

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--August 13, 1974

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

Present

C. W. Hetherly, Chairman
Betty Himmelblau
Philip Juarez
Jean Mather
Charles Nash
Bennie Washington

Absent

O. P. "Bob" Bobbitt
Rizer Everett
George Ramsey, III

Also Present

Jack Alexander, Assistant Director of Planning
Evelyn Butler, Supervisor, Current Planning
Charles Graves, Director of Engineering
Walt Boettcher, Engineering
Stuart Henry, Director of Environmental
Resource Management
Don Bird, Assistant City Attorney
Pat Settle, Secretary I

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of August 5 and 6, 1974.

Present

Betty Himmelblau, Acting Chairman
Rizer Everett
Jean Mather
Charles Nash
Bennie Washington

Also Present

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

*Present only on August 5, 1974.
**Present only on August 6, 1974.

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

STAFF REPORT:

Subject tract is located at the intersection of two major collector streets servicing an apartment district in northwest Austin. This district lies between the single-family neighborhood to the west and the retail district oriented to the future MoPac Expressway to the east. "LR" Local Retail district is located 250 feet to the east, and "GR" General Retail 400 feet to the north. Subject tract is at a higher elevation than the retail district to the north and east.

Hundreds of apartment units are presently built and many more are planned or are under construction on tracts surrounding this intersection. The tracts on the western corners of this intersection are presently undeveloped, although a special permit has been approved at the southwest corner. The staff cannot support this application which would place retail activity, with bright lighting and tall signs into this neighborhood unless the applicant is willing to submit a site plan and agree to certain design features which would make the commercial development more compatible with the area. A small group of uses which are oriented to the everyday needs of the surrounding apartment residents can be appropriately placed here.

The following specific design recommendations are suggested:

1. Alteration of the site should be held to a minimum. Existing trees should be preserved.
2. Buildings should be set back from residential buildings on adjacent tracts to the east and south to allow for landscaping and along Wood Hollow to allow for preservation of the trees.
3. Identification signs should be low-profile with free-standing signs compatible with the design of the project.

The applicant is interested in applying good architectural and site design on this tract. It provides the Planning Commission and the staff the opportunity to work with professionals who are interested in improving the aesthetics of the community.

STAFF RECOMMENDATION:

The staff recommends that the requested zoning be granted, subject to a special permit which incorporates the above recommendations. If a special permit is not required, the staff recommends that the case be denied as an encroachment into this apartment neighborhood.

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

CITIZEN COMMUNICATION (NORTHWEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

Norman Herting (North West Austin Civic Assn.)

FOR

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau stated she was opposed to the gas pumps, but she could support the "LR" Local Retail zoning with a special permit, incorporating the staff's recommendations. Members recommended that this request be granted, subject to a special permit to include: 1) Alteration of the site should be held to a minimum. Existing trees should be preserved. 2) Buildings should be set back from residential buildings on adjacent tracts to the east and south to allow for landscaping and along Wood Hollow to allow for preservation of the trees. 3) Identification signs should be low-profile with free-standing signs compatible with the design of the project.

AYE: Mmes. Himmelblau and Mather
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

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 on property located at 3519-3531 Greystone Drive and 7425-7437 Wood Hollow Drive be GRANTED, subject to a special permit and specific design criteria as recommended: 1.) alteration of the site should be held to a minimum. Existing trees should be preserved. 2.) buildings should be set back from residential buildings on adjacent tracts to the east and south to allow for landscaping and along Wood Hollow to allow for preservation of the trees. 3.) Identification signs should be low-profile with free-standing signs compatible with the design of the project.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

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

STAFF REPORT:

These tracts are located in southeast Austin at the intersection of two neighborhood collector streets and are 1,400 feet from the closest arterial street. Stassney Lane to the south of subject tracts will become the major entrance to this residential neighborhood, as the first overpass along I. H. 35 south of Ben White Boulevard will be at Stassney Lane. These tracts are located in a sparsely developed area which is developing with single-family uses as noted by Peppertree Park Subdivision and an approved Planned Unit Development adjoining to the east. To the north is undeveloped land, to the west of Tract A, a church, and to the south of Tract C, a mobile home park. Considerable retail-commercial and apartment developments are anticipated along I. H. 35 to the west. These tracts are considered interior tracts not oriented toward a major arterial.

Development of Tracts B and C with uses not allowed under "A" Residence zoning will increase the vehicular traffic in front of the elementary school planned to the south.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a developing "A" residential area. Intensive development of the subject tracts with access only to residential streets may lead to premature deterioration of residential developments. In addition, rezoning the subject tract would be an undesirable precedent for a large number of vacant tracts in this area not oriented to a major intersection or I. H. 35.

