trees in the drainage area that present a problem. Mr. Graves recommended that these trees be removed and be replaced by the developer in order to prevent potential flooding in this area. Mr. Graves stated that he has met with the applicant and they have agreed to several items that are not shown on the plan at this time. One such item is that the channel to be constructed is basically an overflow channel to divert storm waters and at the same time leave the present natural channel the lowest channel so that the low flow follows the natural course which it now follows. Mr. Graves stated that a construction permit will be required prior to any improvements or alterations in the creek area.

Mr. Stewart Henry, Director of Environmental Resource Management, reported that the intent of the restriction to not cut any trees greater than ten inches in diameter was to leave the creek in its natural state. Mr. Henry stated that as a practical plan, the only alternative would be to approve the drainage plan. Mr. Henry stated that were this subdivision to come in today it would not meet the creek ordinance requirements. Mr. Henry recommended that the drainage plan and tree plan be approved as submitted and suggested that the landscape plan be made a part of the record and as additional sections of the PUD come in, that the applicant file a tree plan.

**STAFF RECOMMENDATION:**

The staff recommends approval of the drainage plan along with a compatible landscape plan and tree plan; recommends removal of 19 existing trees that conflict with the drainage plan, such trees to be replaced by the developer as shown on the landscape plan; obtain a construction permit under the new creek ordinance before any further improvements or alterations are made in the creek area; and that the staff review the tree plan for each section in conjunction with the final plat.

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

None

**PERSONS APPEARING**

Ronald Monesson (applicant)

Martin Boozer (representing applicant)

Joe Harris (representing applicant)

C814-73-002 Chimneyhill (PUD)--Contd.

Mr. Grist (representing applicant)	
Mr. Crosier (representing applicant)	
A. H. Merchant (representing applicant)	
Ray Thoresen: 3600 Carla Drive	AGAINST
Eugene Jeffus: 3638 Quiette Drive	AGAINST
Carl A. Feuerbacher: 3603 Ferguson Lane	AGAINST
Otis E. McCain: 3608 Vara Drive	AGAINST
Mrs. John T. Jones, Jr.: 3630 Quiette Drive	AGAINST
Barbara Schutz: 3636 Quiette Drive	AGAINST
Marsha Fowler: 3604 E. K. Lane	AGAINST
Wallace Fowler: 3604 E. K. Lane	AGAINST
Garland O'Quinn	AGAINST
Jose O'Quinn	AGAINST
Richard Spence	AGAINST

## COMMISSION ACTION:

Members reviewed the information presented. Mmes. Himmelblau and Mather expressed concern about the possibility of the natural character of the creek being affected by approval of this plan. Ms. Mather also expressed opposition to any further grading of the creek area and the loss of additional trees. Ms. Himmelblau stated she had seen the area and was of the opinion that the drainage plan should be approved in order to prevent the possibility of flooding of this area. Mr. Betts stated an error in judgment had been made in allowing a development within the flood plain and that the only option would be to approve the drainage plan in order to prevent possible flooding. Mr. Bobbitt stated he would like to see the developer and the City work out some type maintenance agreement and also that the present natural channel remain the lowest channel.

## COMMISSION VOTE:

To APPROVE the drainage plan for Chimneyhill Planned Unit Development on property located at U. S. Highway 290 and the MKT Railroad, subject to a drainage plan to be compatible with the landscape plan which provides for the removal of 19 existing trees that conflict with the drainage plan; the developer to execute a maintenance agreement with the City of Austin that provides for maintenance of the channel area; provide a statement on the drainage plans that would prohibit the diversion of the natural creek, including a provision to restore the creek to its natural location in case of a natural diversion; and subject to a construction permit from the City of Austin before any further improvements or alterations are made to the creek area.

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

OTHER BUSINESS

C2-73-9                      Planning Commission  
1973-1974 Work Program Progress Report and Review  
of staff recommendations on orientation for new  
Planning Commission members, right-of-way  
policies for zoning changes and priorities on  
major street program

Mr. Lillie requested that review of this subject be postponed for 30 days.

C814-74-005                Cat Mountain Villa (PUD)  
Request by Roy A. Bechtol to consider proposed  
relocation of certain streets in the approved plan

STAFF REPORT:

Mr. Alexander reported that the applicant has made some slight modifications in the street system and has worked with the Department of Urban Transportation and the Planning Department in making these changes. The staff feels they can support these changes and recommends that these changes be approved.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the revised plan of Cat Mountain Villa for changes in the street system as on file with the City of Austin Planning Department on property located at Lookout Mountain Drive.

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

ABSENT:        Messrs. Juarez, Milstead and Nash

C-73-2                      Minutes  
C1-74

The Commission then

VOTED:        To APPROVE the December 8, 1973 Planning Commission minutes  
                  and the January 11, 1974 Planning Commission minutes.

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

ABSENT:        Messrs. Juarez, Milstead and Nash

SUBDIVISIONS

C8-72-83      Bull Creek Bluff Estates  
Consider variance on sidewalk requirements

STAFF REPORT:

This is a request by Mr. Ralph W. Harris, surveyor for the owner, for a variance on the sidewalk requirements on Taylor-Draper Lane in the Bull Creek Bluff Estates Subdivision. Since there are no schools within reasonable walking distance, the staff is recommending that a variance be granted.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT A VARIANCE waiving the sidewalk requirements on Taylor-Draper Lane in the Bull Creek Bluffs Estates Subdivision.

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

                 Mmes. Himmelblau and Mather

ABSENT:       Messrs. Juarez and Milstead

R105-74      Subdivision Memorandum  
Preliminary, Short Form and Final Subdivision  
Memorandum. Action to be taken at meeting.

