

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--May 14, 1974

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

Present

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

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Charles Graves, Director of Engineering  
Walt Boettcher, Engineering  
Stewart Henry, Director of Environmental  
Resource Management  
Pat Settle, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of May 6 and 7, 1974.

Present

C. W. Hetherly, Chairman  
\*Charles Betts  
Betty Himmelblau  
\*Jean Mather  
\*\*William Milstead  
Charles Nash

Also Present

Jack Alexander, Assistant Director of Planning  
\*Duncan Muir, Planner  
\*\*Brian Schuller, Planner  
Gena Wommack, Clerk IV

\*Present only on May 6, 1974

\*\*Present only on May 7, 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 staff reported that the applicant verbally relayed a request for postponement at 5:00 p.m. of this day (May 6.)

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Dale Ossip Johnson: 600 West 12th Street	FOR
Mary Blanche Grayson Ellis: Box 1714 Silsbee, Tex.	FOR
Don J. Jackson: 3810 Medical Parkway	AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented. It was recognized that this case had been postponed a number of times and the Committee agreed that this should be the last postponement for this case. Members requested that the Chairman of the Zoning Committee write the applicant and inform him that this would be the last time they would grant a postponement of this case.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of 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. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
                Mmes. Himmelblau and Mather

ABSENT:        Mr. Nash

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

## STAFF REPORT:

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

## CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

## WRITTEN COMMENT

Robert G. Hall: 4615 Southwest Fwy. #675	FOR
Lula Barrett: P. O. Box 1927	AGAINST
George C. & Mary Alice McIntire: 3821 Hilltop Road Ft. Worth, Texas	AGAINST
Carroll E. Cook: 506 West 22nd Street	AGAINST
Marion Clarke Cook: 506 West 22nd Street	AGAINST
Michael R. McHone: 611 West 22nd Street	AGAINST
Jean D. and Sue K. Campbell: 2209 Rio Grande	AGAINST

## PERSONS APPEARING

Marlys Erickson: 1904A Rio Grande	AGAINST
Carroll E. Cook: 506 West 22nd Street	AGAINST
Marion C. Cook: 506 West 22nd Street	AGAINST
Michael R. McHone: 611 West 22nd Street	AGAINST
Dr. E. P. Schoch: 2212 Nueces Street	AGAINST

## COMMITTEE ACTION:

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

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

## COMMISSION ACTION:

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

## COMMISSION VOTE:

To recommend that the request of University Co-Operative Society, Inc. for a zoning change from "B" Residence, Second Height and Area to "GR" General Retail, Second Height and Area on property located at 2211-2217 Nueces Street and 507-511 West 23rd Street be WITHDRAWN.

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

C14-74-024      John Bode, Trustee: A, 1st to O, 1st (as amended)  
5720 Balcones Drive      (Original Request: A, 1st to LR, 1st)

## STAFF REPORT:

This case has been postponed from last month.

This property is located in northwest Austin along Balcones Drive, a neighborhood collector street and is located one lot north of Northland Drive, a major arterial street. The Highland Hills single-family subdivision is located between subject tract and Northland Drive to the south, a vacant tract is adjacent to subject tract to the north, and a vacant tract owned by the City of Austin is across Balcones Drive from subject tract. Although this tract is presently surrounded by "A" Residence zoning, the vacant tract to the north will also be heard this month for a zoning change and it is adjacent to "O" Office zoning with a restrictive covenant limiting its use. Retail zoning and use exist along Balcones Drive south of Northland Drive, and MoPac Expressway will be approximately 250 feet east of Balcones Drive at this location.

The "O" Office zoning to the north has a restrictive covenant which excludes apartments, mirrored glass on the west side of the building, white or reflectant roofs, sets a maximum building height of 760 feet above sea level, and requires a 20-foot greenbelt along the western boundary that is to be retained in its natural state. When this case was heard by the Planning Commission, the Planning Department staff recommended for "BB" Residence. In doing so, the staff was recommending against strip business development on this residential collector street, but also recognizing that this area was appropriate for a buffer between the single-family neighborhood to the west and the future expressway to the east.

A subdivision will be required prior to development.

## STAFF RECOMMENDATION:

That "LR" Local Retail be denied, but that "BB" Residence be granted. Although "O" Office exists north of subject tract, restrictions were placed on the property to provide compatibility with surrounding use. Strip non-residential uses or the higher housing densities allowed in "B" Residence and less restrictive districts along this section of Balcones Drive are not compatible with the recent single-family development in this area.

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	AGAINST
Rudolph Beck: 5803 Trailridge Circle	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
L. W. McConochie: 5704 Highland Hills Drive	AGAINST
Gary K. and Julia B. Underhill: 5707 Trailridge	AGAINST
Mrs. Lucile Marek: 5707 Highland Hills Drive	AGAINST
Charles H. Roth, Jr.: 5711 Trailridge Drive	AGAINST
Robert V. Morgan, Sr.: 5625 Shoal Creek Blvd.	AGAINST

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

Mrs. Ralph Mitchell: 5703 Trailridge Drive	AGAINST
Mr. & Mrs. Paul T. Gillett: 5803 Trailridge	AGAINST
Ruby and Betty Shafer: 5700 Trailridge	AGAINST
Dr. & Mrs. B. B. Goldsmith: 5701 Trailridge	AGAINST
D. N. and Edith Curry: 5705 Trailridge	AGAINST
Sal Levantino: 5705 Highland Hills Drive	AGAINST
Loudie & Murray C. Moffatt: 5708 Trailridge	AGAINST
Mr. & Mrs. C. L. Zeigler: 5702 Trailridge	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
Mr. & Mrs. Mark G. Goode: 5802 Trailridge	AGAINST
Frank G. Collins: 5709 Trailridge	AGAINST
David L. McWilliams: 5706 Highland Hills	AGAINST
Jo Ann Jordan: 3408-A Northland Drive	AGAINST

## PERSONS APPEARING

Tom W. Bradfield (representing applicant)	
Frank Collins: 5709 Trailridge Drive	AGAINST
Anne Goldsmith: 5701 Trailridge Drive	AGAINST
Helen Beck: 5803 Trailridge Circle	AGAINST
Rudolph Beck: 5803 Trailridge Circle	AGAINST
Margaret W. Banister: 5703 Highland Hills Drive	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
Dr. D. N. Curry: 5705 Trailridge Drive	AGAINST
Mrs. D. N. Curry: 5705 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge	AGAINST
Chester Leroy Zeigler: 5702 Trailridge	AGAINST
Gary Underhill (Northwest Civic Association)	AGAINST
Charles & Kay Roth	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and recommended that "O" Office, First Height and Area be granted, as amended, subject to the restrictive covenant submitted by the applicant including an amendment to Section 5 requiring a 20-foot natural greenbelt along the western boundary and prohibiting the cutting of any trees within the greenbelt area; recommended for deferred zoning and sign notification.

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

## COMMISSION ACTION:

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

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

COMMISSION VOTE:

To recommend that the request of John Bode, Trustee, for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on property located at 5720 Balcones Drive be GRANTED, as amended, subject to a restrictive covenant submitted by the applicant with an amendment to Section 5 requiring a 20-foot greenbelt along the western boundary and prohibiting the cutting of any trees within the greenbelt area; recommend for deferred zoning and sign notification.

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

ABSENT:        Mr. Nash

C14-74-025      Tom W. Bradfield: A, 1st to O, 1st (as amended)  
                    5752 Balcones Drive            (Original Request: A, 1st to LR, 1st)

STAFF REPORT:

This case has been postponed from last month.

This property is located in northwest Austin along Balcones Drive, a neighborhood collector street and is located one lot north of Northland Drive, a major arterial street. The Highland Hills single-family subdivision is located to the west and adjacent to subject tract, a non-conforming office use and a vacant tract is located between subject tract and Northland Drive to the south, and "O" Office-zoned tract is adjacent to subject tract to the north, and a vacant tract owned by the City of Austin is across Balcones Drive from subject tract. Although this tract is presently bounded by "A" Residence zoning on three sides, the vacant tract to the south will also be heard this month for a zoning change. Retail zoning and use exists along Balcones Drive south of Northland Drive, and MoPac Expressway will be approximately 250 feet east of Balcones Drive at this location.