The staff has encouraged a small local retail site integrated in a Planned Unit Development at the eastern end of Tract A oriented to pedestrian traffic. Without integration into an overall design, the establishment of retail at this location would set a precedent for more.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)**WRITTEN COMMENT**

Ed M. Barkley: 2501 East St. Elmo Road
Don E. Cox

FOR
AGAINST

PERSONS APPEARING

Phil Mockford (representing applicant)
Jose Mercado
Ed Barkley: 2501 East St. Elmo Road

FOR
FOR

COMMITTEE ACTION:

Members reviewed the information presented. In reply to Mr. Nash's question regarding the size of the request, the staff pointed out that they felt the proposed area was not the proper place for such a large retail district and in addition, would create a traffic problem in the school area located to the south of subject tracts. Ms. Mather stated that the mobile home

C14-74-082 Farm and Home Savings Association--Contd.

park in the area is in excellent condition and felt there would be no problem with single-family homes backing up to the area. She stated that "B" Residence was too dense and that a Planned Unit Development would be a more appropriate solution. A motion was made to deny the request but failed 2-3. A motion was then made to recommend that "LR" Local Retail, First Height and Area be granted on Tract A, subject to a Special Permit; and that "BB" Residence, First Height and Area be granted on Tracts B and C.

AYE: Ms. Himmelblau. Messrs. Everett, Nash and Washington.
NAY: Ms. Mather

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather restated her position in that she felt the requested zoning was too intense for the area and would only create an "apartment city" such as that east of I.H. 35. A majority of the members were in favor of the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Farm and Home Savings Association for a zoning change from Interim "A" Residence, Interim First Height and Area to "LR" Local Retail, First Height and Area on Tract A and "B" Residence, First Height and Area on Tracts B and C on property located at 4925-5049 Frederick Lane and 1912-2030 and 1913-2029 Teri Road be DENIED but that "LR" Local Retail, First Height and Area on Tract A, subject to a Special Permit and "BB" Residence, First Height and Area on Tracts B and C be GRANTED.

AYE: Messrs. Hetherly, Nash and Washington. Ms. Himmelblau
NAY: Mr. Juarez. Ms. Himmelblau
ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-083 Edward P. Giesecke: A, 1st to B, 2nd
1815-1817 Waterston Avenue

STAFF REPORT:

The applicant requested that this case be postponed.

CITIZEN COMMUNICATION (OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

Robert D. Jones: 805 Capital Natl. Bank Bldg.	FOR
Doris D. Bolton: 5318 Western Hills	FOR
Steve Orr: 1721 Palma Plaza	AGAINST

PERSONS APPEARING

Ed Giesecke (applicant)
Martin Boozer (representing applicant)

C14-74-083 Edward P. Giesecke--Contd.

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Edward P. Giesecke for a zoning change from "A" Residence, First Height and Area to "B" Residence, Second Height and Area on property located at 1815-1817 Waterston Avenue be POSTPONED.

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

C14-74-100 Velma Keller: A, 1st to B, 1st
 1501 Newning Avenue

STAFF REPORT:

Subject tract is located in south Austin in an older neighborhood. The tract is presently developed with a single-family structure. Surrounding uses are single-family, except for an older four-plex to the northwest, and vacant tracts to the east and south.

Apartment zoning exists on tracts surrounding subject tract, as well as on other tracts to the north. The most recent rezoning for apartments occurred in 1968. Single-family houses still remain on many of those properties rezoned in the late 1960's.

The Planning Commission's early recommendations in 1966 and 1967 were to deny apartment zoning in this area. After the apartment zoning had been established, the Commission then recommended to grant later requests.

STAFF RECOMMENDATION:

The staff reluctantly recommends that the requested zoning be granted as consistent with the established zoning.

CITIZEN COMMUNICATION (SOUTH RIVER CITY CITIZENS)

WRITTEN COMMENT

Kathleen Thomas Ginn: 2104 Forest Trail
Mrs. Volna Lee Daum: 1505 Newning Avenue

AGAINST
AGAINST

C14-74-100 Velma Keller--Contd.

