

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--June 11, 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

Also

George E. Ramsey, III
Rizer Everett

Absent

Bennie Washington

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of June 3 and 4, 1974.

Present

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

Also

Rizer Everett
George E. Ramsey III

*Present only on June 3, 1974
**Present only on June 4, 1974

Also Present

Richard Lillie, Director of Planning
Jack Alexander, Assistant Director of Planning
Grace Monroe, City Clerk
Don Bird, Assistant City Attorney
Charles Graves, Director of Engineering
Stewart Henry, Director of Environmental
Resource Management
Leon Lurie, Executive Director, Urban
Renewal Agency
Pat Settle, Secretary I

Also Present

Jack Alexander, Assistant Director of Planning
*Duncan Muir, Planner
*Gena Wommack, Clerk IV
**Brian Schuller, Planner
**Pat Settle, Secretary I
**Sharon Fisher, Planner

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 (Original Request: B, 1st
 to LR, 2nd)

STAFF REPORT:

The applicant has requested that this case be postponed in order to allow him to amend his application.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Edwin M. Goldman: 1300 San Antonio Street	FOR
Dale Ossip Johnson: 600 West 12th Street	FOR
J. V. Walden: 1410 West North Loop Boulevard	FOR
Conway Taylor: 1509 North Loop Boulevard	FOR
Mrs. Philip G. Ellis: P. O. Box 790, Kountze, Tex.	FOR
Billy D. Warren: 5905 Tumbling Circle	FOR
Dorothy Warren Bryant: 5905 Tumbling Circle	FOR
Mary Blanche Ellis: P.O. Box 1714, Silsbee, Texas	AGAINST
Don J. Jackson: 3810 Medical Parkway, Suite #203	AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be postponed for 30 days to allow the applicant to amend his application, subject to the applicant paying a new filing fee.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of 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 30 DAYS, subject to the applicant paying a new filing fee.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-061 150, Ltd. and Douglas Duwe: Int. A, 1st to GR, 3rd (Tract 1-A)
5901-6011 S. Congress Avenue GR, 1st (Tract 1-B), A, 1st (Tract 1-C)
LR, 3rd (Tracts 2-A and 2-C), LR, 1st
(Tract 2-B), O, 2nd (Tracts 2-D, 3-A,
and 3-B), LR, 2nd (Tract 2-E), and
B, 1st (Tracts 4-A and 4-B)

STAFF REPORT:

This 140-acre tract is located in south Austin at the intersection of a major arterial street and an interstate highway. Most of the tract is oriented toward I. H. 35 and is an appropriate location for a major retail-office center. North of subject tract is Williamson Creek which will provide a buffer to the Battle Bend single-family neighborhood north of the creek. The property to the west is predominantly undeveloped except for two single-family homes.

STAFF RECOMMENDATION:

That the requested zoning be granted as appropriate with the available and planned access, and as compatible with the established uses in this area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Hoyt Townsley: Rt. 1, Box 10, Buda, Texas

FOR

Louise H. Krizak: 513 Battle Bend Boulevard

AGAINST

PERSONS APPEARING

Will Garwood (representing applicant)

Vernon Henry (representing applicant)

Malcolm Belisle: 403 Battle Bend Boulevard

FOR

Mrs. Merle Goodnight

FOR

COMMITTEE ACTION:

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

AYE: Messrs. Hetherly, Bobbitt and Washington.

Mmes. Himmelblau and Mather

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of 150, Ltd. and Douglas Duwe for a zoning change on property located at 5901-6011 South Congress Avenue, 101-1111 and 500-900 and 1000-1104 Little Texas Lane; 5514-5600, 5610-5712 and 5900-6120 South I. H. 35 be GRANTED as follows: "GR" General Retail, Third Height and Area (Tract 1-A); "GR" General Retail, First Height and Area (Tract 1-B); "A" Residence, First Height and Area (Tract 1-C); "LR"

C14-74-061 150, Ltd. and Douglas Duwe--Contd.

Local Retail, Third Height and Area (Tracts 2-A and 2-C); "LR" Local Retail, First Height and Area (Tract 2-B); "O" Office, Second Height and Area (Tracts 2-D, 3-A and 3-B); "LR" Local Retail, Second Height and Area (Tract 2-E); and "B" Residence, First Height and Area (Tracts 4-A and 4-B).

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-062 John M. Weinstock, et al: B, 2nd and C, 2nd to A, 1st
 Harthan Street, Blanco Street, Baylor Street,
 Oakland Street, Highland Street, Brownlee Circle,
 Pressler Street, Winflo Street, Shelley Street,
 West 6th, 6-1/2, 7th, 9th and 10th Streets.

AREA STUDY: Part of Old West Austin Neighborhood bounded by
 West 12th Street, Lamar Boulevard, West 6th Street,
 and West Lynn Street

Introduction: The Planning Department has received an application (C14-74-062) by the owners of 85 properties within this neighborhood. The application is to change the zoning on their properties from the "B" Residence, Second Height and Area to the "A" Residence, First Height and Area (H & A) Districts for the stated purpose of preserving the predominately single-family residential land use which exists in their neighborhood. The area covered by the application includes properties located within a fourteen-block area. Also, this application is unique in that it requests a change from less restrictive zoning districts to more restrictive districts.

Area description: The study area is located in a neighborhood west of downtown Austin and the subject properties are located in an area south of West 10th Street, north of West 6th Street, west of Lamar Boulevard and east of West Lynn Street. The area is bordered by mixed apartment-single-family houses to the north, west, and south, and by strip-commercial-retail use along Lamar Boulevard, the eastern half of 6th Street, and the northwest part of West Lynn Street. The retail-commercial use along Lamar Boulevard and West 6th Street is generally oriented to a city-wide service area, while that on West Lynn is oriented to neighborhood needs. Being at a higher elevation than Lamar Boulevard and West 6th Street, the neighborhood is somewhat buffered from the traffic and business activity along these streets. Facing the neighborhood on West Lynn Street is the Mathews Elementary School which serves the area residents.

The neighborhood is comprised of mixed housing types, with the predominant land use being single-family and duplex development. Nearly 67 per cent of the total 103 acres in the study area are presently being used for these low-

CL4-74-062 John M. Weinstock, et al--Contd.

density uses. The single-family and duplex units are developed at a density of 4.4 units per acre (Tables 1 and 2). The streets have been designed and developed for this low-density development. A neighborhood playground exists near the center of the neighborhood. The tri-plex and four-plex units account for another 5 per cent of the land area and are scattered throughout the neighborhood except in the northwest quadrant. They account for only 7 per cent of the housing units and are developed at a density of 12 units per acre.

Apartments utilize 9 per cent of the total area but account for 38 per cent of the housing units. They are developed at an overall density of 34 units per acre and are distributed similarly as the 3- and 4-unit structures.

Housing Condition: In general, the housing is well maintained and in good condition. According to a survey in 1970 by the Building Inspection Department and a survey by the staff, it is indicated that 78 per cent of the single-family units are in good or excellent condition, another 18 per cent need some routine maintenance, and only 4 per cent are considered in advanced deterioration stages. (Table 3) Duplex units showed a very similar pattern of maintenance.

In the multi-unit structures, the tri-plexes and four-plexes exhibited the best maintenance, as 95 per cent were considered in good or excellent condition. Most of those are older structures, some of which were converted from large single-family units. None of the apartments were considered in poor condition but nearly one-fourth, 24 per cent, of them needed some routine maintenance. This is of interest because most of them, 81 per cent, were built since 1960.

Zoning: Retail-commercial zoning exists along the boundaries of the study area. The zoning was established along West 6th Street in the original zoning ordinance in 1931 and since then has been extended north along Lamar Boulevard and at the intersection of West Lynn and West 12th Streets. Within the neighborhood, "B" Residence apartment zoning covers roughly three-quarters of the land area. The northwest quadrant, north of 10th Street and west of Blanco Street, is "A" Residence. The apartment zoning also was zoned Second Height and Area district which allows greater density of development and building heights of 60 feet.

The apartment zoning over this predominantly single-family and duplex neighborhood was established in 1931 when Austin's first zoning ordinance was adopted and was based upon a 1928 master plan study by Koch and Fowler. Other neighborhoods around the core area of the City also received the "B" designation as a result of this study. It is not stated in that report why this was recommended. The present plan, the 1961 Master Plan, designated the area high-density residential in conformance with the established zoning. Crosstown Expressway which could possibly be routed through the northwest corner of the "A" Residence area is also in the master plan, but it has not been placed in the City's five-year development plan.

C14-74-062 John M. Weinstock, et al--Contd.

After 43 years of high-density apartment zoning, the neighborhood character is still single-family. Approximately three-quarters of the land which was originally zoned "B" Residence, Second Height and Area is being used for single-family or duplex housing (Table 4). Very little land is vacant. Low-density three- and four-unit structures account for another eight per cent, leaving just over one-tenth of that area requiring the original higher-density zoning classifications.

The principal reason for single-family units remaining the primary use in this neighborhood is the quality of housing. In general it was some of the prime housing at this time of construction. The demand for its continued use as low-density housing has rendered it economically impractical to redevelop. Many of the homes in the neighborhood have received medallions from the Texas Historic Survey Committee or are listed with or have received honorable mention from the Austin-Travis County Heritage Society as having both historic and aesthetic value. The pride that many of the residents take in their homes and neighborhood is apparent.

Seventy-seven per cent of the single-family use today in the original "B"-zoned area was established prior to the zoning. Most new development continued to be "A" Residence-type uses for thirty years after the apartment zoning was established. (Table 5) Not until during the 1960's when apartment development began to increase throughout Austin were apartments introduced on a larger scale into this neighborhood. It is interesting that single-family and duplex units continue to develop in the neighborhood, reaffirming its dominant character.

The worth of the housing was mentioned as a constraint to redevelopment. Another constraint has been and is the large number of developed lots (95 lots representing 20 per cent of the single-family, duplex area) which contain less than 6,000 square feet of land area, the minimum necessary for multi-family development. (Table 6) It is therefore necessary to combine the lots to redevelop for apartment uses. This is difficult because it requires that both neighboring properties must be deteriorated at the same time and both owners willing to sell or redevelop at the same time. The fact that a majority of the single-family/duplex development is well maintained makes this even more difficult.