The "O" Office zoning to the north has a restrictive covenant which excludes apartments, mirrored glass on the west side of the building, white or reflectant roofs, sets a maximum building height of 760 feet above sea level, requires a 20-foot greenbelt along the western boundary that is to be retained in its natural state. When this case was heard by the Planning Commission, the Planning Department staff recommended for "BB" Residence. In doing so, the staff was recommending against strip business development on this residential collector street, but also recognizing that this area was appropriate for a buffer between the single-family neighborhood to the west and the future expressway to the east.

A subdivision will be required prior to development.

STAFF RECOMMENDATION:

That "LR" Local Retail be denied but that "BB" Residence be granted. Although "O" Office exists north of subject tract, restrictions were placed

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

on the property to provide compatibility with surrounding use. Strip non-residential uses or the higher housing densities allowed in "B" Residence and less restrictive districts along this section of Balcones Drive are not compatible with the recent single-family development in this area.

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	AGAINST
Mrs. L. W. McConachie: 5704 Highland Hills	AGAINST
Billy N. Banister: 5703 Highland Hills	AGAINST
Rudolph Beck: 5803 Trailridge Circle	AGAINST
Gary K. & Julia B. Underhill: 5707 Trailridge	AGAINST
Mrs. Lucile Marek: 5707 Highland Hills Drive	AGAINST
Charles H. Roth, Jr.: 5711 Trailridge Drive	AGAINST
Robert V. Morgan: 5625 Shoal Creek	AGAINST
Mrs. Ralph Mitchell: 5703 Trailridge	AGAINST
Mr. & Mrs. Paul T. Gillett: 5803 Trailridge Drive	AGAINST
Ruby & Betty Shafer: 5700 Trailridge Drive	AGAINST
Dr. & Mrs. Brooks Goldsmith: 5701 Trailridge	AGAINST
D. N. & Edith Curry: 5705 Trailridge Drive	AGAINST
Sal Levantino: 5705 Highland Hills	AGAINST
Mr. & Mrs. Murray C. Moffatt: 5708 Trailridge	AGAINST
Mr. & Mrs. C. L. Zegler: 5702 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge	AGAINST
Mr. & Mrs. Mark G. Goode: 5802 Trailridge Circle	AGAINST
Frank G. Collins: 5709 Trailridge Drive	AGAINST
David L. McWilliams: 5706 Highland Hills Drive	AGAINST
Jo Ann Jordan: 3408-A Northland Drive	AGAINST

PERSONS APPEARING

Tom W. Bradfield (applicant)	
Frank Collins: 5709 Trailridge Drive	AGAINST
Helen Beck: 5803 Trailridge Circle	AGAINST
Rudolph Beck: 5803 Trailridge Circle	AGAINST
Margaret W. Banister: 5703 Highland Hills	AGAINST
Billy N. Banister: 5703 Highland Hills Drive	AGAINST
Dr. D. N. Curry: 5705 Trailridge Drive	AGAINST
Charles E. Laird: 5704 Trailridge Drive	AGAINST
Anne Goldsmith: 5701 Trailridge Drive	AGAINST
Mrs. Charles H. Roth: 5711 Trailridge	AGAINST
Mrs. Lucile Marek: 5707 Highland Hills	AGAINST
Chester Leroy Zeigler: 5702 Trailridge Drive	AGAINST
Gary Underhill (North West Austin Civic Assn.)	AGAINST
Charles Roth	AGAINST

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

COMMITTEE ACTION:

Members reviewed the information presented and recommended that "O" Office, First Height and Area be granted, as amended, subject to the restrictive covenant submitted by the applicant including an amendment to Section 5 requiring a 20-foot natural greenbelt along the western boundary and prohibiting the cutting of any trees within the greenbelt area; recommended for deferred zoning and sign notification.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Tom W. Bradfield for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on property located at 5752 Balcones Drive be GRANTED, as amended, subject to the restrictive covenant submitted by the applicant including an amendment to Section 5 requiring a 20-foot greenbelt along the western boundary and prohibiting the cutting of any trees within the greenbelt area; recommend deferred zoning and sign notification.

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

C14-74-042 Don Becker: BB, 1st to B, 1st (as amended)  
5606 Jim Hogg Avenue

STAFF REPORT:

This request was amended up from the original "BB" Residence, Second Height and Area to the denser "B" Residence, First Height and Area district, and postponed from last month.

The subject tract is located in north Austin in a single-family neighborhood which experienced premature apartment zoning in 1968. It is located on a substandard minor residential street which was not brought up to apartment right-of-way standard as the zoning was granted. Unless the City purchases the right-of-way or rezoning of the "BB" tracts occurs, the street right-of-way will remain inadequate for apartment traffic. That the apartment zoning was premature, is evidenced by the survival of the single-family housing on most of those tracts. The two 1968 cases which resulted in that "BB" Residence zoning south of the subject tract were not recommended by the Commission.



C14-74-042      Don Becker--Contd.

The neighborhood along Jim Hogg Avenue is very similar to those on Jeff Davis Avenue to the west and Joe Sayers Avenue to the east. In 1972 the Commission heard a request for apartment zoning on Joe Sayers Avenue and unanimously recommended denial. The most relevant case, though, is the previous request for "B" Residence apartment zoning on the subject tract in that same year. The Commission recommended against the establishment of the "B" Residence district recognizing the single-family neighborhood. Single-family homes completely surround this tract.

**STAFF RECOMMENDATION:**

that this case be denied. The added housing density and accompanying traffic are not compatible with (1) the surrounding single-family neighborhood, (2) the existing and planned low-density apartments allowed by "BB" Residence, and (3) the inadequate substandard residential street access. The establishment of the "B" Residence apartment density in this neighborhood is contrary to previous Planning Commission recommendations for this area.

If granted, five feet of right-of-way will be required for Jim Hogg Avenue.

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

Mrs. Stazie Arnold: 5608 Jeff Davis Avenue	FOR
D. R. Price: 803-C. N. B. Building	FOR
Paul Lundgren: 801 West Avenue	FOR
G. Ray Frusha: 1707 Raven Drive	FOR
Ella T. Raye: 5605 Jim Hogg Avenue	FOR
R. A. Ringstaff: 5610 Jim Hogg Avenue	AGAINST
R. T. Spaw: 5608 Jim Hogg Avenue	AGAINST
George Mays: 5518 Joe Sayers Avenue	AGAINST

**PERSONS APPEARING**

Teddy Henderson (representing applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented and recommended that this request be granted, as amended, subject to five feet of right-of-way on Jim Hogg Avenue.

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

**COMMISSION ACTION:**

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

C14-74-042      Don Becker--Contd.

COMMISSION VOTE:

To recommend that the request of Don Becker for a zoning change from "BB" Residence, First Height and Area to "B" Residence, First Height and Area, as amended, on property located at 5606 Jim Hogg Avenue be GRANTED, as amended, subject to five feet of right-of-way on Jim Hogg Avenue.

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

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

STAFF REPORT:

The staff reported that a letter from the applicant had been received requesting that this case be postponed.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

A. D. Stenger: P. O. Box 3353	FOR
Julius P. Seiger: 3001 Oak Park Drive	FOR
Richard W. Ellmer: 1806 Glencliff Drive	AGAINST
J. Tim Brown: 1806 Glencliff Drive	AGAINST

PERSONS APPEARING

Mike Gilmore (representing applicant)	
Dev Singh: 1101 Robert E. Lee Road	AGAINST
Angus McDonald: 1113 Robert E. Lee Road	AGAINST
Mrs. Angus McDonald: 1113 Robert E. Lee Road	AGAINST
Jenora Long: 1105 Robert E. Lee Road	AGAINST
Edward Triggs: 1105 Robert E. Lee Road	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be postponed for 60 days.

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

COMMISSION ACTION:

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

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

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 60 DAYS.

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

ABSENT: Mr. Nash

C14-74-048 Harley R. Clark, Jr., et al: B, 2nd to LR, 2nd (as amended)  
1100-1110 Baylor Street (Original Request: B, 2nd to C, 2nd)  
1101-1103 West 12th Street  
1100-1108 West 11th Street

STAFF REPORT:

This case was postponed from last month.