Mr. & Mrs. Rodney Whitaker: 1419 Newning Avenue	AGAINST
Mr. & Mrs. Stuart Harris: 1410 Newning Avenue	AGAINST
Mr. & Mrs. Stuart Purcell: 210 Academy Drive	AGAINST
Don Cox (South River City Citizens)	AGAINST
Petition bearing 35 names	AGAINST

PERSONS APPEARING

Helen R. Hall (representing applicant)	
Wayne Gronquist: 303 Academy Drive	AGAINST
Mrs. Robert Bohls: 1502 Newning Avenue	AGAINST
Dianne Whitaker: 1419 Newning Avenue	AGAINST
Mrs. Stewart Harris: 1410 Newning Avenue	AGAINST
Don Cox (South River City Citizens)	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were of the opinion that the appropriate time for requesting rezoning on the tract would be when the applicant had specific plans. Testimony from citizens in opposition indicated that plans were under way to request a rollback in zoning in the area. Ms. Mather suggested that the applicant give consideration to a Planned Unit Development on the tract. Members then recommended that this request be denied.

AYE: Mmes. Himmelblau and Mather.
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Velma Keller for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 1501 Newning Avenue be DENIED.

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

C14-74-102 Richard Woodrum: A, 1st to MH, 1st
902 South Center Street

STAFF REPORT:

This tract is located on a minor residential street in south Austin. A mobile home exists to the west and to the south; conventional residential structures exist on properties to the north and east.

C14-74-102 Richard Woodrum--Contd.

The mobile home district on the south side of South Center Street was established in 1972. Three properties north of South Center Street were included in the application but were not recommended by the staff nor the Commission. It was felt that mobile home zoning on the contiguous lots south of South Center Street was compatible with the concept of the Mobile Home District, but that the lots north of the street were isolated and that the mobile home zoning was incompatible with the conventional residential zoning north of South Center Street.

Conditions have not changed appreciably since that case.

STAFF RECOMMENDATION:

That this case be denied as incompatible with the predominant character of the existing residential zoning north of South Center Street, and as inconsistent with the previous Commission recommendation on tracts north of South Center Street.

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

A. D. Scott: 811 South Center Street	FOR
John J. & Katherine Mitchell: 3615 Garden Villa	FOR
Dewitt C. Nogues: 817 Brown Building	FOR
Petition bearing 23 names	FOR
Leroy Carlson: 3715 Garden Villa	AGAINST

PERSONS APPEARING

Larry Slater (representing applicant)	
Richard Woodrum (applicant)	
L. A. Foster	AGAINST
Litton Pierce	AGAINST
Mrs. Carl Hogue	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau stated she would like to see further study made. A majority of the members recommended that this request be denied.

AYE: Messrs. Everett and Washington. Ms. Mather
NAY: Ms. Himmelblau
ABSTAIN: Mr. Nash

COMMISSION ACTION:

The staff reported that a petition bearing 23 names in favor of the request had been received. Ms. Himmelblau stated she would like to see the entire side zoned for mobile homes. She stated that there are two or three mobile homes already located in the area that are in better condition

C14-74-102 Richard Woodrum--Contd.

than some of the homes. It was pointed out that those mobile homes located in the area were non-conforming uses in that they were located in the area prior to the adoption of the mobile home ordinance. Ms. Mather stated that the history of the area influenced her vote in that mobile home zoning had previously been requested for the entire area. A compromise by the neighbors resulted in mobile homes being allowed on the south side of South Center Street while the north side of the street would remain "A" Residence. A majority of the members were in agreement with the Committee's recommendation that this request be denied.

COMMISSION VOTE:

To recommend that the request of Richard Woodrum for a zoning change from "A" Residence, First Height and Area to "MH" Mobile Home, First Height and Area on property located at 902 South Center Street be DENIED.

AYE: Messrs. Hetherly, Juarez and Washington. Ms. Mather
NAY: Ms. Himmelblau
ABSTAIN: Mr. Nash
ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-103 Erwin K. Stork: A, 1st to O, 1st
604-606 1/2 West Mary Street

STAFF REPORT:

This property is located on a residential collector street in south Austin and is developed with a single-family structure. Strip-commercial uses oriented to South First Street are located to the east. Residential homes oriented to a single-family neighborhood with residential streets are located on the other three sides of the tract. The housing in this area is modest and some of the homes need maintenance. A mobile home exists in the same block as the subject tract.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a single-family neighborhood and because of the precedent which it would set for rezoning the many residential properties which abut the business strip along South First Street.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

Barbara Loveless Harris: 1902 South First St.	FOR
Mrs. Hazel Douglas: 1157 E. 42nd St., L.A. Calif.	FOR
Petition bearing 9 names	FOR
Earl Clark: 608 West Mary Street	AGAINST

C14-74-103 Erwin K. Stork--Contd.

PERSONS APPEARING

Erwin K. Stork (applicant)
Jesse Garza
Mrs. Garcia

FOR
AGAINST

COMMITTEE ACTION

Members reviewed the information presented and were in agreement with the staff's recommendation. Members recommended that this request be denied as an intrusion into a single-family neighborhood.