Another constraint is the narrow streets in the area. Nearly 30 per cent of the streets of the "B"-zoned area are developed on less than 50 feet of right-of-way, the minimum for "A" residential development. (Table 7) Many of the streets are narrow and with parking on the streets, access to the area is difficult. Another 24 per cent of the streets are less than adequate for apartment development, having less than 60 feet of right-of-way. Thus, over half of the streets are inadequate for apartment use.

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Conclusion: The staff feels that this neighborhood is still a viable single-family neighborhood. Although apartments exist in the neighborhood, primarily because of recent apartment demand, the neighborhood does not easily lend itself to continued apartment development. Recent renewed demand for the older, quality homes in the neighborhood will further inhibit redevelopment into apartments. Many new families have moved into the neighborhood because it is in the center of the City and in walking distance of downtown and Town Lake. The neighborhood also has the antique character they desire, and has an elementary school, playground and local shopping area all within walking distance. The desire of the owners who signed the rezoning application, which represents just less than 19 acres or 41 per cent of the existing single-family/duplex use in that "B"-zoned neighborhood, should receive high priority in considering the appropriateness of the zoning change. Changes from the originally established "B" to "A" zoning have occurred north of this neighborhood along Pease Road and West Lynn Street north of Enfield Road, the last one in 1959.

TABLE 1 LAND USE

TOTAL AREA	132.6 Acres -- 100.0%
STREET R.O.W.	29.2 Acres -- 21.9%
NET AREA	103.4 Acres -- 78.1%

LAND USE	NET ACRES	PER CENT
SINGLE-FAMILY/DUPLEX	69.6	67.4
3/4-UNIT STRUCTURES	4.8	4.7
APARTMENTS	8.9	8.6
OFFICE	2.7	2.6
RETAIL/COMMERCIAL	8.1	7.8
PARK	3.2	3.1
PUBLIC/SEMI-PUBLIC ¹	0.9	.9
VACANT	5.2	5.0
TOTAL ACRES	103.4 Acres	100.0%

1. fire station and church

Source: Planning Department Survey, 1974

TABLE 2 HOUSING UNITS

TYPE	NUMBER	PER CENT
Single Family	305	38
Duplex	132	16
3 to 4 Unit Structures	57	7
5+ Unit Structures	307	38
TOTAL UNITS	801	100

Source: Planning Department Survey, 1974

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TABLE 3 HOUSING CONDITION

TYPE	NUMBER	PER CENT
<u>Single Family</u>		
Good	239	78
Fair	55	18
Poor	11	4
TOTAL UNITS	305	100
<u>Duplex</u>		
Good	102	77
Fair	22	17
Poor	8	6
TOTAL UNITS	132	100
<u>3 and 4 units</u>		
Good	54	95
Fair	3	5
Poor	0	0
TOTAL UNITS	57	100
<u>5+ Unit Structures</u>		
Good	232	76
Fair	75	24
Poor	0	0
TOTAL UNITS	307	100

Source: Planning Department Survey, 1974;
Building Inspection Survey, 1970

TABLE 4 LAND USE IN AREA ZONED "B"¹

TOTAL AREA ZONED "B"	78.9 Acres -- 100.0%
STREET R.O.W.	17.4 Acres -- 21.9%
NET AREA	61.5 Acres -- 78.1%

NET AREA LAND USE	NET ACRES	PER CENT
SINGLE-FAMILY/DUPLEX	45.5	74.0
3/4-UNIT STRUCTURES	4.8	7.8
APARTMENTS 5+	7.7	12.5
PUBLIC/SEMI-PUBLIC	0.3	0.5
VACANT	3.2	5.2
NET TOTAL ACRES	61.5 Acres	100.0%

1. Zoned in 1931

2. fire station and church

Source: Planning Department Survey, 1974

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TABLE 5 DEVELOPMENT SEQUENCE IN "B"-ZONED AREA¹

TIME SEQUENCE	ACRES	PER CENT	
<u>Before 1930</u>			
Single-family/duplex	34.9	93.6	
Apartments ²	2.4	6.4	
TOTAL DEVELOPED ACRES	37.3	100.0	64.3
<u>1930-1959</u>			
Single-family/duplex	9.1	75.2	
Apartments	3.0	24.8	
TOTAL DEVELOPED ACRES	12.1	100.0	20.9
<u>1960 to present</u>			
Single-family/duplex	1.5	17.4	
Apartments	7.1	82.6	
TOTAL DEVELOPED ACRES	8.6	100.0	14.8
PRESENT RESIDENTIAL	58.0		100.0

1. Area zoned "B" in 1931; based on age of present structures from construction dates in tax records

2. 3+ unit structures

Source: "Castle Hill Planning and Preservation Project" by Joe Dalessio and Paul McComb, 1974 (Arch. 369L, U.T.); Planning Department Land Use Survey, 1960

TABLE 6 LESS THAN 6000 SQUARE FOOT LOTS IN "B"-ZONED AREA¹

Number: 89

Area: 9.2 Acres

As per cent of total single-family/duplex

Net area in "B"-Zone: 20%

1. Zoned in 1931

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TABLE 7 STREET R.O.W. IN "B"-ZONED AREA¹

STREET R.O.W.	LINEAR FEET	PER CENT
less than 50' (excluding alleys)	4,040	29
50' to 60'	3,280	24
60	6,560	47
TOTAL LENGTH	13,880	100

Undeveloped Street R.O.W.: 4 streets, approximately 500 linear feet of total r.o.w.

1. Zoned in 1931

Source: Planning Department

STAFF REPORT:

This case represents 85 properties used for single-family residences located in an older neighborhood west of the central business district and bounded by West 12th Street, Lamar Boulevard, West 6th Street and West Lynn Street. Retail-commercial developments exist on the east along Lamar Boulevard, to the south along West 6th Street, and to the northwest along West Lynn Street. A neighborhood park lies within the neighborhood and Mathews Elementary school is adjacent to the west boundary of the neighborhood. Mixed apartment and older single-family housing are the predominant uses within the interior of the neighborhood. As shown in the area study, the character of the neighborhood is reflected in the quality of the older homes that are well preserved and maintained.

STAFF RECOMMENDATION:

That the requested zoning be granted for the following reasons identified in the area study:

- (1) The single-family/duplex development is the predominant land use in spite of 43 years of dense "B" Residence, Second Height and Area zoning.
- (2) The area was platted for single-family homes and nearly half of the streets were planned and built for low-density uses and are inadequate for apartment development. Streets with substandard right-of-way of 40 and 45 feet are in the majority west of Blanco Street.

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- (3) A great number of lots have less than 6,000 square feet, the minimum for apartment development. This represents a constraint against apartment development because it requires combining properties which is difficult.
- (4) The homes are well constructed and in demand for single-family use further inhibiting redevelopment and combining of properties. Many homes have received official recognition for their historic and aesthetic value.
- (5) Substantial property owner interest in the single-family quality of the neighborhood will stimulate revitalization of the pride in and maintenance of the homes and neighborhood. Many single-family restorations are presently taking place.

CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

Ronald Earl: P. O. Box 2910	FOR
Fred Sackett: 1402 Windsor Road	FOR
Lloyd Doggett: P. O. Box 12068	FOR
W. R. Garrett: 709 Brownlee Circle	FOR
Miss Jane Smoot: P. O. Box 804	FOR
Paul G. Reyes: 5010 Placid Place	FOR
James M. Moore: 1009 Blanco Street	FOR
Mrs. W. H. Martin: 706 Oakland Avenue	FOR
Irene Yeary: 1401 West 6th Street	FOR
Edwin Alley, Jr.: 1317 West 6th Street	FOR
Edwin and Gretchen Alley: 1317 West 6th Street	FOR
Elizabeth M. Alley: 1317 West 6th Street	FOR
H. B. Dunagan, Jr.: 701 Brownlee Circle	FOR
Charles D. Nash: P. O. Box 1988	FOR
Will E. Odom: P. O. Box 595	AGAINST
William E. Nickels: 711 North Lamar Boulevard	AGAINST
Robert Ogden: 2604 Bridle Path	AGAINST
Mrs. Evelyn Kinser: 701 Baylor Street	AGAINST
H. W. Harton: 1115 West 7th Street	AGAINST
Mrs. H. W. Harton: 1115 West 7th Street	AGAINST
Mrs. Valeska Keir: 909 Shelley Avenue	AGAINST
Mrs. George Olander: 6701 U. S. Hwy. 290	AGAINST
James T. Smith: 4517 Hank Avenue	AGAINST
Irene O'Mallory Ricker: 912 Keith Lane	AGAINST
Margaret S. Youngquist: 1122 Colorado Street	AGAINST
Mrs. W. E. Harty: 1413 West 6th Street	AGAINST
Gussie Evans: 1800 Bremen Street	AGAINST
H. E. Matthews: 1111 West 7th Street	AGAINST
Mrs. Henry Wendlandt: 1800 Bremen Street	AGAINST
W. Barry Davis: 2514-A Hartford Road	AGAINST
Helena Hardcastle: 923 Littlefield Bldg.	AGAINST

C14-74-062 John M. Weinstock, et al--Contd.