This application includes a number of contiguous properties in the Old West Austin Neighborhood and is bounded by West 12th Street, designated as an 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 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 to professional offices 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.

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

Directly south of 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 the 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 needing apartment zoning. However, those older "apartments" were developed at much lesser densities than some of the apartments which are presently being constructed in the area. The predominant use of the area is still single-family and older low-density apartment, primarily because the structures which exist there, 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 rezoning and land use west of Baylor Street. 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 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 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 business zoning oriented toward Lamar Boulevard should not adversely influence the residential character of the neighborhood west of Baylor Street.

**STAFF RECOMMENDATION:**

That this case be denied, but that "O" Office, Second Height and Area be granted on those tracts fronting Baylor Street. The office zoning will provide a buffer between the "C" Commercial zoning east of Baylor Street and the well-defined residential neighborhood of historic significance on top of the hill. This will allow the applicant "LR" Local Retail uses by special permit. The tract on top of the hill should remain "B" Residence and should not be used for access to West 11th Street or for parking to serve non-residential development of the tract fronting Baylor Street.

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

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.

Last month the Committee unanimously voted to deny any change in zoning for this tract, but the final recommendation of the Commission was postponed in order to allow the applicant to present new evidence.

CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

F. W. Schmidt: 1205 Castle Hill Street	FOR
Albert Vanderlee: 802 Oakland Avenue	FOR
Mrs. Ed Hamilton: 1002 Baylor Street	AGAINST
James M. Moore: 1009 Blanco Street	AGAINST
Emilie Kunz Estate by Rosa Kunz	AGAINST
Mrs. Johnnie F. Massey: 1101 Castle Hill Street	AGAINST
Robert and Anne Barnstone: 1114 West 11th Street	AGAINST
Rosa Kunz: 1111 West 11th Street	AGAINST
Petitions bearing 72 names	AGAINST

PERSONS APPEARING

Tom Curtis (representing applicant)	
Joseph H. Hart: 1403 West 9th Street	AGAINST
Robert Barnstone: 1114 West 11th Street	AGAINST
Kay Hart: 1403 West 9th Street	AGAINST
Sandra Weinstock: 1109 West 9th Street	AGAINST
Sinclair Black: 4701 Chiappero Trail	AGAINST
Kilian Fehr: 1512 Pasadena Drive	AGAINST
Mrs. C. S. Huntley: 1105 West 10th Street	AGAINST
Elizabeth Hamilton: 1002 Baylor Street	AGAINST
Mrs. Rose Lancaster: 1106 West 10th Street	AGAINST
Linda MacNeilage	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Nash moved that the Committee grant "O" Office, Second Height and Area be granted on the lots facing Baylor Street and that the lot at the top of the zoning site be left "B" Residence, Second Height and Area and that five feet of right-of-way be given on 12th Street. The motion died for lack of a second. Members then recommended denial of "LR" Local Retail, Second Height and Area, but recommended approval of "O" Office, Second Height and Area on the lots fronting Baylor Street only, subject to a maximum building height of 35 feet based on the existing elevation along Baylor Street's 25-foot building setback line; no access to West 11th Street or to the westernmost tract; and subject to dedication of five feet of right-of-way on West 12th Street.

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

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

COMMISSION ACTION:

Members reviewed the information presented, and Mr. Milstead asked for clarification of the 35-foot building height restriction. Mr. Hetherly stated that it was the opinion of the Committee that the 35-foot height along the 25-foot building setback line on Baylor Street would not exceed the height of the level of the ground behind the property. The Committee was of the opinion that the property could be developed on the lower side to a height of 35 feet and not intrude into the residential character of the area on top of the hill. He stated that the staff and Committee were in agreement that no additional zoning be allowed on the upper side of the tract, thus their recommendation for no access to the upper portion of the tract. Mr. Alexander pointed out that the original recommendation of the Zoning Committee was to grant First Height and Area but that this would be considered a rollback in zoning and it might be more appropriate to limit the height of buildings. Members concluded that a more permissive use of the property would not be detrimental to the neighborhood as long as the height was limited. Ms. Himmelblau stated she could not support "B" Residence zoning at this location if the 35-foot height restriction was not a condition of rezoning.

COMMISSION VOTE:

To recommend that the request of Harley R. Clark, Jr., et al, for a zoning change from "B" Residence, Second Height and Area to "LR" Local Retail, Second Height and Area, as amended, on property located at 1100-1110 Baylor Street, 1101-1103 West 12th Street and 1100-1108 West 11th Street be DENIED but that "O" Office, Second Height and Area be GRANTED on the lots fronting Baylor Street, with the lot fronting 11th Street to remain "B" Residence, Second Height and Area, subject to a maximum building height of 35 feet based on the existing elevation along Baylor Street's 25-foot building setback line; no access to West 11th Street nor to the westernmost tract; subject to dedication of five feet of right-of-way on West 12th Street.

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

C14-74-051      Myers K. Parsons: A, 1st to LR, 1st & B, 1st  
                    3801-3805 Duval Street  
                    500-508 East 38th Street

STAFF REPORT:

The staff reported that a request for withdrawal had been received from the applicant.

These two tracts are located in southeast Austin at the intersection of two major arterial streets. Both tracts are presently zoned for apartment use; and apartments have been developed to the north and east of Tract 2 and to the east of Tract 1. Both tracts face and/or side to retail zoning and development.

C14-74-052      Hixon Development Company--Contd.

Retail zoning is appropriate for these tracts located at the intersection of two major arterial streets where retail zoning has been previously established. The requested "C" Commercial on one tract is not compatible with this retail district, even though a limited amount of "C" Commercial exists in this area.

As indicated on the staff map, additional right-of-way at the south corner of Tract 2 is needed to provide for a free-right-turn lane. A subdivision is also needed prior to development.

**STAFF RECOMMENDATION:**

That "GR" General Retail, First Height and Area be granted on Tract 2, subject to a building setback to allow purchase of the required right-of-way, and that "C" Commercial, First Height and Area be denied on Tract 1 but that "GR" General Retail, First Height and Area be granted as compatible with surrounding zoning and development.

**CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)****WRITTEN COMMENT**

Rand McCullough: 1206 Loma Drive

AGAINST

Pat Brown (South Austin Neighborhoods East)

AGAINST

**PERSONS APPEARING**

William C. Davidson, Jr. (representing applicant)

Pat Brown (South Austin Neighborhoods East)

AGAINST

**COMMITTEE ACTION:**

The applicant amended his application to coincide with the staff recommendation. Members reviewed the information presented and recommended that this request be granted, as amended, subject to a building setback to allow the purchase of the required right-of-way.

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

**COMMISSION ACTION:**

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

**COMMISSION VOTE:**

To recommend that the request of Hixon Development Company for a zoning change from "B" Residence, First Height and Area to "GR" General Retail, First Height and Area, as amended, on property located at 1634-1656 & 1700-1720 East Riverside Drive and 1700-1712 & 1701-1721 South Lakeshore Drive be GRANTED, as amended, subject to a building setback to allow the purchase of the required right-of-way.

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

**ABSENT:**        Mr. Nash



C14-74-053      Southwestern Analytical Chemicals, Inc.: A, 1st to D, 1st  
821 East Woodward Street

STAFF REPORT:

This tract is located in south Austin fronting Woodward Street, a major arterial street. To the east is a cemetery, to the south is industrially-zoned land, to the west is light-industrially-zoned land and to the north is the St. Edward's University property.

Prior to annexation, subject tract was developed with a "D" Industrial use, which was consistent with its Manufacturing and Related Use designation in the Austin Development Plan (Master Plan). The land to the west and south was also designated for Manufacturing and Related Uses. In 1968, a Master Plan rollback to Medium-Density Residential was granted on the property to the west except for the easternmost 200 feet which was designated for light industrial purposes. This was done to act as a buffer and to insure the future industrial use of subject tract.

A subdivision is being processed on this tract.

STAFF RECOMMENDATION:

That this case be granted as consistent with the present usage established in conformance with the Master Plan and as consistent with prior zoning decisions.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

C. H. Hale (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted as compatible with the area.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Southwestern Analytical Chemicals, Inc. for a zoning change from "A" Residence, First Height and Area to "D" Industrial, First Height and Area on property located at 821 East Woodward Street be GRANTED.