AYE: Mmes. Himmelblau and Mather
Messrs. Everett, Nash and Washington.

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Erwin K. Stork for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 604-606 1/2 West Mary Street be DENIED.

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

C14-74-104 Henna Chevrolet, Inc. and Gulf Oil Corp.: A, 1st to C, 1st
604-704 Delmar Avenue (as amended)
(Orig. Req.: A, 1st to C, 3rd)

STAFF REPORT:

Subject tract, which fronts a minor residential street, is part of the St. John's neighborhood west of I. H. 35 in north Austin. The tract has been used for parking and vehicle storage by the automobile and truck dealership to the north. A zoning change was required to legalize the use.

To the east is an automobile service station and to the south and west is a residential neighborhood. Homes in this area are modest, some need maintenance, and a number of lots are vacant. Four new duplexes have been placed on lots at the corner of Delmar Avenue and Duval, and the corner of Martin Avenue and Blackson Avenue.

C14-74-104 Henna Chevrolet, Inc. and Gulf Oil Corp.--Contd.

In past cases, the Commission has recommended to preserve the "A" zoning west of Martin Avenue but has recommended "GR" General Retail to the east of Martin Avenue. In 1972, "GR" General Retail zoning was granted on the two lots at the intersection of Blackson Avenue and Martin Avenue. They are presently undeveloped. The most recent case was the case across the street from the subject tract. "GR" General Retail was recommended by the Commission, but was denied by the Council because it would contribute to the destruction of the neighborhood.

The staff feels that this neighborhood should be protected. It does not presently suffer from non-residential traffic other than that generated by the auto dealership. If protected, the vacant tracts can be developed with duplexes and single-family homes as have been constructed in the area recently.

STAFF RECOMMENDATION:

That this case be denied as an intrusion into a low-density neighborhood. If granted, one-half the right-of-way, five feet, is necessary to increase Delmar Avenue to 60 feet.

CITIZEN COMMUNICATION (ST. JOHN'S NEIGHBORHOOD GROUP)

WRITTEN COMMENT

R. H. Einck: 305 West 6th Street
Louis V. Roberts: 510 Blackson Avenue
S. F. Giddings: 511 Delmar Avenue

FOR
AGAINST
AGAINST

PERSONS APPEARING

Malcolm Robinson (representing applicant)
Louis Henna, Jr. (representing applicant)

COMMITTEE ACTION:

The applicant amended his request from "A" Residence, First Height and Area to "C" Commercial, First Height and Area. Members reviewed the information presented. Ms. Himmelblau stated that one of the main objections from the neighbors was the traffic created on Delmar Avenue by the employee parking. She suggested that no access be allowed on Delmar Avenue and that some type privacy screening be provided along Delmar Avenue. The applicant pointed out that he was willing to provide screening but needed access to the property on the eastern two lots. He stated he would be willing to accept "B" Residence on lots 1, 2 and 3 of Block 6. Members then recommended that the request be denied but that "C" Commercial, First Height and Area be granted on the eastern three lots and that "B" Residence, First Height and Area be granted on the western three lots, subject to privacy fencing on the western boundary and along Delmar Avenue along the frontage of the lot being recommended for "B" Residence, and subject to one-half the right-of-way, five feet, necessary to increase Delmar Avenue to 60 feet.

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

FOR
FOR
AGAINST

COMMITTEE ACTION:

AYE: Mmes. Himmelblau and Mather.
Messrs. Everett, Nash and Washington

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

To recommend that the request of Mrs. Freddie Ross Down, Ind. Executrix of the Estate of H. D. Downs for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area, as amended, on property located at 4327 South First Street be GRANTED, as amended.

ABSENT: Messrs. Bobbitt, Everett and Ramsey

STAFF REPORT:

This tract is located in east Austin at the intersection of a major arterial and a minor residential street. An automobile service station and vacant land are located to the north. Vacant land is located to the east, and single-family homes are located to the south and west.

Subject tract is part of a larger tract which has been zoned "LR" Local Retail. This tract is located at the southeast corner of the intersection of two major arterials and faces single-family neighborhoods on three sides. Because of the single-family homes, "C" Commercial is not compatible at this location. Local Retail developments could be compatible if the adjacent single-family homes were shielded from the more intensive uses.

That "C" Commercial be denied, but that "GR" General Retail be granted, subject to prohibiting access to East 18th Street and buffering along the East 18th Street frontage.

C14-74-106 Jerry R. Reed, Larry Niemann and Edmund J. Fleming, Jr.--Contd.