Maxie O. Williams: 1511 West 6th Street	AGAINST
Dorothy A. Kloppe: 1339 Selma Ave., Webster Grove, Mo.	AGAINST
A. T. Kirkland: 605 Theresa Avenue	AGAINST
Krimm Welsch: 1011 Shelley Avenue	AGAINST
Glenn A. Welsch: 3405 Taylors Drive	AGAINST
David Glenn Cooke, Sr.: 704 Oakland Avenue	AGAINST
J. Novy Estate-Stein, Rental: P.O. Box 2115	AGAINST
M. R. Colvin: P. O. Box 12043	AGAINST
Baylor Enterprise: 603 Westbrook Drive	AGAINST
Ruby Grigsby Meredith: 632 North Lamar Boulevard	AGAINST
Leon Strawbridge: 1411 North 6th Street	AGAINST
Fred Walker: 800 Pressler Street	AGAINST

PERSONS APPEARING

John Weinstock (applicant)	
Anita Schmedes Killen: 4505 Elwood Road	FOR
Kay Hart: 1403 West 9th Street	FOR
Joseph Hart: 1403 West 9th Street	FOR
Sandra Weinstock: 1109 West 9th Street	FOR
C. S. Huntley: 1105 West 10th Street	FOR
Bette O. Matlage: 704 Highland Avenue	FOR
John R. Williford: 705-B Brownlee Circle	FOR
Gail W. Williford: 705-B Brownlee Circle	FOR
Don Teddlie: 1807 Palma Plaza	FOR
Anne Teddlie: 1807 Palma Plaza	FOR
Jeanne S. Atkinson: P. O. Box 5682	FOR
E. L. Stryk: 803 Oakland Avenue	AGAINST
Helena Hardcastle: 923 Littlefield Bldg.	AGAINST
James B. Perry, Jr.: 604 Blanco Street	AGAINST
R. E. Chalmers: 2102 Mountain View Road	AGAINST
Burton A. Anderson: 1615 Palma Plaza	AGAINST
Mary Ottern Treadway: 703 West 9th Street	AGAINST
Steve Chalmers: 907 Reinli Street #118	AGAINST
Mrs. James B. Perry, Jr.: 604 Blanco Street	AGAINST
Johnnie Mae Anderson: 1615 Palma Plaza	AGAINST
Mrs. Norman Sikes: 1409 West 10th Street	AGAINST
Norman Sikes: 1409 West 10th Street	AGAINST
Leslie R. Walker: 1405 West 10th Street	AGAINST
Mrs. Leslie R. Walker: 1405 West 10th Street	AGAINST
Richard M. Hall: 2704 Rivercrest Drive	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau expressed a desire to see the four parcels on Baylor Street and the four parcels south of West 6th Street excluded from the application. Mr. Bobbitt stated that he had never seen an application of the proportion before and felt

C14-74-062 John M. Weinstock, et al--Contd.

he needed more time to study it. He felt he could not vote for the request at this time. Mr. Hetherly felt the rollback was all right for those who wanted it, but he was of the opinion that the property owners who did not want to roll their zoning back to "A" Residence should be allowed to develop their tracts with the uses allowed under their zoning classifications. He stated he would vote for the requested parcels. A majority of the members recommended this request be granted.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau was opposed to rolling back the zoning on the south side of Sixth Street since this area is surrounded by "C" Commercial. Members were in agreement that if the residents in the area wanted a rollback they were not opposed to it, however, they felt that those residents who did not want the rollback should be allowed to develop their property under the present classification. A majority of the members recommended that this request be granted.

COMMISSION VOTE:

To recommend that the request of John M. Weinstock, et al, for a zoning change from "B" Residence, Second Height and Area and "C" Commercial, Second Height and Area to "A" Residence, First Height and Area, on property located on Harthan Street, Blanco Street, Baylor Street, Oakland Street, Highland Street, Brownlee Circle, Pressler Street, Winflo Street, Shelley Street, West 6th, 6-1/2, 7th, 9th and 10th Streets be GRANTED.

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

C14-74-064 West Ninth Street Partnership: 0, 2nd to GR, 2nd
 601 West 9th Street
 806-810 Nueces Street

STAFF REPORT:

This property is located west of the central business district in an area in transition to "O" Office zoning and use. Substantial apartment development and some older homes remain in this area. The Commission has consistently recommended for no more than office zoning for this area west of San Antonio Street.

C14-74-064 West Ninth Street Partnership--Contd.

The only retail or commercial zoning in this area is the "C" Commercial to the east which was granted in 1952 and the "GR" General Retail tract at the northeast corner of Rio Grande and West 8th Streets, which was not recommended by the Commission. The most recent "GR" General Retail request at West 7th Street and West Avenue was withdrawn.

STAFF RECOMMENDATION:

That this case be denied. The Commission has consistently recommended "O" Office as the appropriate zoning for this area. There would be no logical point of termination for more intense zoning into the interior should this tract be rezoned.

CITIZEN COMMUNICATION (OLD AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

Carolyn Knappe Martin: 7720 La Sabrina, Dallas	FOR
Wiley Helen Elizabeth Barnhart: 707 Rio Grande	FOR
Horace C. Barnhart: 707 Rio Grande	FOR
Horace C. Barnhart, Jr.: 1501 Palma Plaza	FOR
Elizabeth Boyett: 1512 West 29th Street	

PERSONS APPEARING

Mrs. Mary Treadway: 703 West 9th Street	FOR
Silas J. Maxwell: 709 Harris Avenue	AGAINST

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of West Ninth Street Partnership for a zoning change from "O" Office, Second Height and Area to "GR" General Retail, Second Height and Area on property located at 601 West 9th Street and 806-810 Nueces Street be DENIED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-065 Continental Assurance Company: C, 4th to C-1, 4th
2021 Guadalupe Street
309-311 West 21st Street
(within Dobie Center)

STAFF REPORT:

This tract is located in Dobie Center, which is zoned "C" and "C-2" Commercial. The specific reason for this application is to permit a "package" store on the second level of the Dobie Center commercial area. It does not appear that this particular site (on the second level) will be in violation of Section 14-4 of the City Code (dealing with the sale of alcoholic beverages within 300 feet of churches, schools, and hospitals).

STAFF RECOMMENDATION:

That this case be granted as consistent with surrounding zoning and with adjacent uses within Dobie Center commercial area.

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, Betts, Bobbitt and Washington.
 Ms. Himmelblau

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Continental Assurance Co. for a zoning change from "C" Commercial, Fourth Height and Area to "C-1" Commercial, Fourth Height and Area on property located at 2021 Guadalupe Street, 309-311 West 21st Street (within Dobie Center) be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-066 Richard R. Jenkins: O, 1st to GR, 1st
4014 Medical Parkway

STAFF REPORT:

This property is located in north Austin on Medical Parkway, a major arterial, and is developed with a new office building. "C" Commercial and "C-2" Commercial zoning exist in this same block, but the predominant use is office. Behind subject tract are duplexes in "A" Residence, to the north is "O" Office zoning and use, to the south are older residences in "B" Residence apartment, and across the street office uses in "C" Commercial and "LR" Local Retail zoning.

STAFF RECOMMENDATION:

That this case be granted as consistent with the zoning in this area.

The Commission might wish to consider a buffer zoning to the rear of the property adjacent to the "A" Residence development.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Sterling Sasser, Sr.: P. O. Box 3440

FOR

PERSONS APPEARING

Owen A. Reischman (representing applicant)

Richard G. Wood (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and discussed the possibility of a buffer zone. The applicant stated that a row of trees exists along the back property line which serves as a screen. Members recommended that this request be granted.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Richard R. Jenkins for a zoning change from "O" Office, First Height and Area to "GR" General Retail, First Height and Area on property located at 4014 Medical Parkway be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-067 Marlton O. Metcalfe: A, 1st to O, 1st
1710 Eva Street
200-204 West Annie Street

STAFF REPORT:

This property is located within a single-family neighborhood west of the business district along South Congress. It is a corner lot bounded by a minor residential street and a proposed major arterial street. An apartment is under construction to the southwest across West Annie Street.

Office uses have not been recommended in this neighborhood. The most recent case two blocks north at the intersection of Eva Street and Monroe Street was not recommended by the Commission last month.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood.

If granted, one-half the right-of-way (five feet) is necessary to increase West Annie Street, a proposed arterial, to 70 feet.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

E. P. Cravens, P. O. Box 550

FOR

Henry Wetsel, Jr.: 404 Honey Comb Ridge

FOR

Annie Mae Kirk Estate: 1143 Poquito Street

AGAINST

PERSONS APPEARING

Mrs. George W. Sanders, Jr. (representing applicant)

Marlton O. Metcalfe (applicant)

M. O. Metcalfe, Jr.: 3002 Ray Wood Drive

FOR

George L. Sanders, 718 Post Oak

FOR

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather was of the opinion that granting this request would set a precedent for further zoning and would be an intrusion into this single-family neighborhood. Members recommended that this request be denied.

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

COMMISSION ACTION:

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

C14-74-067 Marlton O. Metcalfe--Contd.

COMMISSION VOTE:

To recommend that the request of Marlton O. Metcalfe for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 1710 Eva Street and 200-204 West Annie Street be DENIED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-068 Bronislaw Puschman, et ux: A, 1st to GR, 1st
412-418 Stassney Lane

STAFF REPORT:

Subject tract fronts Stassney Lane, a major arterial street in south Austin. To the west is a shopping center under construction in a "GR" General Retail district. To the north and east are residential neighborhoods, and to the south is an older rural residence. A drainage ditch exists along the eastern boundary of subject tract.

The staff has consistently recommended against the strip-commercial along Stassney and feels that an intermediate zoning is appropriate for the subject tract to buffer residential development to the north and east from the retail zoning to the west. In addition, the Commission has been recommending buffer strips between single-family subdivisions and less restrictive zoning.

STAFF RECOMMENDATION:

That "GR" General Retail be denied but that "BB" Residence be granted except for the northernmost 25 feet, and that "A" Residence be granted on the northernmost 25-foot strip. This recommendation will allow a density of apartment development which is compatible with the adjacent residential development if adequate buffering is provided to protect the single-family neighborhood to the north.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Thomas G. Bradfield: 108 West Bee Caves Road
Edwin A. Gifford: 405 Gate Tree Lane

FOR
AGAINST

PERSONS APPEARING

Bronislaw Puschman (applicant)

C14-74-068 Bronislaw Puschman, et ux--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be denied, but that "O" Office, First Height and Area be granted on all but the northern 25 feet which is to remain "A" Residence, First Height and Area.