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

ABSENT:        Mr. Nash

C14-74-054      M. H. Flournoy: Int. A, 1st to B, 1st  
140-202 Eberhart Lane

## STAFF REPORT:

This tract is located in south Austin along a neighborhood collector street at a proposed intersection with a minor residential street. To the north of the subject tract is the new Sweetbriar single-family neighborhood, to the south is the newly developing Buckingham Ridge subdivision, to the east is a civic club recreational building, and to the west is a proposed extension of the Sweetbriar neighborhood required by the Commission in approving the "GR" General Retail zoning to the west to protect the two new low-density developments to the north and south of the subject tract.

The "BB" Residence apartment zoning at the intersection of South Meadows Boulevard and Eberhart Lane was granted five years ago and has since been developed with single-family residences. The other "BB" Residence zoning to the west was requested three times between 1969 and 1971 before a reduced area of "BB" Residence was granted. It is presently vacant.

A request for apartment zoning on the subject tract was heard by the Commission at the same time as the "GR" General Retail request mentioned above. The Commission recommended to deny that application and it was withdrawn prior to the Council hearing. If apartment zoning is granted at this location, it is probable that more will be granted to the west and east. If that happens, this swath of apartment and commercial uses would function as a significant intrusion into the single-family neighborhood bounded by the major arterials of Stassney Lane, South Congress Avenue, William Cannon Drive, and South 1st Street.

## STAFF RECOMMENDATION:

That this case be denied as an intrusion into the interior of a residential neighborhood, and as consistent with the previous Commission recommendation for this tract and the adjacent tract to the west less than one year ago.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

John W. & Nora M. Stoss: 301 Craigmont Drive

AGAINST

Jesse & Maria Imperial: 305 Craigmont Drive

AGAINST

## PERSONS APPEARING

M. H. Flournoy (applicant)

Mrs. M. H. Flournoy: 2707 Pecos Street

FOR

Juanita L. Impson: 2101 Eastside Drive

FOR

Charles M. Babe: 505 West 12th Street

FOR

Cecil Impson, Jr.: 2701 Eastside Drive

FOR

Malcolm Flournoy: 403 Flournoy Drive

FOR

Fredrick Brunell: 6406 S. Meadows Boulevard

AGAINST

Elmer Childress: 6400 S. Meadows Boulevard

AGAINST

Barry Mann: 6412 S. Meadows Boulevard

AGAINST

C14-74-054      M. H. Flournoy--Contd.

Nora M. Stoss: 301 Craigmont Drive	AGAINST
John W. Stoss: 301 Craigmont Drive	AGAINST
Jesse Sepeda: 6416 S. Meadows Boulevard	AGAINST
Bob Pittman: 307 Craigmont Drive	AGAINST
Mrs. Marsha Pittman: 307 Craigmont Drive	AGAINST
Yolanda Alejo: 303 Craigmont Drive	AGAINST
Jose F. Alejo: 303 Craigmont Drive	AGAINST
Jesse Imperial: 305 Craigmont Drive	AGAINST
Betty Edgemond: 6401 Cooper Lane	AGAINST
Maria Imperial: 305 Craigmont Drive	AGAINST

COMMITTEE ACTION:

The applicant requested a postponement because his attorney had a prior engagement and could not represent him at this hearing. The Committee discussed the matter and recognized that some 15 property owners from adjoining neighborhoods were present in opposition this application. The Committee voted to deny the request for postponement.

AYE:            Messrs. Betts and Nash.    Mmes. Himmelblau and Mather  
ABSTAIN:    Mr. Hetherly

The applicant then requested that this case be withdrawn. Members reviewed the information and recommended that this case be withdrawn.

AYE:            Messrs. Betts and Nash.    Mmes. Himmelblau and Mather  
ABSTAIN:    Mr. Hetherly

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of M. H. Flournoy for a zoning change from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area on property located at 140-202 Eberhart Lane be  
WITHDRAWN.

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

C14-74-055      Frank H. Milburn: A, 1st to B, 1st  
4210 Avenue B

**STAFF REPORT:**

This property is located within the area study bounded by Guadalupe Street, Speedway, 38th Street, and 45th Street. It was Commission policy to recommend "B" Residence, Second Height and Area for this area until recently. After an update to the area study the Commission has been recommending "B" Residence, First Height and Area for interior lots. The most recent case illustrating this was the case last month at 3909 Avenue C where the Commission recommended "B" Residence, First Height and Area instead of the requested "B" Residence, Second Height and Area.

Much of the older housing in this neighborhood is well-maintained. There are many elderly owner-occupants throughout this area who take pride in the traditional character of their neighborhood. It has been expressed by more than one Commission member that unless apartment zoning has been established in a particular block and unless the housing is deteriorated, that the introduction of the apartment zoning could not be recommended.

The subject tract faces a new apartment which was built on the "B" Residence-zoned tract across the street. Other than the apartment, this tract is surrounded by single-family homes.

**STAFF RECOMMENDATION:**

That this case be granted as consistent with past Commission policy for this area.

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

Mrs. Dorothy Luckey Schultz: 1705 Aggie Lane	FOR
Mrs. Tom Ed Smith	FOR
Ruth Annie Dobie: 4204 Avenue B	FOR
Luedecke Myrtle Tyler: 2704 Allandale Drive	FOR
Oran A. Atchison: 1209 West Oltorf Street	FOR

**PERSONS APPEARING**

None

**COMMITTEE ACTION:**

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

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

**COMMISSION ACTION:**

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

C14-74-055      Frank H. Milburn--Contd.

## COMMISSION VOTE:

To recommend that the request of Frank H. Milburn for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 4210 Avenue B, be GRANTED.

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

C14-74-056      Foremost Life Insurance Company: Int. A, 1st to GR, 1st  
                    7621-7723 Circle S Road                      and A, 1st (as amended)  
                    7725-8015 U. S. Highway 81 (Congress Ave.)      (Original Request:  
                    100-242 & 101-241 Foremost Drive                      Int. A, 1st to GR, 1st)  
                    7718-8010 South Interstate Highway 35

## STAFF REPORT:

This tract is located in South Austin and is bounded by I. H. 35 to the east, South Congress Avenue and Circle S. Road, a collector street to the west, John Roberts and a cemetery to the north, and vacant land to the south. As the history shows, Master Plan changes in this outlying area have been common, the latest of which was the approval of industrial land use east of I. H. 35. The John Roberts planned development area to the north presently has a recreational area on that land along Boggy Creek and adjoining the subject tract. The requested zoning is considered to be appropriate for most of this site, as it is located between two heavy traffic carriers and surrounded by less restrictive land use designations, although the planned development area to the north would be appropriate at almost any location. There is presently an office building on part of the subject tract.

Traversing the north portion of this tract is Boggy Creek with a 120-foot drainage easement. On the north side of the drainage easement is a narrow strip of land which is approximately 30 to 40 feet for about 100 yards, rendering development impractical. This land would most appropriately be used for recreational-greenbelt purposes.

## STAFF RECOMMENDATION:

That "GR" General, First Height and Area be granted on this tract, excluding the 120-foot drainage easement and excluding the sliver of land left between the cemetery and the drainage easement which should remain "A" Residence.

The recommended zoning will encourage the appropriate development of this scenic tract along Boggy Creek.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

South 35 Associates: 1300 City National Building      FOR

C14-74-056      Foremost Life Insurance Company--Contd.

PERSONS APPEARING

Robert Sneed (representing applicant)

COMMITTEE ACTION:

The applicant amended his application to coincide with the staff recommendation, and in addition, offered to dedicate to the City all of the land to be zoned "A" Residence in this application (to include the 120-foot drainage easement and the sliver of land left between the drainage easement and the cemetery.) Members reviewed the information presented and recommended that this case be granted, as amended and recommend that the City Council accept the dedication of parkland to the City.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Lillie reported that a memorandum had been sent to the City Manager's office, the Parks and Recreation Department and to the Office of Environmental Resource Management for their review and recommendation to the City Council to accept this dedication and pass a resolution thanking the applicant. Members reviewed the information presented and were in agreement with the Committee action to grant this request.