Should access not be restricted, it is recommended that ten feet of right-of-way be required on East 18th Street to increase it to 60 feet, as well as shielding for the neighborhood along that same street.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Mr. & Mrs. E. H. Langdon: 1607 McKinley Avenue	AGAINST
Rosa Lee Fowler: 1603 McKinley Avenue	AGAINST
Mr. & Mrs. Milton Lee, Sr.: 3023 East 17th Street	AGAINST
Mrs. Virginia L. Gibson Lewis: 1706 McKinley Avenue	AGAINST
Lovie Lee Jones: 1803 McKinley Avenue	AGAINST
Mrs. Willie Jame Jones: 1803 McKinley Avenue	AGAINST
Albert James: 1811 McKinley Avenue	AGAINST
Park F. Manuel: 1813 McKinley Avenue	AGAINST
Petition bearing 76 names	AGAINST
Tom Kouri: 419 East 6th Street	FOR

PERSONS APPEARING

Larry Niemann (applicant)	
Eddie Langdon	AGAINST
Mrs. Meredith Jackson	AGAINST
Rev. Percy Johnson	AGAINST
Ms. Fowler	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Members expressed concern about the lack of upkeep on the tract and directed the staff to investigate methods of getting the property cleaned up. Members recommended that this request be denied.

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Jerry R. Reed, Larry Niemann and Edmund J. Fleming, Jr. for a zoning change from "LR" Local Retail, Sixth Height and Area to "C" Commercial, First Height and Area on property located at 1801 Airport Boulevard and 3200 East 18th Street be DENIED.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-107 Fred Eby, Jr.: B, 2nd to O, 1st
 1101 Enfield Road

STAFF REPORT:

This small, triangular lot is located in an older multi-family neighborhood in west Austin. Tri-plexes are located along the west side and across the street from the tract. A small 14-unit apartment is located on the "O" Office tract to the south. Office development and zoning exists on the lots east of Baylor Street, but the lots on the west side of Baylor Street are zoned and used for residential purposes. Traffic is heavy at this location. The intersection of Baylor Street and Parkway is dangerous because of the larger number of fast-moving cars on Parkway.

This application is relatively unique in that, in addition to requesting a less restrictive land use zoning designation, a more restrictive Height and Area District has been requested. The staff feels that the First Height and Area district is more compatible with the character of the area.

Office zoning has been established on the east side of Baylor Street, and in a case heard last month, office zoning was granted on the west side of Baylor Street south of West 12th Street. That case included restrictions which would reduce the impact of the future non-residential uses on the neighborhood to the west.

In the subject case, as well as on other properties on the west side, the staff has recommended "O" Office zoning. However, the staff will not be able to recommend for office zoning west of the alley between Baylor Street and Castle Hill Street.

STAFF RECOMMENDATION:

That this case be granted as compatible with the surrounding uses, and as consistent with the recent Commission recommendations.

CITIZEN COMMUNICATION (CONCERNED CITIZENS FOR DEV. OF WEST AUSTIN)**WRITTEN COMMENT**

Frank William Schmidt: 1205 Castle Hill	FOR
A. L. Koelzer: 1217-1219 Parkway	FOR
Gil Kuykendall: 2510 Kenmore Court	FOR

PERSONS APPEARING

Martin Boozer, Jr. (representing applicant)	
Joe Burke (representing applicant)	
Fred Eby, Jr. (applicant)	
Charles N. McCarthy: 1908 Burbank Street	FOR
Pat McCarthy: 1908 Burbank Street	FOR
Dr. Paul Jungerman: 1220 Parkway	AGAINST

C14-74-107 Fred Eby, Jr.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff's recommendation. Members recommended that this case be granted.

AYE: Mmes. Himmelblau and Mather.
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

COMMISSION VOTE:

To recommend that the request of Fred Eby, Jr. for a zoning change from "B" Residence, Second Height and Area to "O" Office, First Height and Area on property located on property at 1101 Enfield Road be GRANTED.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-108 Wayne T. Dayton: Int. A, 1st to GR, 1st & BB, 1st (as amended)
8112-8212 Cameron Road (Orig. Req.: Int. A, 1st to GR, 1st)
1316-1430 Rutherford Lane

STAFF REPORT:

This 13-acre tract is located at the intersection of a major arterial and a neighborhood collector street in northeast Austin. A district park is planned to the east, a drive-in theater exists to the south, an elementary school is proposed to the west and an office, industrial and recreational complex on the old Infotronics site is being developed to the north.