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

COMMISSION ACTION:

The applicant submitted a letter stating he would agree to limit the tract to "BB" Residence density in the event apartments were placed on this tract. Members reviewed the information presented. Ms. Mather stated she could vote for this request since the applicant made the agreement limiting the density. Members were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Bronislaw Puschman, et ux, for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 412-418 Stassney Lane be DENIED, but that "O" Office, First Height and Area be GRANTED on all but the northern 25 feet which is to remain "A" Residence, First Height and Area.

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

The Commission then

VOTED: To recommend that the City Council accept the offer of the applicant to limit the density of the tract to "BB" Residence, First Height and Area as a condition to the zoning change in the event the tract is developed with apartments.

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

STAFF REPORT:

STAFF RECOMMENDATION:

CITIZEN COMMUNICATION (ST. JOHNS NEIGHBORHOOD GROUP)

WRITTEN COMMENT

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PERSONS APPEARING

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AGAINST

COMMITTEE ACTION:

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

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

STAFF REPORT:

Subject tracts are located in northeast Austin near the new L. B. J. High School. The tracts are located at the intersection of a major arterial street and a neighborhood collector street. The tracts are shallow in depth and are oriented to the neighborhood collector street which is also the primary entrance to the new high school. South across Beacon Drive is a sixty-acre tract at the intersection of two major arterial streets zoned for a regional shopping center. To the north and west of subject tract is vacant land outside the city limits and to the east is a developing residential neighborhood around the new Northeast High School. Strip retail zoning is not appropriate for Beacon Drive, as it is a neighborhood street providing access to a residential neighborhood and to the new high school.

C14-74-070 J. D. Connolly, Trustee--Contd.

STAFF RECOMMENDATION:

That "GR" General Retail be denied, but that "O" Office be granted on Tract 1 and that "B" Residence be denied, but that "BB" Residence be granted on Tract 2. This recommendation will promote the development of compatible land uses and will tend to limit the expansion of more intensive zoning in this residential neighborhood.

The staff received a letter today from Mr. Connolly in which he states his acceptance of the staff's recommendation.

CITIZEN COMMUNICATION (UNIVERSITY HILLS HOME OWNERS)

WRITTEN COMMENT

Watt Schieffer: 1011 East 40th Street	FOR
MWW Realty Corp.: 1709 Deerfield Drive	FOR
Frank R. Rundell: P. O. Box 455	FOR
William A. Furman: 2704 San Pedro Street #10	FOR

PERSONS APPEARING

Joan Bartz (University Hills Home Owners)

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of J. D. Connolly, Trustee, for a zoning change from Interim "A" Residence, Interim First Height and Area to "O" Office, First Height and Area (Tract 1) and "BB" Residence, First Height and Area (Tract 2), as amended, on property located at 4600-5016 Beacon Drive, also bounded by Manor Road be GRANTED, as amended.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-071 Revell and Company: A, 1st to O, 1st
3403 Glenview Avenue

STAFF REPORT:

This property is located in north Austin on a residential street and is part of an area in transition bounded by Jefferson Street, West 34th Street, West 35th Street and Mills Avenue. Retail zoning has been limited to tracts with frontage on West 35th Street and "O" Office zoning has been recommended to the interior and to the south as a buffer to the single-family neighborhood and elementary school further to the south. The staff will not be recommending for any change in zoning on the south side of 34th Street in deference to the very stable Brykerwoods neighborhood.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Tom Curtis (representing applicant)

William A. Furman: 2704 San Pedro Street #10

FOR

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that there be no further zoning south of West 34th Street. Ms. Himmelblau stated that this area is in transition stage but she would like to see the homes across the street protected. A majority of the members recommended that this request be granted, subject to one-half the right-of-way (five feet) to increase Glenview Avenue from 50 to 60 feet.

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

NAY: Ms. Himmelblau

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau stated she thought the homes in the area should be protected. She stated she was not opposed to "O" Office zoning but was opposed to some of the uses in "O" Office zoning. Members were in agreement with the Committee action.

C14-74-071 Revell and Company--Contd.

COMMISSION VOTE:

To recommend that the request of Revell and Company for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 3403 Glenview Avenue be GRANTED, subject to one-half the right-of-way (five feet) to increase Glenview Avenue from 50 to 60 feet.

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

C14-74-072 Barry S. Gillingwater and Ernesto Liebrecht: B, 1st and
1002-1004 West Avenue B, 2nd to O, 2nd
806-808 West 10th Street

STAFF REPORT:

This property is located in central Austin west of the central business district and is in an area developed predominantly with apartments and offices. Some older single-family homes still remain in this neighborhood. "O" Office zoning has been the consistent recommendation of the Commission and the Planning Department staff for this area. The subject tract is surrounded by the Second Height and Area District, which has also been recommended in this area.

West 10th Street is designated as a major arterial and is planned to be widened to 80 feet of right-of-way.

STAFF RECOMMENDATION:

That this case be granted.

CITIZEN COMMUNICATION (OLD AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

Barry S. Gillingwater (applicant)
Robert Gage: 1304 Rio Grande Avenue
J. K. Hurst: 3913 Balcones Drive
Dorothy C. Rogers: 707 West 10th Street

FOR
FOR
FOR

PERSONS APPEARING

Elizabeth Kennard

AGAINST

COMMITTEE ACTION:

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

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

C14-74-072 Barry S. Gillingwater and Ernesto Liebrecht--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Barry S. Gillingwater and Ernesto Liebrecht for a zoning change from "B" Residence, First Height and Area and "B" Residence, Second Height and Area to "O" Office, Second Height and Area on property located at 1002-1004 West Avenue and 806-808 West 10th Street be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-073 P. L. Baker: B, 2nd to C, 2nd
Rear of 213-215 Chalmers Avenue

STAFF REPORT:

This tract is located in east Austin to the rear of a property fronting on Chalmers Avenue. "C" Commercial zoning and uses exist to the west and south and "B" Residence apartment zoning developed with single-family uses exist to the north and east. North of East 3rd Street is the Austin Housing Authority property.

The applicant plans to combine subject tract with the property fronting Chalmers Avenue and to combine the remaining portion of the tract with the lot to the north. In so doing, the East 3rd Street property will be made standard.

STAFF RECOMMENDATION:

That this case be granted as a reasonable extension of adjacent zoning.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

Joe Pacheco: 5300 Wellington Drive
Prisciliana Sontoya: 208 Salina Street
Mrs. Aurora Eligio: 1711 East 3rd Street
E. Herrera: 1807 East 3rd Street
Mary G. Herrera: 1805 East 3rd Street

FOR
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PERSONS APPEARING

Mike Leet (representing applicant)

C14-74-073 P. L. Baker--Contd.

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of P. L. Baker for a zoning change from "B" Residence, Second Height and Area to "C" Commercial, Second Height and Area on property located at the rear of 213-215 Chalmers Avenue be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-074 H & J Investment Company: Int. A, 1st to C, 2nd
 8200 North I. H. 35

STAFF REPORT:

This property is located in north Austin at the intersection of I. H. 35 and a neighborhood collector street. Subject tract lies within an area which is permissively zoned and is buffered from "A" Residence properties by apartment zoning. Most of the properties on the west side of I. H. 35 are zoned Fifth or Second Height and Area, both allowing the same height and density.

STAFF RECOMMENDATION:

That this case be granted as consistent with surrounding zoning.

CITIZEN COMMUNICATION (HERITAGE HILLS HOMEOWNERS)

WRITTEN COMMENT

Harry E. Montandon: 2304 Hancock Drive
Truman H. Montandon: 2304 Hancock Drive

FOR
FOR

PERSONS APPEARING

Larry Havel (representing applicant)

C14-74-074 H & J Investment Company--Contd.

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of H & J Investment Company for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, Second Height and Area on property located at 8200 North I. H. 35 be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-075 David B. Barrow, et al: BB, 1st to LR, 1st
 3519-3531 Greystone Drive
 7425-7437 Wood Hollow Drive

STAFF REPORT:

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

CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

C14-74-075 David B. Barrow, et al--Contd.

COMMISSION VOTE:

To recommend that the request of David B. Barrow, et al, for a zoning change from "BB" Residence, First Height and Area to "LR" Local Retail, First Height and Area be POSTPONED 30 DAYS.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-076 Jerry D. Box, et ux: O, 2nd to LR, 2nd
 605 West 28th Street

STAFF REPORT:

This property is located in the University area that is predominantly developed with single-family homes, rooming houses, sororities, fraternities and apartments. Some "A" Residence and limited "O" Office zoning exists in the interior of this area. West 28th Street is a neighborhood collector street.

In 1966, the Commission recommended denial of "LR" Local Retail zoning to the west of subject tract at the southeast corner of 28th Street and Rio Grande. "GR" General Retail has been denied on that same tract, as well as across the street to the north. In the most recent case "LR" Local Retail was not recommended and denied on the subject tract in 1973.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a residential area and as inconsistent with recent Planning Commission recommendations.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

Roy Q. Minton: 1100 Guadalupe	FOR
Bob R. Howerton: 510 S. Congress Avenue	FOR
Donald Dempsey: P. O. Box 2264	FOR
Mrs. J. W. Calhoun: 200 Austin National Bank Bldg.	FOR
Robert G. Hall: 4615 Southwest Frwy., Houston	FOR
Charles Goldman: 3200 Guadalupe	FOR
Fred Young: 3200 Guadalupe	FOR
V. K. R. Murthy: 3011 Val Drive	FOR
W. R. Coleman: 600 West 28th Street	FOR
Jack Jackson: 607 West 28th Street	FOR

C14-74-076 Jerry D. Box, et ux--Contd.

PERSONS APPEARING

Jerry Box (applicant)

Mrs. Frank E. Hall: 2700 Greenlee Drive

Gary Newton (Save University Neighborhood)

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that "LR" Local Retail was too intense zoning. Members recommended that this request be denied.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Jerry D. Box, et ux, for a zoning change from "O" Office, Second Height and Area to "LR" Local Retail, Second Height and Area on property located at 605 West 28th Street be DENIED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-077 Ralph Danysh: A, 1st & GR, 5th to C-2, 5th & GR, 1st (as amended)
2906-2910 San Gabriel Street (Original Request: A, 1st
also bounded by North Lamar Boulevard & GR, 5th to C-2, 1st & 5th)

STAFF REPORT:

Subject tract is located near the intersection of West 29th Street and Lamar Boulevard, both major arterial streets. Strip-commercial zoning exists along North Lamar Boulevard from 29th Street north. To the north, east and south of subject tract, "GR" General Retail zoning exists and to the west is the Shoal Creek park with a hike and bike trail.