COMMISSION VOTE:

To recommend that the request of Foremost Life Insurance Company for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area and "A" Residence, First Height and Area, as amended, on property located at 7621-7723 Circle S Road, 7725-8015 U. S. Highway 81 (Congress Avenue), 100-242 and 101-241 Foremost Drive and 7718-8010 South Interstate Highway 35 be GRANTED, as amended.

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

ABSENT:        Mr. Nash

C14-74-057      Austin Premium Finance, Inc., et al: B, 2nd to O, 2nd  
805 Rio Grande Street

STAFF REPORT:

Subject tract is located in the west part of the downtown area along Rio Grande Street. It faces some fine old residential buildings, sides to offices on the north and to a restaurant to the south, and backs to a residential use. The requested "O" Office zoning is compatible with the surrounding uses and zoning.

STAFF RECOMMENDATION:

That this case be granted.

CITIZEN COMMUNICATION (OLD AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

Robert L. Wagner: 706 Rio Grande Street	FOR
Clinton & Richards Law Office: 600 West 7th Street	FOR
Homer R. Perkins: P. O. Box 1921	FOR
Barbara Jean Perkins: P. O. Box 1921	FOR
Horace Barnhart: 707 Rio Grande Street	FOR
Carolyn Knape Martin: 7720 La Sobrina, Dallas	FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Austin Premium Finance, Inc. for a zoning change from "B" Residence, Second Height and Area to "O" Office, Second Height and Area on property located at 805 Rio Grande Street be GRANTED.

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

C14-74-058      Sarah Alice Bowling: A, 1st to C, 1st  
1510 Eva Street  
200-204 West Monroe Street

## STAFF REPORT:

The subject tract lies in an older, moderate-income single-family neighborhood between South Congress Avenue and South 1st Street in south Austin, with access from minor residential streets only. There have been no zoning encroachments in this area and the staff feels that this small neighborhood should remain "A" residential. If the zoning is changed at this location, it will set a strong precedent and lead to the disintegration of this neighborhood.

## STAFF RECOMMENDATION:

That this case be denied as an obvious intrusion into the interior of a well-defined residential neighborhood which should be preserved.

## CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD)

## WRITTEN COMMENT

Mrs. Hazel D. Harris: 1507 Newton Street	FOR
Mrs. C. C. Moore: 1512 Newton Street	FOR
Douglas D. Moore: 12202 Conrad Road	FOR
Frankie Kauffman: 1508 Eva Street	AGAINST
Consuela Ledesma Lopez: 1603 Newton Street	AGAINST
Mrs. Rowena Hullum: 1601 Eva Street	AGAINST
Annabel Murray Thomas: 1300 Belmont Parkway	AGAINST
Lanie Tiroff: 1605 Eva Street	AGAINST
Corine Pollan: 1609 Eva Street	AGAINST
Mrs. J. M. Music: 1600 Eva Street	AGAINST
C. R. Tidwell: 1602 Eva Street	AGAINST

## PERSONS APPEARING

Mr. Nordyke (representing applicant)	
Henry G. Easley: 1503 Newton Street	AGAINST
Quentin R. Crowe: 2105 Brookhill Drive	AGAINST
H. S. Whittington: 401 Arbor Lane	AGAINST
Mrs. E. W. Bracewell: 1604 Eva Street	AGAINST
Claud Wright, Sr.: 2004 La Casa Drive	AGAINST
W. T. Nelson, Jr.: 6911 Miranda Drive	AGAINST
Christine Nalls: 3404 South 2nd Street	AGAINST
Ms. Gladys Holland: 4431 Crestway Drive	AGAINST
Roy W. Frazier: 1603 Eva Street	AGAINST
Mrs. Roy Frazier: 1603 Eva Street	AGAINST
Martha Woodland: 1610 Eva Street	AGAINST
Mrs. Corine Pollan: 1609 Eva Street	AGAINST



C14-74-058 Sarah Alice Bowling--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and concluded that this request would be an intrusion into the interior of a residential neighborhood. The members then recommended that this request be denied.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Sarah Alice Bowling for a zoning change from "A" Residence, First Height and Area to "C" Commercial, First Height and Area on property located at 1510 Eva Street and 200-204 West Monroe Street be DENIED.

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

C14-74-059 Trojan L. Tidwell, et ux: A, 1st to O, 1st  
1801 Koenig Lane

STAFF REPORT:

This lot is located on Koenig Lane, an arterial street along which "O" Office zoning has been recommended on the south side of the street, and "LR" Local Retail zoning along the north side. The housing along this very busy street has been in a state of transition for a number of years, and office uses have been established. "O" Office has been granted to the east and west of the subject lot, an office exists to the west, and an office faces this tract.

STAFF RECOMMENDATION:

That this case be granted as an appropriate use with adjacent zoning and land use, subject to one-half the right-of-way (ten feet) necessary to increase Koenig Lane to the planned 90 feet.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Glen E. Lewis: 4911 Harmon Avenue  
Joe C. Franzetti: 812 West 5th Street  
Don Ferguson: 1803 Koenig Lane  
Dennis E. Cowan: 1709 Koenig Lane

FOR  
FOR  
FOR  
AGAINST

C14-74-059 Trojan L. Tidwell, et ux--Contd.

PERSONS APPEARING

Trojan Tidwell (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to one-half the right-of-way (ten feet) necessary to increase Koenig Lane to the planned 90 feet.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Trojan L. Tidwell, et ux, for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1801 Koenig Lane be GRANTED, subject to one-half the right-of-way (ten feet) necessary to increase Koenig Lane to the planned 90 feet.

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

ABSENT: Mr. Nash

C14-74-060 Sterling Holloway, et ux: Int. A, 1st to GR, 1st  
6701-7005 South I. H. 35 and GR, 2nd (as amended)  
1601-1619 North Bluff Drive (Original Request: Int. A, 1st  
to GR, 2nd)

STAFF REPORT:

This level tract fronts I. H. 35 and North Bluff Drive in south Austin. North Bluff Drive is a part of Outer Loop and is planned for 120 feet of right-of-way. Undeveloped land lies to the north of the subject tract and North Bluff Drive. An LCRA power substation and a rural home are located on land to the east and a commercial camp ground has been developed to the south. The residence to the east is most affected by this zoning request but due to its location and developments further to the east, it is likely that the property will become more intensely used. At the intersection of a major arterial with an expressway, the requested zoning is appropriate, and is also compatible with most of the development in the area.

However, the staff recommends that the use of the Second Height and Area should be set back from the bordering streets and properties. This will insure height compatibility with adjacent properties and will discourage the use of high signs along the arterials.

C14-74-060 Sterling Holloway, et ux--Contd.

STAFF RECOMMENDATION:

That "GR" General Retail, First Height and Area be granted on that part of this tract located within 100 feet of the property line, and that "GR" General Retail, Second Height and Area be granted on the interior portion of this tract, subject to right-of-way and building setback necessary to provide 120 feet of right-of-way for North Bluff Drive as determined by the Engineering Department (right-of-way and building setback requirements to be consistent with Commission's right-of-way policy.)

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Forrest C. Walker: 704 Chaparral Road

FOR

PERSONS APPEARING

Sterling Holloway (applicant)

COMMITTEE ACTION:

The applicant amended his application to coincide with the staff's recommendation. Members reviewed the information presented and recommended that this case be granted, as amended.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Sterling Holloway, et ux, for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area and "GR" General Retail, Second Height and Area, as amended, on property located at 6701-7005 South I.H. 35 and 1601-1619 North Bluff Drive be GRANTED, as amended, subject to right-of-way and building setback necessary to provide 120 feet of right-of-way for North Bluff Drive as determined by the Engineering Department (right-of-way and building setback requirements to be consistent with Commission's right-of-way policy.)

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

ABSENT: Mr. Nash

C14-74-063      Robert G. Hall, et al: C, 4th to C-2, 4th  
2317-2321 San Antonio Street  
411-419 West 24th Street

STAFF REPORT:

This tract is developed with a high-rise apartment/dormitory building with auxiliary offices and shops on the lower level. (The Castillion.) It is located within an old "C" Commercial district which extends along Guadalupe Street and West 24th Street. A night club, lounge, or tavern located within this building is not inconsistent with adjacent uses such as the sidewalk restaurant and theater across 24th Street, nor with the retail uses to the east, north and west.