Subject tract falls within an area which was designated in the Master Plan as a Planned Development Area for commercial and industrial uses in 1966. Infotronics was the only use established within the area which has recently been zoned as a commercial-industrial Planned Unit Development. The Planning Department staff recently prepared an area study for the northeast Austin area that included subject property. This study was prepared in conjunction with the apartment-office zoning request on the 95-acre tract to the east of the future district park. In that study, the staff proposed retail development for most of subject tract and residential development west of the retail development. The Heritage Hills neighborhood and the elementary school site exist to the west.

A subdivision is required on this tract, providing for one-half the right-of-way (35 feet) necessary to increase Cameron Road from 50 feet to 120 feet, and one-half the right-of-way (20 feet) necessary to increase Rutherford Lane from 30 feet to 70 feet.

C14-74-108 Wayne T. Dayton--Contd.

CITIZEN COMMUNICATION (HERITAGE HILLS HOMEOWNERS)

WRITTEN COMMENT

L. V. Sharp: 3000 Walnut Grove Road

FOR

PERSONS APPEARING

Robert Davis (representing applicant)

COMMITTEE ACTION:

The applicant amended his request to agree with the staff's recommendation. Members reviewed the information presented and recommended that the request be granted, as amended.

AYE: Mmes. Himmelblau and Mather.
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

COMMISSION VOTE:

To recommend that the request of Wayne T. Dayton for a zoning change from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area on all but the westernmost 150 feet and "BB" Residence, First Height and Area on the westernmost 150 feet, as amended, on property located at 8112-8212 Cameron Road and 1316-1430 Rutherford Lane be GRANTED, as amended.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-109 Earl Rosen: A, 1st to B, 1st
3700 Valley View Road

STAFF REPORT:

This property is located on a minor collector street in south Austin. Apartments have recently been constructed to the north, a nursing home is planned to the east, and the "O" Office-zoned land directly to the south is presently vacant. Apartment or office zoning completely surrounds this site.

Right-of-way for the extension of Valley View Road has been dedicated. A subdivision is needed on this tract.

C14-74-109 Earl Rosen--Contd.

STAFF RECOMMENDATION:

That this case be granted as compatible with the surrounding area.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Jewel Fleming: 3800 Clawson Road

AGAINST

PERSONS APPEARING

Ronald Rosen (representing applicant)

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

COMMISSION VOTE:

To recommend that the request of Earl Rosen for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 3700 Valley View Road be GRANTED.

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

C14-74-110 Ted L. Edwards, Jr.: A, 1st to B, 2nd
3407-3413 Cedar Street

STAFF REPORT:

This application consists of four residential lots that lie within an older single-family and duplex neighborhood in the north University area. Within this block there have been no apartments constructed. The properties to the rear which front on Speedway are zoned "B" Residence and are partially developed with apartments. A deed-restricted neighborhood exists south of 34th Street and an older building recently converted into a Texas School for the Blind facility exists to the north.

Apartment zoning has been recommended and granted in the past based on a 1967 Area Study. The three most recent cases in the immediate neighborhood around this case, including a case on the subject tract in 1973, have not been recommended by the Commission.

C14-74-110 Ted L. Edwards, Jr.--Contd.

The staff recommended to grant a zoning change on the previous case on the subject tract as consistent with the 1967 study. Because of the shift in Planning Commission recommendations for this neighborhood, the recently established Texas School for the Blind facility to the north, the influence of the deed-restricted neighborhood to the south, the fact that the one "B"-zoned lot on this block remains a single-family use after five years of being zoned for apartment use, and the interest which has been shown by the owners in the area to preserve the quiet neighborhood, the staff recommends that this case be denied.

STAFF RECOMMENDATION:

That this case be denied as incompatible with this low-density neighborhood and as consistent with recent Commission recommendations for this neighborhood.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)**WRITTEN COMMENT**

Mrs. Z. W. Salathe: 103 East 30th Street	FOR
Mr. & Mrs. Dan Evans: 111 West 35th Street	FOR
Marvin B. Lynch: 2221 Hancock Drive	FOR
Gail A. Egner: 5004 Balcones Drive	FOR
Charles W. Hackett, Jr.: 102 West 33rd Street	AGAINST
Estelle G. Scherr: 207 West 35th Street	AGAINST
Ann Malone: 3401 Cedar Street	AGAINST
P. B. Fincher: 3412 Speedway	AGAINST
Fred M. Bullard: 206 West 33rd Street	AGAINST
O. W. Reinmuth: 2808 San Pedro Street	AGAINST
Mrs. Carrie Pryor, et al: 3309 Speedway	AGAINST
Ila M. Poe: 103 West 35th Street	AGAINST