STAFF RECOMMENDATION:

That "C-2" Commercial be granted for the area of the building only. This recommendation will limit the use of the "C" Commercial district within the more restrictive "GR" General Retail district and is consistent with past Planning Commission and City Council recommendations.

C14-74-077 Ralph Danysh--Contd.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)
(WEST CENTRAL NEIGHBORHOOD GROUP)
(NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

George W. Lawrence: 1100 West 29th Street

AGAINST

PERSONS PRESENT

Ralph Danysh (applicant)

Thad E. Son, Jr. (representing applicant)

Nikki Danysh: 2406 Vance Lane

FOR

Audrey Spry: 1607 Enfield Road

FOR

COMMITTEE ACTION:

The applicant amended his application to "C-2" Commercial, Fifth Height and Area for the area of the building only and "GR" General Retail, First Height and Area on that portion of the property presently zoned "A" Residence, First Height and Area. Members reviewed the information presented and recommended that this request be granted, as amended.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Ralph Danysh for a zoning change from "A" Residence, First Height and Area and "GR" General Retail, Fifth Height and Area to "C-2" Commercial, Fifth Height and Area and "GR" General Retail, First Height and Area, as amended, be GRANTED, as amended.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-078 Jagger Properties, Inc.: Int. A, 1st to LR, 1st (Tracts 1 & 2)
 5313-5411 Pleasant Valley Road and BB, 1st (Tract 3)
 5212-5218 Nuckols Crossing Road
 4905-5009 Stassney Lane

STAFF REPORT:

These tracts are all part of a zoning case in southeast Austin heard by the Commission in mid-1973. The present request has only changed the configurations of the tracts with the acreage for each zoning district

C14-74-078 Jagger Properties, Inc.--Contd.

remaining approximately the same. The staff feels that the proposed changes are not significantly different from conditions of the previous case which was recommended by the staff and the Commission. Deferred zoning and sign notification were considered advisable in that case.

STAFF RECOMMENDATION:

That this case be granted as being appropriate zoning for the area. The staff recommends that the deferred zoning and sign provision of the zoning ordinance be granted on these tracts.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Don E. Cox: 1315 Alta Vista Avenue

AGAINST

PERSONS APPEARING

Jerry Brook Hale (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted and recommended approval of deferred zoning and sign notification.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Jagger Properties, Inc. for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area (Tracts 1 & 2) and "BB" Residence, First Height and Area (Tract 3) on property located at 5313-5411 Pleasant Valley Road, 5212-5218 Nuckols Crossing Road and 4905-5009 Stassney Lane be GRANTED and recommend approval of the request by applicant for use of deferred zoning and sign notification.

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

ABSENT: Mr. Washington. Mr. Juarez (out of the room)

C14-74-079 West 34th Street Corporation: BB, 1st to O, 1st
 3205-3207 Grandview Street

STAFF REPORT:

Subject lots are located in north central Austin along a minor residential street within an older, quality neighborhood bounded by Lamar Boulevard, West 34th Street, Guadalupe Street and West 29th Street. Although the area is zoned for low-density apartment development, most of the area has remained with single-family homes. To the north and east of subject tracts is a doctor's office building owned by the applicant. The office complex is oriented to West 34th Street with the back part of the tract being used for parking. Non-residential zoning and uses have been limited to West 34th Street and Lamar Boulevard. Narrow right-of-way and pavement widths, off-set streets and well-maintained homes within this neighborhood are major influences against higher-density residential and non-residential zoning within this neighborhood.

The staff cannot recommend this zoning change for the following reasons:

- (1) The present zoning boundary of the "O" Office district is oriented to West 34th Street. The extension of this district to the rear of the subject properties is used for parking and does not detrimentally affect the adjacent residential uses. The rezoning of subject properties would start non-residential zoning into a well-maintained residential neighborhood.
- (2) The present "BB" zoning was established by the Council in 1962 over opposition from the neighborhood. The "BB" apartment zoning is not at all indicative of the existing quality of homes in the area. It should not, therefore, stimulate less restrictive zoning. The existing "BB" zoning is not compatible with present use of most of the land, and any less restrictive zoning would cause an undue burden on residents of the neighborhood who wish to preserve their neighborhood.
- (3) The intersection of West 32nd Street and Grandview is not appropriate for the traffic which would be generated by more intensive zoning in this block. West 32nd Street has very narrow paving, the intersection with Grandview is on an incline, and is offset creating a hazardous intersection.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a quality residential area and as incompatible with existing street access.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)
(NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

Sam G. Whitten: 808 West 32nd Street
John & Sarah Velz: 809 West 32nd Street
Robert W. Jarry: 807 West 32nd Street

AGAINST
AGAINST
AGAINST

C14-74-079 West 34th Street Corporation--Contd.

PERSONS APPEARING

Ralph Daugherty (representing applicant)
George Entenman: 3109 Grandview Street
Robert Jarry: 807 West 32nd Street
Sam G. Whitten: 808 West 32nd Street

AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. A motion was made to deny the request but died for lack of a second. The Committee then recommended to refer this request to the full Commission to allow the members to further review the case and visit the area.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather was of the opinion that granting this request would set a precedent for further zoning and she felt the single-family homes in the area should be protected. Mr. Bobbitt pointed out that the tract is on a hillside and that if access were limited to West Avenue and 34th Street, he would have no objection to granting this request. A majority of the members recommended that this request be granted.

COMMISSION VOTE:

To recommend that the request of West 34th Street Corporation for a zoning change from "BB" Residence, First Height and Area to "O" Office, First Height and Area on property located at 3205-3207 Grandview Street be GRANTED, subject to no access on Grandview Street.

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

C14-74-080 Hardin Associates, Inc.: C, 1st to C-2, 1st
 5555 North Lamar Boulevard

STAFF REPORT:

This 4,800 square foot tract is located within a developing office and warehouse complex in north central Austin. This tract is part of a larger tract at the intersection of two major arterial streets. The "C" Commercial district completely surrounds this site.

C14-74-080 Hardin Associates, Inc.--Contd.

STAFF RECOMMENDATION:

That this case be granted as compatible with surrounding zoning and use.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Douglas Muir (representing applicant)

Doren R. Eskew: 420 Jefferson Street

FOR

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Hardin Associates, Inc. for a zoning change from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area on property located at 5555 North Lamar Boulevard be GRANTED.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-081 K R T, Inc.: GR, 1st to GR, 2nd
 4025-4109 Banister Lane
 1210 West Ben White Boulevard

STAFF REPORT:

This tract is part of the same land that the Planning Commission recently recommended to be zoned "GR" General Retail, First Height and Area. This request is for Second Height and Area. Subject tract is surrounded by the First Height and Area district, including "A" residential developments to the northwest. This site is generally higher than most in this area. Between the intersections of Ben White Boulevard with South Lamar Boulevard

C14-74-081 K R T, Inc.--Contd.

and South Congress Avenue only three instances of Second Height or Fifth Height and Area (60-foot structure height) exist, one of which appears on the staff map to the southwest. None of these older cases, 1969, 1966 and 1960, have used the height allowed by Second Height and Area. The character of the development along Ben White Boulevard is low-rise with most of the structures only one story in height. The introduction of Second Height and Area along Ben White Boulevard will only encourage sign competition for greater heights similar to that along Burnet Road.

STAFF RECOMMENDATION:

That this case be denied as inconsistent with the development along Ben White Boulevard, and with the "A" residential development to the northwest.

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

GCR Stores, Inc.: 901 Lavaca

FOR

Mrs. Pinkie Tom Townsley: 2204 Arpdale Street

FOR

Gladys Smith: 2204 Arpdale Street

FOR

PERSONS APPEARING

Jim Brady (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and a majority recommended that "GR" General Retail, Second Height and Area be granted for the area of the sign only with a 45-foot building height limitation.

AYE: Mr. Washington. Mmes. Himmelblau and Mather

NAY: Messrs. Hetherly and Bobbitt

COMMISSION ACTION:

Members reviewed the information presented. The motion was made to grant the request for the area of the sign only with a 45-foot building height limitation. The motion failed 3-4. Ms. Mather pointed out that the applicant could get an additional five feet by appealing to the Board of Adjustment. She was of the opinion that by allowing the requested height, the applicant would not have to cut down additional trees. A majority of the members were in agreement that this request be denied.

COMMISSION VOTE:

To recommend that the request of K R T, Inc. for a zoning change from "GR" General Retail, First Height and Area to "GR" General Retail, Second Height and Area on property located at 4025-4109 Banister Lane and 1210 West Ben White Boulevard be DENIED.

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

NAY: Mr. Betts. Ms. Mather

ABSTAIN: Mr. Juarez

ABSENT: Mr. Washington

C14-74-082. Farm and Home Savings Assn.: Int. A, 1st to LR, 1st (Tract A)
4925-4949 and 4949-5049 Frederick Lane and B, 1st (Tracts B & C)
1912-2030 and 1913-2029 Teri Road

STAFF REPORT:

The staff requested that this case be postponed for 60 days, since one tract of subject property was withdrawn on a previous request and cannot be heard for rezoning until August 1974.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Don E. Cox: 1315 Alta Vista Avenue

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be postponed for 60 days. Because a six-month waiting period is required on all cases that are withdrawn, one tract of subject property cannot be submitted for rezoning until August 1974.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Farm and Home Savings Assn. for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area (Tract A) and "B" Residence, First Height and Area (Tracts B and C) on property located at 4925-4949 and 4949-5049 Frederick Lane and 1912-2030 and 1913-2029 Teri Road be POSTPONED 60 DAYS.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14-74-084 Urban Renewal Agency of the City of Austin: A, 1st to O, 1st
 2900-2910 Glen Oaks Drive (Conway Street)
 900-1006 Neal Street
 3001-3005 Hargrave Street
 1001-1011 Pleasant Valley Road

STAFF REPORT:

This tract across from the old Anderson High School site is located within the Glen Oaks Urban Renewal project. The tract was designated in the Urban Renewal Plan as an expansion of the old Anderson High School site and later for R-2 Residential use under the Urban Renewal Plan which is synonymous with "A" Residence uses in the City of Austin zoning ordinance. The Ridgeview Campus of the Austin Community College is now occupying that old high school site and the expansion area is no longer necessary.