A 1972 request for "C-2" Commercial zoning facing Nueces Street was recommended by the staff as consistent with existing zoning, but was not recommended by the Commission. That case was withdrawn prior to Council hearing.

STAFF RECOMMENDATION:

That this case be granted as appropriate with the surrounding uses within a "C" Commercial District.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

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

AYE:        Messrs: Hetherly, Milstead and Nash:    Ms: Himmelblau

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Robert G. Hall, et al, for a zoning change from "C" Commercial; Fourth Height and Area to "C-2" Commercial; Fourth Height and Area on property located at 2317-2321 San Antonio Street and 411-419 West 24th Street be GRANTED:

AYE:        Messrs: Milstead; Betts; Bobbitt; Hetherly; Juarez and Washington:  
             Mes: Himmelblau and Mather  
ABSENT:    Mr: Nash

SPECIAL PERMITS

Cl4p-74-016     Mrs. Carola Howard: A Proposed Night Club for 154  
                   6526-6540 North Lamar Blvd.     patron seats called,  
                   (locally known as 6534)     "Eli's Club"  
                   801-817 Brentwood Street

## STAFF REPORT:

This application has been filed as required under Section 45-24.1, Paragraph (2), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow a night club on property currently zoned "C-2" Commercial, First Height and Area located at 6534 North Lamar Boulevard (southwest corner of Lamar Boulevard and Brentwood Street.)

The applicant proposes a 7,000 square foot building with 154 patron seats, and is providing one off-street parking space per two patron seats as required.

## 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.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

Mr. & Mrs. Leonard G. Harris: 902 Brentwood	AGAINST
Clarence McCullough: 2514 Wooldridge	AGAINST
Don R. Chapman: 603 Brookhaven Trail	AGAINST
Guidance Testing Associates: 6516 Shirley Avenue	AGAINST
Mr. & Mrs. Charles S. Boatner: 901 Brentwood Street	AGAINST
Lucien La Coste: 6606 North Lamar Boulevard	AGAINST
Mr. & Mrs. Raymond Dillard: 6517 North Lamar Blvd.	AGAINST
Mrs. F. M. Pauls: 5800 Chesterfield Avenue	AGAINST
Ira F. & Evelyn W. Collins: 1018 Justin Lane	AGAINST

## PERSONS APPEARING

Earl L. Yeahel, III (representing applicant)	
Richard Harris (representing applicant)	
Frank Ramos (representing applicant)	
Clarence McCullough: 2514 Wooldridge	AGAINST
Owen Kelley: 902 Karen Avenue	AGAINST
Mrs. Clarence McCullough: 2514 Wooldridge	AGAINST
Alfred G. Prinz: 900 Brentwood Street	AGAINST
Leonard G. Harris: 902 Brentwood Street	AGAINST
Mrs. E. H. Tatum: 1009 Karen Avenue	AGAINST
Mrs. J. E. Willess: 1011 Karen Avenue	AGAINST
Mrs. W. H. Green, Jr.: 906 Karen Avenue	AGAINST
Emmett H. Tatum: 1009 Karen Avenue	AGAINST
Mrs. Leonard G. Harris: 902 Brentwood Street	AGAINST
Mrs. J. C. Holland: 1002 Karen Avenue	AGAINST
Mrs. H. C. Carter, Sr.: 1104 Brentwood Street	AGAINST
Nancy Hechs: 1006 Karen Avenue	AGAINST
Jeanne Ellis: 1003 Karen Avenue	AGAINST

C14p-74-016 Mrs. Carola Howard--Contd.

Mrs. E. D. Root: 903 Brentwood Street  
Cully Ellis: 1003 Karen Avenue  
C. S. Boatner: 901 Brentwood Street

AGAINST  
AGAINST  
AGAINST

## COMMITTEE ACTION:

The Committee reviewed the information presented by the applicant and neighborhood representatives. Mrs. Himmelblau expressed sympathy with the neighborhood, however, she stated that Lamar Boulevard was a suitable location for the requested special permit. Mr. Hetherly raised the question of access to Brentwood Street and suggested that the traffic be routed primarily onto Lamar Boulevard. The staff reported that the Urban Transportation Department requested the requirements as reflected on the revised site plan, routing traffic in from Lamar Boulevard and out onto Brentwood Street. Mr. Milstead agreed that traffic should be kept off Brentwood Street and also stated that this is an existing "C-2"-zoned site. The members concluded that this request for a special permit should be referred to the full Planning Commission to allow the staff time to meet with Urban Transportation concerning the traffic access to Brentwood Street.

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

## COMMISSION ACTION:

Mr. Alexander read a memorandum received from Urban Transportation approving the applicant's revised parking plan which provides a one-way entrance from Lamar Boulevard and two one-way drives off Brentwood Street. Mr. Hetherly stated he did not object to the use but he did object to entering and exiting on Brentwood Street. Ms. Himmelblau expressed concern for the protection of the residential neighborhood from Wild Street west.

## COMMISSION VOTE:

To APPROVE the request of Mrs. Carola Howard for a special permit for the construction of a night club for 154 patron seats called "Eli's Club" on property located at 6526-6540 North Lamar Boulevard (locally known as 6534) and 801-817 Brentwood Street, subject to departmental requirements as on file with the City of Austin Planning Department and limiting the entrance to Lamar Boulevard as shown on the revised plan on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

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

STAFF REPORT:

No additional seats will be contained in this addition. There are 240 seats existing, requiring 60 parking spaces computed at one space for each four seats. This was the required parking ratio when the lounge began operation. In 1972 there was a special exception granted by the Board of Adjustment relative to parking on this tract and the adjoining tract to the south to allow mutual use of adjoining parking areas by the property to the south between the hours of 7:00 a.m. to 9:00 p.m. The lounge on subject tract would use both adjoining parking areas from 9:00 p.m. to 7:00 a.m. The Building Inspector's report points out that this could present a problem depending on the operating hours of the lounge, and in the event of over-lapping hours of operation, would require further review by the Board of Adjustment. The applicant has indicated the lounge would be open for business at approximately noon each day. The staff has on file a memo from Building Inspections and a copy of the agreement.

The staff recommends approval of this application, subject to compliance with departmental requirements and approval of the revision to the existing mutual parking arrangement by the Board of Adjustment.

WRITTEN COMMENT

**COMMITTEE ACTION:**

Members reviewed the request of the attorney for the applicant to continue the hearing to the full Planning Commission to allow the applicant sufficient time for his case to appear before the Board of Adjustment, which will

C14p-74-017      Mark Kothmann Enterprises, Inc.--Contd.

act on a variance of the parking requirements. The Committee asked the neighborhood representative present at the meeting if the delay would inconvenience the neighborhood, and the representative agreed to the delay. The Committee recommended that this case be continued at the full Planning Commission.

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

## COMMISSION ACTION:

Mr. Lillie reported that the applicant is requesting that this case be postponed until the June 11, 1974 Planning Commission meeting in order to allow the applicant time to appear before the Board of Adjustment which meets on June 10th, to request a variance on the parking requirements. Mr. Alexander stated that the applicant planned to submit an application to the Board of Adjustment on May 16th, the deadline for filing such applications. Members reviewed the information presented and recommended that this case be postponed.

## COMMISSION VOTE:

To POSTPONE FOR 30 DAYS the request of Mark Kothmann Enterprises, Inc. for a special permit for an addition of a second-story game room to an existing lounge with current provisions for 240 patron seats on property located at 1523-1525 Tinnin Ford Road.

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

ABSENT:        Mr. Nash

C14p-74-018      James A. Hearn: A Proposed Nursing Home Project Called  
3612-3702 Clawson Road                      "Mecey's Challenge Home"  
also bounded by Valley View Road

## STAFF REPORT:

This application has been filed as required under Section 45-17, Sub-Section (9), Paragraph (a), (b), (c), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to allow a nursing home with 150 beds on a 2.16-acre tract of land located at 3612-3702 Clawson Road. The tract is between Clawson Road and proposed Valley View Road.

The applicant proposes a nursing home on the western portion of the tract which has been granted "BB" Residence zoning, subject to a subdivision. The nursing home will have access only to Valley View Road which at this time has not been fully dedicated where abutting the subject tract, thereby preventing the proposed use of this tract until such time as there is adequate access.



Cl4p-74-018     James A. Hearn--Contd.