PERSONS APPEARING

Robert D. Jones (representing applicant)	
Mrs. Thelma Murphy: 3703 Cedar Street	FOR
Mrs. Victor H. Wolf: 3414 Cedar Street	FOR
Dan Evans: 111 West 35th Street	FOR
Janelle Kelley: 3408-A Cedar Street	AGAINST
Michael Drousche: 3405-C Cedar Street	AGAINST
Donald Towsley: 1206-A Possum Trot	AGAINST
Reed Berry: 3411 Cedar Street	AGAINST
Judith A. Rouse: 3411 Cedar Street	AGAINST
Thomas R. Rouse: 3411 Cedar Street	AGAINST
Charles W. Hackett, Jr.: 102 West 33rd Street	AGAINST
Estelle G. Scherr: 207 West 35th Street	AGAINST
John H. Farr, Jr.: 207 West 35th Street	AGAINST
Gary Hough: 3408-B Cedar Street	AGAINST
Stroud Kelley (North University Neighborhood Assn.)	AGAINST
Petition bearing 47 names	AGAINST
Petition bearing 8 names	AGAINST
Petition bearing 41 names	AGAINST

C14-74-110 Ted L. Edwards, Jr.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Washington stated he was of the opinion that the area was not in transition but a definite low-density residential area. Ms. Mather expressed concern that property owners fail to keep their property in repair. Ms. Himmelblau stated she could not support a six-story apartment building. She stated she thought duplexes would be appropriate for this area. Mr. Nash expressed concern about the traffic hazard that would be created. Members recommended that this request be denied.

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

COMMISSION VOTE:

To recommend that the request of Ted L. Edwards, Jr. for a zoning change from "A" Residence, First Height and Area to "B" Residence, Second Height and Area on property located at 3407-3413 Cedar Street be DENIED.

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

PLANNED UNIT DEVELOPMENTS

C814-74-008 Austin Country Club Estates: 198 Attached Single-family Dwelling
 5200 East Riverside Drive units with common open space
 called "Pecan Creek"

STAFF REPORT:

This is an application for approval of a Planned Unit Development located on 32.83 acres of land zoned "A" Residence located on the north side of Riverside Drive and adjacent to the west boundary of the Country Club of Austin and Penick Place subdivision property. Faro Drive, a proposed public street, divides the PUD into two sites - 20.69 acres between Faro Drive and Country Club of Austin with 102 single-family dwelling units in clusters served by private streets. Amenities provided on this site are three tennis courts. A positive feature of this site is that 72% of the area is retained as green space to be owned and used in common by all property owners and which includes the hill at the northeast corner. The density on this site is 4.9 dwelling units per acre.

C814-74-008 Austin Country Club Estates--Contd.

The balance of the PUD, 12.14 acres west of Faro Drive, is to be developed with 96 single-family units for a density of 7.9 units per acre. A swimming pool and support building are to be provided on this site which contains 59.9% open green area to be commonly owned and used by the PUD property owners. A private street serves this tract.

This PUD is within a 500-acre tract which was granted conceptual plan approval on October 9, 1973 by the Planning Commission. The PUD, as submitted, conforms with the approved conceptual plan, therefore, the staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

None

PERSONS APPEARING

Jeryl D. Hart (representing applicant)
John Noell (representing applicant)
H. David Kirby (representing applicant)
James Fox (representing applicant)
H. C. Bell: P. O. Box 116

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant requested that the requirements for sidewalks be altered to allow construction of sidewalks on only one side of Faro Drive and that construction of sidewalks on Riverside Drive be deferred. He also requested that consideration be given to not requiring that all fire hydrants be in place before framing is started. Members reviewed the information presented. Mr. Nash stated that the City has always had a good fire rating and that he would be opposed to altering the requirements for fire hydrants. It was pointed out that a fire station is being constructed across the street from subject tract. Members were in agreement that sidewalks be placed on only one side of Faro Drive since the Subdivision Ordinance requires sidewalks on only one side of the street. Members agreed that the applicant should provide fiscal arrangements for sidewalks on Riverside Drive but were agreeable to allowing him to defer construction of these sidewalks. The Committee then voted to approve the site plan and preliminary subdivision, subject to departmental requirements; but requiring sidewalks on only one side of Faro Drive and deferring construction of sidewalks on Riverside Drive.

AYE: Mmes. Himmelblau and Mather
 Messrs. Everett, Nash and Washington

C814-74-008 Austin Country Club Estates--Contd.

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To APPROVE the site plan and preliminary subdivision of Austin Country Club Estates for 198 attached single-family dwelling units with common open space called "Pecan Creek" on property located at 5200 East Riverside Drive, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, but requiring sidewalks on only one side of Faro Drive and deferring construction of sidewalks on Riverside Drive.