Although this site is bounded on the west by Pleasant Valley Road, a major arterial street, "A" residential land has been platted to the south and west. Park land exists to the north in the Boggy Creek flood plain. A change in the Council-adopted Urban Renewal plan for this area will be required to allow other than "A" residential uses of the subject tract. The zoning case and the amendment to the Urban Renewal Plan are being processed together and the Commission will have a public hearing on the amendment to the Urban Renewal project at their June meeting.

STAFF RECOMMENDATION:

That this case be denied as contrary to the present Urban Renewal Plan for this area and as incompatible with present and planned residential area to the west and south.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

None

PERSONS APPEARING

Mrs. John B. Wilson	AGAINST
Hazel Nixon: 3009 Kuhlman Avenue	AGAINST
Clara Blalock	AGAINST
Mrs. Olenka E. Davis Emery: Box 6112	AGAINST
Mrs. Fannie Ruth Bolden: 3008 Glen Rae Street	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be denied as incompatible with the present and planned residential area.

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

C14-74-084 Urban Renewal Agency of the City of Austin--Contd.

COMMISSION ACTION:

Members reviewed the information presented and recommended that this case be postponed to the July 9th Planning Commission meeting for rehearing.

COMMISSION VOTE:

To recommend that the request of Urban Renewal Agency of the City of Austin for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 2900-210 Glen Oaks Drive (Conway Street), 900-1006 Neal Street, 3001-3005 Hargrave Street and 1001-1011 Pleasant Valley Road be POSTPONED to the Planning Commission meeting of July 9th for rehearing.

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

ABSENT: Mr. Washington

C14-74-085 J. B. Ford, et al: Int. A, 1st to BB, 1st
 2304-2624 and 2505-2625 William Cannon Drive

STAFF REPORT:

These undeveloped tracts are located on either side of the proposed William Cannon Drive, a boulevard arterial in southwest Austin. Single-family neighborhoods have developed to the north, east, and south of subject tracts. To the west is a proposed shopping center at the intersection of West Gate Boulevard, a major arterial. The "GR" General Retail zoning has been buffered with "BB" apartment and "O" Office zoning to the east.

The staff has consistently recommended "A" residential developments along William Cannon Drive except at the intersections of major arterial streets. William Cannon Drive is generally routed through new single-family neighborhoods. Both of the subject tracts can be developed with townhouses, duplexes or attached single-family units under the Planned Unit Development concept which would be much more compatible with the numerous existing and proposed single-family homes along their northern and southern boundaries. The tracts are not of sufficient depth to provide an adequate buffer to the new single-family homes in this area.

STAFF RECOMMENDATION:

That this case be denied as incompatible with the adjacent single-family neighborhoods and as inconsistent with Commission recommendations for William Cannon Drive.

C14-74-085 J. B. Ford, et al--Contd.

CITIZEN COMMUNICATION (SOUTH WEST AUSTIN HOMEOWNERS ASSOCIATION)

WRITTEN COMMENT

James P. Bozeman: 6905 Whispering Oaks Drive	AGAINST
Richard M. Collins: 6903 Whispering Oaks Drive	AGAINST
Jerome Bugni: 7100 Whispering Oaks Drive	AGAINST
Philip D. Howard: 6902 Whispering Oaks Drive	AGAINST
Frank M. Corum: 7002 Whispering Oaks Drive	AGAINST
Viola Neill: 6800 B. Mini Circle	AGAINST
Wilton T. Miles: 6900 Whispering Oaks Drive	AGAINST
Imogene Johnson: 6802-A Mini Circle	AGAINST
Petition Bearing 85 Names	AGAINST

PERSONS APPEARING

Robert Sneed (representing applicant)	
Richard M. Collins: 6903 Whispering Oaks Drive	AGAINST
Charles R. Gaskin: 6908 Whispering Oaks Drive	AGAINST
Wilton T. Miles: 6900 Whispering Oaks Drive	AGAINST
Philip Howard: 6902 Whispering Oaks Drive	AGAINST
Mr. & Mrs. John A. Crawford: 7010 Whispering Oaks Dr.	AGAINST
Jacquelyn Pittman: 7003 Whispering Oaks Drive	AGAINST
Frank M. Corum: 7002 Whispering Oaks Drive	AGAINST
Barbara Hopson: 7003 Whispering Oaks Drive	AGAINST
Richard A. Griffiths: 7000 Whispering Oaks Drive	AGAINST
Jerry & Carol Bugni: 7100 Whispering Oaks Drive	AGAINST
Mrs. R. M. Collins: 6903 Whispering Oaks Drive	AGAINST
Dixie Godfrey: 6901 Whispering Oaks Drive	AGAINST
Jimmy P. Godfrey: 6901 Whispering Oaks Drive	AGAINST
Bill Wheelless: 2405 Campden Drive	AGAINST
Mr. & Mrs. John Pavlica: 2407 Campden Drive	AGAINST

COMMITTEE ACTION:

The staff reported that they had received a petition bearing 85 names in opposition to this request. Members reviewed the information presented. Mr. Hetherly stated that he would like to see the applicant and the neighborhood meet to work out an agreement. Members recommended that this request be postponed 30 days.

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

COMMISSION ACTION:

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

C14-74-085 J. B. Ford, et al--Contd.

COMMISSION VOTE:

To recommend that the request of J. B. Ford, et al, for a zoning change from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area on property located at 2304-2624 and 2505-2625 William Cannon Drive be POSTPONED 30 DAYS.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

SPECIAL PERMITS

C14p-74-019 Southwestern Bell Telephone Company: Telephone Company
 3701-3719 South 2nd Street Toll Building
 701-717 South Center Street

STAFF REPORT:

This application has been filed as required under Section 45-28, Sub-Section (f), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to construct a telephone toll building by the Southwestern Bell Telephone Company on a 5.0-acre tract at the southeast corner of South 2nd Street and South Center Street. Access to the facility is proposed from South Center Street and South 2nd Street. The proposed building is located in the center of the tract with off-street parking on the west, south, and east sides of the building.

On May 9, 1974, the Planning Commission reviewed a zoning request for "LR" Local Retail, Third Height and Area on this site and at that meeting accepted a request for withdrawal of the zoning case.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Alfred Bishop, Jr.: 1022 South Shepherd, Houston
First Banister Place, Inc.: P. O. Box 3550
Viola Mae Caraway: 3808 South 1st Street

FOR
FOR
FOR

C14p-74-019 Southwestern Bell Telephone Company--Contd.

PERSONS APPEARING

Buford Stewart (representing applicant)
Charles A. Jackson (representing applicant)
Gaynor Kendall (representing applicant)
Dick Nichols (representing applicant)
Mr. and Mrs. James D. Jennings: 805 S. Center Street AGAINST

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Southwestern Bell Telephone Company for a special permit for the construction of a telephone company toll building on property located at 3701-3719 South 2nd Street and 701-717 South Center Street, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

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.

C14p-74-021 Robert L. Ogden: Tavern (Existing) With 80 Patron Seats
1600-1602 West 5th Street
500-502 West Lynn Street

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Sub-Section (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 lounge, "The Depot", located at the northwest corner of West Lynn Street and West 5th Street. The zoning of "C-2" Commercial on the tract

C14p-74-021 Robert L. Ogden--Contd.

was heard and granted by the City Council on May 2, 1974, subject to conditions. This application is to fulfill the ordinance requirements for a lounge. This is an existing structure consisting of a railroad depot building and three railroad cars, all combined in one structure, with provisions for a total of 80 seats. Access to the site is from West Lynn Street and from West 5th Street.

STAFF RECOMMENDATION:

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

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

Hardy Hollers: American Bank Tower, Suite 1910

Mrs. Dorothy A. Kloppe: 1339 Selma Avenue

Lena Shropshire: 1611 West 6th Street

Mrs. Randall Jenkins: 2617 Delwood Place

FOR

AGAINST

AGAINST

AGAINST

PERSONS APPEARING

Robert Ogden (applicant)

Mr. & Mrs. Randall Jenkins: 2617 Delwood Place

R. G. Mueller

Helena Hardcastle

AGAINST

AGAINST

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented and agreed that most of the objection was to the parking problem. They were of the opinion that the applicant is working to relieve the parking situation. Members were in agreement that this case be approved, subject to compliance with departmental requirements.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of John D. Byram for a special permit for a tavern (existing) with 80 patron seats on property located at 1600-1602 West 5th Street and 500-502 West Lynn Street, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

C14p-74-021 Robert L. Ogden--Contd.

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

C14p-74-022 Robert G. Hall: Restaurant With A Total of 140 Seats With
2317-2323 San Antonio Street provision for mixed drinks
411-419 West 24th Street

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Sub-Section (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 lounge to be operated in conjunction with a restaurant. The facility will accommodate a total of 140 persons and is to be located in the existing Castilian student apartment hotel at the southeast corner of San Antonio and West 24th Street. Off-street parking for the apartment facility and the proposed restaurant and lounge is to be provided in the attached structure. The existing zoning on the site is "C" Commercial with "C-2" Commercial zoning approved by the Commission on May 14, 1974, and scheduled for City Council hearing on June 6, 1974.

STAFF RECOMMENDATION:

The staff recommends approval, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, and Board of Adjustment approval of a variance to the parking requirements.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

None

PERSONS APPEARING

Tom Curtis (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to compliance with departmental requirements and subject to Board of Adjustment approval of a variance to parking requirements.