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The following five subdivisions have appeared before the Commission in the past and have now met all departmental requirements. The staff recommends that these subdivisions be approved. The Commission then

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

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

AYE:            Messrs. Betts, Bobbitt and Washington.

                 Mmes. Himmelblau and Mather

ABSTAIN:      Mr. Hetherly

ABSENT:       Messrs. Juarez, Milstead and Nash

C8-72-146      Angus Valley Annex, Section Two (2)  
                 Timber Trail & Purple Sage Drive

C8-73-97      Walnut Place, Section Six (6)  
                 Sansom Road & Springdale Road

Final Subdivisions--Contd.

C8-73-121      Bluestein Office Center  
Hwy. 183 & Old Austin Cameron Road  
C8-74-16      Eanes I. S. D. Middle School Subdivision  
Walsh Tarlton Lane

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

The Commission then

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

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

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

The Commission then

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

C8-73-114      Cherry Creek VI, Section One (1)  
William Cannon Drive & West Gate Blvd.  
C8-74-20      Cherry Creek Commercial III  
William Cannon Drive & West Gate Blvd.

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

The Commission then

VOTED:    To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and pending a letter of approval from Water District #14 (staff report indicates Water District #14 will not accept any more subdivisions within subject district):

C8-73-102      Lookout Mountain, Section One (1)  
Highway 71 & Lookout Mt. Drive



Final Subdivisions--Contd.

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

The Commission then

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

C8-73-67 Highland Hills, Section Eleven (11)  
Hillbrook Drive

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

The Commission then

VOTED: To GRANT the request for vacation of the following final subdivision plat:

160-37 Bergstrom Downs #2  
Bastrop Highway

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

PRELIMINARY PLAN

The owner of the following preliminary subdivision is requesting a six-month's extension.

The Commission then

VOTED: To GRANT a six-month's extension for the following preliminary subdivision:

C8-73-5 Convict Hill  
Hill Oaks Drive & Convict Hill Drive

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following short form plat has complied with all departmental requirements and recommended that it be approved. The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-73-286      Resub. Lot. 11-A, Western Ridge Estates  
Chisolm Lane

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

ABSENT: Messrs. Juarez, Milstead and Nash

The Commission then

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

C8s-74-82      Resub. Lt. 7, Blk. H, Colony Park, Sec. 1, Ph.2  
Decker Lake Road & Sandshof Drive

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

ABSENT: Messrs. Juarez, Milstead and Nash

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:

C8s-74-72      Gray & Becker Industrial Annex  
Rutland Drive & Gray Blvd.  
C8s-74-73      Farley & Assoc. Addition  
Guadalupe Street & West 37th Street  
C8s-74-74      Cielo Vista, Section One (1) - Amended  
Decker Lake Road  
C8s-74-81      Cherry Creek, Phase 3, Sec. Two (2)  
Krollton Drive  
C8s-74-83      Resub. Lt. 6, Austin Mall  
Huntland Drive & Middle Fiskville Road  
C8s-74-84      Northwest Hills, Section 9-B, 1st Resub  
Far West Blvd. & Village Center  
C8s-74-85      1st Resub. Blk. M (Amended)  
Northwest Hills, Northwest Oaks III  
Stonecliff Drive & Hidden Hollow

*Resub g Lots 25+26,  
Blk H &  
Lots 5-7, Blk I*

Short Form Subdivisions--Contd.

<u>C8s-74-88</u>	<u>Resub. Lts. 1-11, Blk. 7, Pleasant Hill Addn.</u>
	<u>S. Congress Avenue &amp; Wasson Road</u>
<u>C8s-74-89</u>	<u>Resub. Lts. 3-4, Blk. I, Whispering Oaks I</u>
	<u>Whispering Oaks Drive</u>
<u>C8s-74-90</u>	<u>Courtland Place 2</u>
	<u>North Plaza &amp; Plaza Place</u>

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

The Commission then

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

<u>C8s-74-87</u>	<u>Plaza Ventura <sup>W</sup>Too</u>
	<u>Mission Hill Drive &amp; Burleson Road</u>

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

The Commission then

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

<u>C8s-74-75</u>	<u>Trico Subdivision</u>
	<u>Clawson Road &amp; Valley View Road</u>

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

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision plat, granting a variance on signatures of the adjoining owners:

<u>C8s-74-62</u>	<u>P. T. I. Restaurant Addition</u>
	<u>Anderson Lane</u>

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

Short Form 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, granting a variance on the signature requirements of adjoining owners:

C8s-74-76            2nd Resub. Lot A-1, West Gate Sq. Comm.  
Hwy. 290 W. & West Gate Blvd.

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

ABSENT: Messrs. Juarez, Milstead and Nash

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; easements required; and development permit required:

C8s-74-77            S. A. C. Addition  
Woodward Street

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

ABSENT: Messrs. Juarez, Milstead and Nash

The Commission then

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

C8s-74-78            The Lorelei  
City Park Road  
C8s-74-80            Resub. Lot 11, Blk. D, Spicewood at  
Balcones Village, Sec. 2  
Mandeville Circle

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

ABSENT: Messrs. Juarez, Milstead and Nash

Short Form Subdivisions--Contd.

The Commission then

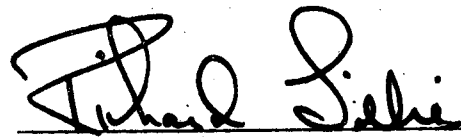
VOTED: To POSTPONE the following short form subdivisions, pending receipt of a letter requesting a variance:

<u>C8s-74-79</u>	<u>Resub. Lot 6, Banister Heights</u>
	Fort View Road
<u>C8s-74-86</u>	<u>Spelce Addition</u>
	Stassney Lane

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

ABSENT: Messrs. Juarez, Milstead and Nash

The meeting was adjourned at 10:30 p.m.



Richard Lillie  
Executive Secretary