This application has been submitted based on the ordinance provision to allow by special permit in a "BB" Residence district any use permitted without a special permit in a "B" Residence or less restrictive district, provided that the "BB" Residence tract is abutting or across a street from the "B" Residence or less restrictive district. In this case, there is "O" Office zoning to the west across proposed Valley View Road.

STAFF RECOMMENDATION:

The staff can recommend approval of this application, subject to full right-of-way and improvement of Valley View Road and subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Louis Mecey (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and concluded that this request should be granted, subject to full right-of-way and subject to departmental requirements.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of James A. Hearn for a special permit for a nursing home project called "Mecey's Challenge Home" on property located at 3612-3702 Clawson Road, also bounded by Valley View Road, subject to full right-of-way on Valley View Road and subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT:    Mr. Nash

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

## PUBLIC HEARINGS

C2-73-5c      Historic Zoning Ordinance  
Request to amend the Historic Zoning Ordinance  
Section 45-46 (e), subsections (4) and (5),  
Sections 45-46 (e), subsection (6) and  
Sections 45-46 (h)

Mr. Lillie reported that Councilman Lowell Lebermann has requested three amendments to the Historic Zoning Ordinance be considered. The first amendment deals with Section 45-46 (e), subsections (4) and (5) concerning membership of the Landmark Commission. Councilman Lebermann has requested that these subsections be deleted since the Travis County Historical Survey Committee and the Heritage Society of Austin, Inc. have representatives on the Landmark Commission, therefore, these organizations should not have ex-officio members advising the Commission.

The second amendment deals with Section 45-46 (e), subsection (6) entitled Special advisors. Councilman Lebermann is requesting that this section be included as follows:

Sec. 45-46 (e)

(6) Special advisors. The City Council may draw on the knowledge, experience and expertise of any person in the community by appointing such person to the Landmark Commission as a special advisor.

The third amendment relates to Section 45-46 (h) dealing with attendance requirements for members of the Landmark Commission. The proposed amendment reads:

Sec. 45-46.

(h) Any appointed member of the Landmark Commission who fails to attend three consecutive regular or called meetings of the Landmark Commission or fails to attend at least eighty per cent (80%) of all such regular or called meetings during any six month period shall lose membership on the commission. Verification of attendance shall be based exclusively on the minutes of each meeting as filed with the City Clerk. The vacancy shall be filled by the City Council pursuant to Sec. 45-46 (c).

Mr. Lillie stated that the three amendments have been submitted to the Legal Department for their approval. He stated that the staff is recommending these amendments be approved.

C2-73-5c Historic Zoning Ordinance--Contd.

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau pointed out that the amendment to Sec. 45-46 (h) made no provision for illness and suggested that such a provision be included. Mr. Juarez was of the opinion that a Commission composed of responsible citizens would not need a requirement of this nature written into the Ordinance. Other members were in agreement that this amendment needed to be included.

Mr. Milstead stated objection to Sec. 45-46 (e) pertaining to membership on the Commission. He stated he was opposed to anyone having to belong to an organization in order to serve on any Commission for the City of Austin.

## COMMISSION VOTE:

To DELETE Section 45-46 (e), subsections (4) and (5) of the Historic Zoning Ordinance.

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

To APPROVE the addition of Section 45-46 (e), subsection (6) pertaining to Special Advisors.

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

To APPROVE the addition of Section 45-46 (h) pertaining to attendance requirements of Landmark Commission members and including a provision for excused absence due to illness.

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

C3-74-002 Environment

Appeal by Clyde Smith on Decision of the Engineering Department to issue permit #74-04-2006 to B & B Investments for a Waterway Development at South Congress and East St. Elmo Road

## STAFF REPORT:

Mr. Lillie reported that in the new Creek Ordinance there are provisions for appeals from the decision of the Engineering Department and also a provision for consideration by the Planning Commission on creeks that

C3-74-002      Environment--Contd.

have over 300 cfs. Subject case is an appeal by Mr. Clyde Smith on the decision of the Engineering Department to issue permit #74-04-2006 to B & B Investments for waterway development at South Congress and East St. Elmo Road. Mr. Lillie reviewed the procedure of appeal as outlined in Sec. 29-3.8 and recommended that the Planning Commission set a date for public hearing of this appeal.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Milstead pointed out that it was the responsibility of the Planning Commission to set a date for public hearing at the earliest possible date. In order to prevent unnecessary delay, any postponement should be agreeable with both the applicant and parties involved in the appeal. Members were in agreement that the earliest possible date be set; however, Mr. Milstead pointed out that appeals should be heard at the regular Planning Commission meetings in order to benefit everyone.

## COMMISSION VOTE:

To SET A PUBLIC HEARING for June 11, 1974 for the purpose of hearing the appeal by Clyde Smith on the decision of the Engineering Department to issue permit #74-04-2006 to B & B Investments for a waterway development at South Congress and East St. Elmo Road.

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

ABSENT:        Mr. Nash

C3-74-003      Environment

Request for hearing on Waterway Development Permit  
Application #74-04-3019. Subdivision Cherry Creek  
Phase V, Section I by Bryant-Currington, Inc.

## STAFF REPORT:

Mr. Charles Graves, Director of Engineering, stated that the intent of the Ordinance was that the Engineering Department would have the option to appear before the Planning Commission for counsel on cases that were not being repealed. Mr. Graves stated that since discussing this case with the Legal Department, the Planning Department and the Office of Environmental Resource Management, it has now been determined that this case should be on an appeal basis. Mr. Graves requested that this case be withdrawn from the agenda and the Department of Engineering will determine whether or not the permit be issued, subject to appeal.

## CITIZEN COMMUNICATION:

## WRITTEN COMMENT

None

## PERSONS APPEARING

A. H. Merchant (representing applicant)

C3-74-003      Environment--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Bryant-Currington, Inc., applicant for Cherry Creek Subdivision Phase V, Section One, for hearing on Waterway Development Permit Application #74-04-3019 be WITHDRAWN.

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

C3-74-004      Environment

Request for hearing on Waterway Development Permit Application #74-04-3017. Harper's Branch, 1518 South I. H. 35, by Teague-Buda, Inc. Applicant proposes to erect two structures: a single-span bridge and an office building at separate locations spanning Harper's Branch at the above address.

STAFF REPORT:

Mr. Lillie reported that this request falls under Chapter 29 of the Creek Ordinance since the development is not a subdivision. Mr. Lillie stated that no notices had been sent out advising of a public hearing and requested that the Commission set a date for public hearing of this request.

COMMISSION ACTION:

To SET A PUBLIC HEARING for June 11, 1974 on Waterway Development Permit application #74-04-3017 by Teague-Buda, Inc. to erect two structures: a single-span bridge and an office building at separate locations spanning Harper's Branch at 1518 South I. H. 35.

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

OTHER BUSINESS

C2-73-8a      Creeks Ordinance

Review of Policies for Subdivision Plat approval under Creek Ordinance Sec. 41-47.9

Mr. Charles Graves, Director of Engineering, stated that some problems are being experienced with approval of subdivision plats under the new creeks ordinance and this item is on the agenda at this time for review by the Commission.

C2-73-8a          Creeks Ordinance--Contd.

Mr. Graves stated that in writing the ordinance, the grandfather clause was not considered for the interim period for plans that were in progress. He stated that if a final plat or approved construction plans on a project had not been approved, the project would fall within the terms of the creek ordinance. As a result, this delay has imposed hardships on some developers. Mr. Graves reviewed that portion of the ordinance regarding the approval of a plat. Mr. Graves pointed out that occasionally a developer will submit plats for a subdivision but does not know what is proposed for the land, therefore, no drainage or construction plans are submitted. As a result, final approval of the plat cannot be issued. Mr. Graves suggested alternatives to the situation: 1.) a revision of the ordinance 2.) a strict interpretation of the ordinance to require that a plat not be filed until construction plans are available 3.) to accept deed restrictions on the property in lieu of the drainage improvements.

Mr. Stewart Henry of the Office of Environmental Resource Management pointed out the problems involved dealing with subdivisions inside and outside the city and also the problems dealing with deed restrictions. Mr. Lillie suggested an alternative that might be considered, that being when a pre-application is submitted for review by the departments, the 25-year flood plain be identified and the City not extend utilities or issue building permits to tracts within that area.