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

C14p-74-022 Robert G. Hall--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Robert G. Hall for a special permit for a restaurant with a total of 140 seats with provision for mixed drinks on property located at 2317-2323 San Antonio Street and 411-419 West 24th Street, subject to departmental requirements as on file with the City of Austin Planning Department; Board of Adjustment approval of a variance to the ordinance parking requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

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.

C14p-74-023 Hardin Associates, Inc.: A Supper Club in an existing building
5555 North Lamar Boulevard called "The Sheik", for 250
patron seats

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Sub-Section (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 combination lounge and restaurant or a "supper club." The site is an area within "Commerce Park", an office building complex under construction between Guadalupe and Lamar Boulevard south of Koenig Lane.

The applicant proposes to use 4,800 square feet within one of the buildings for the proposed club, with provisions for 250 seats. The existing zoning is "C" Commercial with a current zoning application for "C-2" Commercial, First Height and Area.

Access to the site is proposed from Guadalupe and North Lamar Avenue.

C14p-74-023 Hardin Associates, Inc.--Contd.

STAFF RECOMMENDATION:

The staff recommends approval, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, and subject to Board of Adjustment approval of a variance to the parking requirements.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD)

WRITTEN COMMENT

None

PERSONS APPEARING

Douglas Muir (representing applicant)
Doren R. Eskew: 420 Jefferson Building

FOR

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, subject to compliance with departmental requirements and subject to Board of Adjustment approval of a variance to the parking requirements.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Hardin Associates, Inc. for a special permit for a supper club in an existing building called "The Sheik" for 250 patron seats on property located at 5555 North Lamar Boulevard, subject to departmental requirements as on file with the City of Austin Planning Department; subject to Board of Adjustment approval of a variance to ordinance parking requirements, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

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:

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

C14p-74-024 Hill Consolidated Corporation--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Hill Consolidated Corporation for a special permit for the construction of a 360-unit apartment project called "Oak Ridge" on property located at Hart Lane and North Hills Drive, subject to departmental requirements as on file with the City of Austin Planning Department; the density on the tract zoned "BB" not to exceed the "BB" density allowed under Ordinance requirements.

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

ABSENT: Mr. Washington. Mr. Juarez (out of room)

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-74-006 State of Texas
West 14th Street Alley from west property line
Colorado Street to point 62 feet east of east
property line Lavaca Street

STAFF REPORT:

Mr. Lillie reported that this is a request by the State of Texas for the vacation of West 14th Street alley from the west property line of Colorado Street to a point 62 feet east of the east property line of Lavaca Street. He stated that the intent is to build a five-story building with three stories of underground parking. Mr. Lillie stated that the Urban Transportation and Planning Departments recommend the entire alley be vacated, subject to retention of easements. Mr. Lillie pointed out that if the City Council accepts the Commission's recommendation to approve this request, the two adjoining property owners will have to participate in the fee as well as enter into an acquisition agreement with the City.

STAFF RECOMMENDATION:

The staff recommends that the request by the State of Texas for vacation of West 14th Street alley be approved for the entire alley, subject to retention of easements.

C10v-74-006 State of Texas--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the State of Texas for vacation of West 14th Street alley from the west property line of Colorado to the east property line of Lavaca Street be APPROVED, subject to retention of easements.

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

ABSENT: Mr. Washington

PUBLIC HEARINGS

C14p-74-017 Mark Kothmann Enterprises, Inc.

Addition of second-story game room to an existing
lounge with current provisions for 240 patron seats
1523-1525 Tinnin Ford Road
Postponed hearing from May 14, 1974 Planning Commission

STAFF REPORT:

Mr. Lillie reported that this case was postponed from the May 1974 Planning Commission meeting, pending review by the Board of Adjustment on parking requirements. The Board of Adjustment meeting was postponed for lack of a quorum, therefore, no action was taken.

STAFF RECOMMENDATION:

That this request be postponed as requested by the applicant to the July Zoning Committee meeting for hearing.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mark Kothmann Enterprises, Inc. for the 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 be POSTPONED to the July, 1974 Zoning Committee meeting for hearing.

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

ABSENT: Mr. Washington

PUBLIC HEARINGS--Contd.

C5-66-6

Housing and Construction

Amendment to Glen Oaks Urban Renewal Plan

Mr. Leon Lurie, Director of the Urban Renewal Agency presented background information on the Glen Oaks Urban Renewal Plan. This request for amendment to this plan is in conjunction with a request for a zoning change. Mr. Lurie pointed out some of the problems within this area, one being that they have been unsuccessful in selling the lots in the area for single-family use. He also pointed out that the commercial development in the area has been unsuccessful. Mr. Lurie stated that at this time, a developer has plans for a nursing home to be built on subject tract. The tract is in the "R-2" Urban Renewal classification which is equal to the "A" Residence classification in the City's zoning ordinance. Nursing homes are allowed in the "B-1" Urban Renewal classification which is the equivalent to the City's "O" Office zoning classification. Mr. Lurie pointed out that a restrictive covenant could be placed on the amended application, limiting the use to a nursing home.

STAFF RECOMMENDATION:

That the Commission consider this request with a restrictive covenant limiting the use to a nursing home and also consider the "B" Residence classification rather than the "O" Office classification.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau pointed out that the "B-1" Urban Renewal district very closely resembles the "O" Office district which allows retail uses. She stated she would prefer "B" Residence zoning which would allow a nursing home. Members were in agreement that this case, along with the request for a zoning change, be postponed to the July Planning Commission meeting to allow area residents to be notified of a public hearing and to allow Commission members time to review the alternatives.

COMMISSION VOTE:

To POSTPONE to the July 9, 1974 Planning Commission meeting the request of the Urban Renewal Agency of the City of Austin for an amendment to the Glen Oaks Urban Renewal Plan, including the requested zoning change.

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

ABSENT: Mr. Washington

PUBLIC HEARINGS--Contd.

C3-74-002 Environment

Appeal by Clyde Smith on decision of 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 this is an appeal from Mr. Clyde Smith on Waterway Development Permit #74-04-2006 issued to B & B Investments on property located at South Congress Avenue and St. Elmo Road.

Mr. Charles Graves gave a brief history of the case, stating that about a year ago Mrs. Myldred Hopf notified his department that the property next to hers was being filled, thus covering up a diagonal path across the corner of the lots in which this water course followed. Mr. Clyde Smith, an adjacent property owner, has protested this proposed development, stating that it is in violation of the new creek ordinance.

Mr. Graves reported that the Engineering Department is of the opinion that the applicant's proposal to install the 60-inch pipe would return the water to its original course and will improve the overall drainage situation and not adversely affect Mr. Smith's property.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Clyde Smith

FOR Denying Permit

Myldred B. Hopf

FOR Denying Permit

PERSONS APPEARING

E. H. Smart (representing Mrs. Hopf)

Clyde Smith

FOR Denying Permit

Myldred Hopf

FOR Denying Permit

A. H. Merchant, P. E. (representing Mr. Smith)

FOR Denying Permit

Chuck Basquette

AGAINST Denying Permit

James Watson

AGAINST Denying Permit

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather suggested that consideration be given to the possibility of flood ponds on Mr. Basquette's property such as that on Mrs. Hopf's property. Mr. Milstead stated he would hesitate to deny an appeal when it involves a legitimate concern for an individual's property and when that property owner has not had an opportunity to review the plan or to come to a reasonable solution with the other parties concerned such as Mr. Smith's situation. A majority of the members were in agreement that the applicant has the opportunity to appeal the decision to the Council. Ms. Mather was of the opinion that if the Commission voted to deny the appeal, then the applicant could

C3-74-002 Environment--Contd.

proceed with his plans to install the drainage pipe and the aggrieved party would not have time to appeal the decision. Ms. Mather expressed a desire to postpone this request. Mr. Hetherly stated he was opposed to postponement. He stated that the problem of flooding has existed in this area for a long time and that the applicant has made an effort to solve this problem by extending the pipe down his property. A majority of the Commission recommended to deny the appeal.

COMMISSION VOTE:

To DENY the appeal of Mr. Clyde Smith on Waterway Development Permit #74-04-2006 issued to B & B Investments.

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

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.

Mr. Lillie stated that the Commission has considered in the past a request to enclose a portion of Harper's Branch. The Commission reviewed the plans submitted by the applicant and accepted a commitment by the applicant to submit a special permit. The plan, approved by the Commission, was denied by the Council by a 4-3 vote. Mr. Lillie stated that the hearing tonight was for the purpose of advising the Engineering Department on the request for a Waterway Development permit to span Harper's Branch with a single-span bridge and an office building on subject property.

Mr. Charles Graves, City Engineer, stated that his department had reviewed the proposed plans in detail and find that they comply with the new creek ordinance in every respect. He pointed out that the structure crosses the creek and does not interfere with the creek's flow nor will it cause erosion. Mr. Graves pointed out that under the ordinance, the Engineering Department has the authority to grant or deny the permit. However, the Engineering Department is requesting the advice of the Planning Commission at this time.

C3-74-004 Environment--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David Graber (representing applicant)
Robert Davis (representing applicant)
Adon Sitra: 3705 Hillbrok Drive
Maymie Carskadon: 1814 Matagorda Street
Milan Carskadon: 1814 Matagorda Street
Harriet Buxkemper: 1504 Betty Jo Drive
Randolph Reece: 1204 Travis Heights Boulevard
Ruell Snow
Howard Long

FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

COMMISSION ACTION:

Members reviewed the information presented by the staff and applicant as well as by area citizens in opposition. Members agreed that the issue to be considered is the request for the waterway development permit, and they should not address themselves to special permit matters. Ms. Himmelblau stated she felt the property needs to be developed but stated she would like to see it tied somehow to a special permit in order to protect the surrounding neighborhood. Mr. Milstead stated that if he were looking at the case strictly from a Planning Commission standpoint he would want to see it tied to a special permit, but because it is inevitable that this case will be appealed to the City Council, he would vote for recommending it under the creek ordinance.

COMMISSION VOTE:

To APPROVE the request for Waterway Development Permit #74-04-3017 by Teague-Buda, Inc. on property located on Harper's Branch at 1518 South I. H. 35, subject to the architect's development book and the restrictions therein be placed on file as official plans, and that the development shall be limited to the structures shown in the proposed building and site plans.

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

C3-74-005

Environment

Request for hearing on Waterway Development Permit Application #74-05-3024. A proposal by CECON, Inc. to enclose part of a waterway that crosses the Remington Restaurant tract at 103 East Anderson Lane

STAFF REPORT:

Mr. Graves reported that this is a request by CECON, Inc. to enclose part of a waterway with a flow of 996 cfs. that crosses the Remington Restaurant tract on East Anderson Lane. The intent of the applicant is to enclose that portion of the creek on the tract to develop a parking area. Mr. Graves recommended that the request for a Waterway Development Permit be approved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

James W. French (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with Mr. Grave's recommendation.

COMMISSION VOTE:

To APPROVE the request of CECON, Inc. for a Waterway Development Permit Application #74-05-3024 to enclose part of a waterway that crosses the Remington Restaurant Tract at 103 East Anderson Lane.

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

ABSENT: Mr. Washington

OTHER BUSINESS

R800

Subdivision Ordinance

Set a Public Hearing to Amend the Subdivision Ordinance to Extend Urban Standards to All Areas Within the Five-mile Extraterritorial Jurisdiction

Mr. Lillie reported that the present subdivision ordinance provides for urban subdivisions and suburban subdivisions. The ordinance states that if a subdivision occurs within two miles of the city limits and if it has more than 2-1/2 lots per acre, the subdivision must meet city standards for streets and drainage. If a subdivision is beyond two miles but within the five-mile extraterritorial jurisdiction and has less than

R800 Subdivision Ordinance--Contd.

2-1/2 lots per acre, it may meet county standards for streets and drainage.

Two recent suburban subdivisions in the northwest section of the community have been approved and have been developed under suburban standards with unpaved streets and bar ditches. These subdivisions are of concern now that they are adjacent to the city limits.

Councilman Lebermann, in his recent annexation report to the City Council, has suggested that the subdivision ordinance be reviewed and that that portion of the ordinance dealing with suburban standards be deleted from the subdivision ordinance and that urban standards apply to the entire extraterritorial jurisdiction.

STAFF RECOMMENDATION:

That the Commission set a public hearing to consider amendments to the subdivision ordinance.

COMMISSION ACTION:

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

COMMISSION VOTE:

To SET A PUBLIC HEARING for July 9, 1974 to consider amendments to the Subdivision Ordinance.

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

ABSENT: Mr. Washington.

C2-73-8a Creek Ordinance

Set a Public Hearing to Amend the Creek Ordinance, Chapters 29 and 40 of the City Code

Mr. Lillie requested that this item be postponed to the July Planning Commission and the hearing be held in August since Mr. Charles Graves, Director of Engineering, will not be present at the July meeting.

COMMISSION ACTION:

Members reviewed the request and agreed to postpone setting a public hearing until July.

C2-73-8a Creek Ordinance

COMMISSION VOTE:

To POSTPONE setting a public hearing on amendments to the creek ordinance until the July Planning Commission meeting.

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

ABSENT: Mr. Washington.

R140 City Planning Commission
Summary of 1973-1974 Accomplishments

Mr. Lillie distributed to the Commission members a status report on the programs that were to be accomplished in 1973-1974 along with an inventory of the other accomplishments made throughout the year.

Mr. Milstead pointed out that just having a certain number of meetings was not necessarily accomplishments; however, he felt the Commission did accomplish a number of things during the year. Among those accomplishments he mentioned were: 1.) ordinance amendments 2.) rewriting of the Commission's Rules and Regulations 3.) information to new members on the Commission 4.) the AUSTIN TOMORROW program 5.) updating of the C.I.P. process 6.) review of the Community Development program 7.) writing of ordinance on the veterinary clinics 8.) revision of the townhouse ordinance 9.) recommendation on fees for subdivisions and name change requests and 10.) implementation of the environmental policy.

Mr. Milstead stated there were still many things left to accomplish such as 1.) sidewalk ordinance 2.) alternate methods of screening 3.) PUD guidelines 4.) flood management program and 5.) land use control beyond the corporate limits.

Mr. Lillie stated that the staff has been meeting with CAPCO, members of the City Council, members of the City Manager's office and with members of the Commissioner's court to develop closer communications with the legislative bodies within Travis County concerning land use and area-wide planning.

Mr. Milstead suggested that the Commission review the program accomplishments in December or January in order to assure the completion of such accomplishments before the year ends.

R105-74 Subdivision Memorandum

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

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The following four final 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:

<u>C8-73-73</u>	<u>Beaconridge I</u>
	Peaceful Hill Lane & Dittmar Road
<u>C8-73-109</u>	<u>Woodlake Trails</u>
	Commons Ford Road & Cuernavaca Drive
<u>C8-74-15</u>	<u>Cooper Oaks, Section 1-A</u>
	Woodhue Drive
<u>C8-73-114</u>	<u>Cherry Creek, Phase VI, Section 1</u>
	Wm. Cannon Drive & West Gate Blvd.
<u>C814-73-06</u>	<u>Old Town, Phase 2, Section I</u>
	Coronado Hills Drive

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

ABSENT: Mr. Washington

The Commission then

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

<u>C8-74-05</u>	<u>Sonesta West</u>
	U. S. 183 & Nautilus Blvd.

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

ABSENT: Mr. Washington

The Commission then

Final Subdivisions--Contd.

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

C8-73-56 Quail Creek, Section 7, Phase 2
Rundburg Lane & Quail Wood Drive

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

ABSENT: Mr. Washington

The Commission then

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

C8-74-10 M & G Estates
Ed Bluestein & Durango Hill

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

ABSENT: Mr. Washington

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:

C8-74-35 Timberline, Phase Two
Barton Skyway & Spyglass Drive
C8-74-38 Crown Ridge Village, Section 2
Crown Ridge Path

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

ABSENT: Mr. Washington

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

The Commission then

VOTED: To APPROVE the following short form subdivision plats:

<u>C8s-74-104</u>	<u>Georgian Acres, Resub. Lt. 3 &</u> <u>Part of Lot 2, Blk. "E"</u> East Drive
<u>C8s-74-121</u>	<u>Hartford Road Subdivision</u> Polo Road & Hartford Road
<u>C8s-74-118</u>	<u>Resub. Lts. 2 & 3 & Por. of Lt. 1,</u> <u>Hodges Ind. Subdivision</u> F. M. 1325 & Tex. N.O.R.R.

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

ABSENT: Mr. Washington

The Commission then

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

<u>C8s-74-125</u>	<u>Cherry Creek West</u> Manchaca Rd. & Wm. Cannon Drive
<u>C8s-74-131</u>	<u>Burt & Davis Subdivision</u> Ridge Oak & Reynolds Road

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

ABSENT: Mr. Washington

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 on the signature of the adjoining owner:

<u>C8s-74-126</u>	<u>Ben White Ltd. Addition</u> Ben White & Banister Lane
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AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Washington.
Mmes. Himmelblau and Mather

ABSENT: Mr. Washington

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 on right-of-way on Banister Lane because it is to come from the north side:

C8s-74-127 Palate Pleaser Place
Ben White Blvd., S. 2nd Street
and Banister Lane

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

ABSENT: Mr. Washington

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:

C8s-74-128 Medical Park Subdivision #2
West 39th & West 38th
C8s-74-132 3rd Resub. Lt. 2, Blk. "E"
Delwood Terr./ Common Area
Gaston Place Drive

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

ABSENT: Mr. Washington

The Commission then

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

C8s-74-129 Twin Oaks Industrial Dist. #5
Terry-O-Lane & Shelby Lane
C8s-74-130 Turbine South #1
Sherman Lane & Dalton Lane

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

ABSENT: Mr. Washington

C8c-70-001 Great Hills
Modification to conceptual plan

STAFF REPORT:

Mr. Lillie reported that on October 13, 1970 the Planning Commission approved a conceptual plan for the Great Hills subdivision. The development is for approximately 2,500 acres located in the northwest part of Austin south of Highway 183, west of Mesa Drive, and north of Spicewood Springs Road. This conceptual plan included about 2,400 acres with approximately 7,200 units with a population estimated around 25,000. A portion of this project between Loop 360 and the City has been under development since that time and now there had been a modification of this plan. The number of units has been reduced to about 6,500, thus reducing the population slightly. Part of the modification includes the relocation of the service road to the junior high school site. However, due to the fact that the street has already been dedicated and the State Highway Department has already made agreements in that connection, it is recommended that no change be made in this street location until such time as the developers, the Highway Department, the staff and area residents come to some agreement.

Mr. Lillie stated that the developers have been asked to submit a breakdown of land use by acreage and density so that the Urban Transportation and Planning Departments can look at the traffic generated by streets in order that consideration can be given to variances from ordinance requirements concerning street rights-of-way and paving widths.

Mr. Lillie pointed out that the developers are working with the various departments on open space, dedication of open space acquisition, and development permits along the creeks.

STAFF RECOMMENDATION:

That the conceptual plan be approved, subject to requirements of pre-application meeting but that until any amendment by the Texas Highway Department is made, the relocation of the street to the junior high school site remain as originally approved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Leon Schmidt

PERSONS APPEARING

Leon Schmidt

FOR

COMMISSION ACTION:

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

C8c-70-001 Great Hills--Contd.

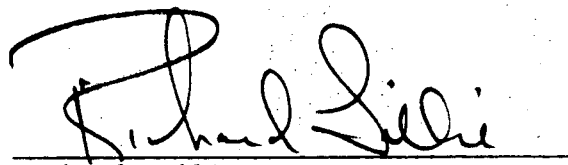
COMMISSION VOTE:

To APPROVE the conceptual plan of Great Hills subdivision, subject to requirements of pre-application meeting and recommend no change in the relocation of the service road to the junior high school site until such time as the State Highway Department, the staff, the developers and area residents have reached an agreement as to its location.

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

ABSENT: Mr. Washington

The meeting was adjourned at 12:30 a.m.



Richard Lillie
Executive Secretary