Mr. Lillie suggested that the staffs of the Office of Environmental Resource Management, the Engineering Department and the Planning Department work with interested engineers, surveyors and developers in streamlining the subdivision process and work together and report back to the Commission in a month as to what recommendations we can jointly make to amend the ordinance if needed.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Tom Watts

A. H. Merchant

W. R. Coleman

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with Mr. Lillie's suggestion that the staff meet with interested parties and that an interim report be presented to the Commission at their next meeting on May 28th. Mr. Milstead stated that the intent of the ordinance was not to hamstring development but to protect everyone concerned and consideration should be given to working out these problems.

C2-73-9            Planning Commission  
Review of 1973-1974 Work Program

Mr. Lillie requested that review of the 1973-1974 Work Program be postponed until the June Planning Commission meeting.

SUBDIVISIONS

C8-71-160        Mesa Village  
Steck Avenue and Great Hills Trail

STAFF REPORT:

This is a request by the applicant for a variance for sidewalk requirements in the area of Steck Avenue and Great Hills Trail. Because of trees located in the easement, the applicant is requesting that he be allowed to place the sidewalks within the property line of Steck Avenue rather than with the street right-of-way easement. The staff has reviewed the request and is recommending that the request for a variance be granted.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request for a variance on the sidewalk requirements on the Mesa Village subdivision located at Steck Avenue and Great Hills Trail.

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

ABSENT:        Mr. Nash.

R105-74            Subdivision Memorandum  
Preliminary, Short Form and Final Subdivisions  
as listed on the Subdivision Memorandum. Action  
to be taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

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

C8-72-77            Western Hills (REV.)  
Brodie Lane & Rustlers Ridge

Final Subdivision Plats--Contd.

<u>C8-72-83</u>	<u>Bull Creek Bluff Estates</u>
	Taylor Draper Lane & Penny Creek Drive
<u>C8-72-155</u>	<u>Indian Hills Section 5</u>
	Blue Meadow Drive & Branch Wood Drive
<u>C8-73-44</u>	<u>Village 1 and 2 at Anderson Mill</u>
	Lake Creek Parkway
<u>C8-73-140</u>	<u>Flournoy's Sweetbriar Sec. XI</u>
	S. 1st Street & Blueberry Hill
<u>C8-74-20</u>	<u>Cherry Creek Commercial III</u>
	Wm. Cannon Drive & West Gate Blvd.

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

ABSENT: Mr. Nash

<u>C8-73-63</u>	<u>Barton Valley</u>
	Barton Valley Drive

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

ABSTAIN: Mr. Betts

ABSENT: Mr. 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:

<u>C8-74-07</u>	<u>Knollwood Section Two, Resub of Lts 1, 2 + part of Lot 7, Sec 1</u>
	Bee Caves Road & Knollwood Drive

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

ABSENT: Mr. Nash

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending receipt of a letter from the Health Department indicating their approval of the draining of the swimming pool into the creek:

<u>C8-74-30</u>	<u>S. B. N. A. Subdivision</u>
	Oak Meadow Drive

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

ABSENT: Mr. Nash



SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions:

C8s-73-299	<u>1st Resub. of Chimneyhill (PUD)</u> <u>1st Installment</u> Hwy. 290 & MK & T Railroad
C8s-74-54	<u>Resub. Lt. 4, Whitehead Subdivision</u> U. S. Highway 183
C8s-74-68	<u>Resub. Lots 1 &amp; 2, Blk. "BC"</u> <u>Spicewood at Balcones Village, Sec. 4</u> Spicewood Club Drive
C8s-74-70	<u>Resub. Lot 1, Blk. "B"</u> <u>Angus Valley No. 5</u> Pony Chase & Mustang Chase
C8s-74-72	<u>Gray &amp; Becker Industrial Annex</u> Rutland Drive & Gray Blvd.
C8s-74-81	<u>Resub. Lots 25 &amp; 26, Blk. "H";</u> <u>Lots 5, 6 &amp; 7, Blk. "I"; Cherry Creek,</u> <u>Phase III, Sec. 2</u> Knollton Drive
C8s-74-84	<u>1st Resub. of Northwest Hills, Sec. 9-B</u> Far West Blvd. & Village Center
C8s-74-88	<u>Resub. Lots 1-11, Blk. 7,</u> <u>Pleasant Hill Addn.</u> Wasson Road & S. Congress Ave.
C8s-74-92	<u>Parkshirer Addition</u> Mesa Drive & Rockford Lane
C8s-74-93	<u>The R. B. Addition (Formerly Ballard Add.)</u> South First Street
C8s-74-95	<u>Platt Addition</u> Platt Lane
C8s-74-108	<u>Resub. Lts. 2, 3 &amp; 4 Ridgewood Village Sec. I</u> <u>Ridgewood Drive &amp; Sugar Shack Drive</u>

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

ABSENT: Mr. Nash

The Commission then

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

C8s-74-111	<u>D. Q. Addition</u> Tinnin Ford Rd. & Town Creek
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AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.  
Mmes. Himmelblau and Mather

ABSENT: Mr. Nash

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision plats and granted a variance of the signature of the adjoining owners:

<u>C8s-74-79</u>	<u>Resub. Lt. 6 Bannister Heights</u>
	Fort View Road
<u>C8s-74-86</u>	<u>Spelce Addition</u>
	Stassney Lane & Sandra Street

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

ABSENT: Mr. Nash

The Commission then

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

<u>C8s-74-113</u>	<u>The Trails Phase 1-A</u>
	Ridgeline and Mesa Drive
<u>C8s-74-117</u>	<u>Underwood's Corner</u>
	Burnet Road & Ohlen Road

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

ABSENT: Mr. Nash

The Commission then

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

<u>C8s-74-106</u>	<u>Buie Subdivision</u>
	Canyon Rim Drive & Lancelot Way
<u>C8s-74-112</u>	<u>J. B. Williams Addition</u>
	Medical Parkway & Burnet Road
<u>C8s-74-115</u>	<u>Zilker Heights</u>
	R. M. 2244 (Bee Caves Rd.)

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

ABSENT: Mr. 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 and granted a variance to exclude the balance of the tract:

C8s-74-116      Coronado Village Section N1  
Coronado Hills Drive

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

ABSENT: Mr. 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 and pending approval of septic tanks by the Health Department:

C8s-74-114      Resub. Lt. 177 Granada Hills  
U. S. Hwy. 290, West

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

ABSENT: Mr. 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 and pending compliance with the requirements of the Zoning Ordinance:

C8s-74-102      Sunny Subdivision  
N. Lamar Blvd. & Brentwood St.

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

ABSENT: Mr. Nash

The Commission then

Short Form Subdivisions--Contd.

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

C8s-74-103      Gerl Subdivision  
Lyle Road & State Highway 71

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

ABSENT: Mr. 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; pending 70 feet of right-of-way on 6th Street; and granted a variance on the signature of the adjoining owner:

C8s-74-105      Pettus Addition  
West 6th Street

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

ABSENT: Mr. Nash

The Commission then

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

C8s-74-104      Resub. Lt. 3 & Part of Lt. 2, Blk. E  
Georgian Acres  
East Drive

C8s-74-109      Mohle Place  
Harris Blvd. & Mohle Drive

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

ABSENT: Mr. 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; pending required permit; and no access allowed to U. S. 290; granting a variance to exclude the balance of the tract:

C8s-74-110      Chimneyhill PUD 4th Installment  
Highway 290

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

ABSENT: Mr. Nash

The Commission then

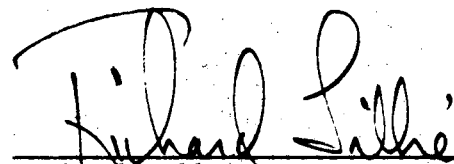
VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision plat, pending compliance with departmental requirements as on file with the City of Austin Planning Department; pending compliance with the Zoning Ordinance requirements; and denying the request for a variance on the signature of the adjoining owner because it violates the Zoning Ordinance:

C8s-74-107      Mansfield Addition  
Burnet Road

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

ABSENT: Mr. Nash

The meeting was ajourned at 9:00 p.m.

  
Richard Lillie  
Executive Secretary