AYE: Messrs. Hetherly, Juarez, Nash and Washington.

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C814-74-009 Lane Associates: 53 Attached Single-family Dwelling Units and
Westlake Drive at 8 apartment units with common open
Bee Creek space called, "Los Altos"

STAFF REPORT:

This is an application for a Planned Unit Development on 7.68 acres located at the intersection of Bee Creek and Westlake Drive. The applicant proposes 53 attached single-family dwelling units and 8 apartments for a density of 7.9 units per acre. The tract is bounded on the west and north by Westlake Drive, on the south by Bee Creek and the Boca Chica apartments and on the east by undeveloped land. Amenities proposed include a swimming pool, cabana and one tennis court. Due to the 615-foot difference in elevation on the property, the private streets are proposed 30 feet wide to provide proper slope across the paving and some parallel parking.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

John Van Winkle (representing applicant)

Harvey Lane (applicant)

Mr. & Mrs. William McCormick: 1400 Wild Basin Ledge AGAINST

Dr. & Mrs. E. Wayne Goff: 1501 Wildcat Hollow AGAINST

Mr. & Mrs. Robert Barth: 602 Terrace Mt. AGAINST

Marshall W. Hampton: 1631 West Lake Drive AGAINST

C814-74-009 Lane Associates--Contd.

John Ledbetter: 2751 West Lake Drive	AGAINST
John D. Dollard: 1827 West Lake Drive	AGAINST
Mrs. Henrietta Jacobsen: 8 Nob Hill Circle	AGAINST
Mrs. Charles Schup	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the proposed density was too great. Mr. Everett stated that he believed any kind of development on this tract would be difficult because of the steep sloping terrain. Ms. Mather pointed out that traffic on West Lake Drive was already heavy and did not want to see additional traffic added. She also stated that a Planned Unit Development should be compatible with the surrounding area. Ms. Himmelblau stated that a lake development plan is being planned and she would like to wait until such a plan is in effect before approving any development. Members recommended that this request be denied.

AYE: Mmes. Himmelblau and Mather
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

The staff reported that the applicant requested that this case be withdrawn. Members reviewed the request and recommended that the case be withdrawn.

COMMISSION VOTE:

To recommend that the request of Lane Associates for 53 attached single-family dwelling units and 8 apartment units with common open space called, "Los Altos" on property located at Westlake Drive at Bee Creek be WITHDRAWN.

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

SPECIAL PERMITS

C14p-73-009(L) James C. Hudson: Convention Center, Hotel and Office
Congress Avenue and Miller's Lane Complex, Commercial and
Office Lease Space

STAFF REPORT:

This application has been filed as required under Section 45-22.5, Sub-Section (i), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is a revision to a special permit for a hotel and convention center recommended by the Planning Commission on April 10, 1973 and approved by the City Council on May 10, 1973.

C14p-73-009(L) James C. Hudson--Contd.

The site is an 18.6-acre tract zoned "L" Lake District located on the south bank of Town Lake immediately east of the Congress Avenue bridge. Access to the site at present is from Miller Lane, a 50-foot street along the south side of the tract. Additional access is proposed through an access easement to Riverside Drive and under the Congress Avenue bridge to Barton Springs Road.

The convention-hotel complex consists of two office buildings with 122,000 square feet, a hotel with 490 rooms, two restaurants, two bars, 3,800 square feet of shops, meeting rooms and a 68,000 square foot convention center building with a parking garage for 460 cars.

The major items of concern with the previous application which have been answered by this application are:

1. Access to the site - this plan proposes additional access by an easement from Barton Springs Road through the tract west of Congress Avenue.
2. Parking - the use of parking garages provides adequate parking as well as the possibility of some green area.
3. Run-off into Town Lake from driveways and parking areas will be controlled through the use of grease traps and holding ponds.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATIONS (SOUTH RIVER CITY CITIZENS)

WRITTEN COMMENT

None

PERSONS APPEARING

Allan Taniguchi (representing applicant)
David Minter (representing applicant)
Walter Vacker (representing applicant)
M. H. Crockett, Jr.

FOR

C14p-73-009 (L) James C. Hudson--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Members were in agreement that the proposed revised plan was very good and commended the applicants in their design, especially the plan for trees and green area in downtown planning. Mr. Everett inquired as to the possibility of flooding. The applicant pointed out that the proposed center is out of the 25-year flood plain. Members recommended that this request be approved, subject to compliance with departmental requirements.

AYE: Mmes. Himmelblau and Mather.
Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend to APPROVE the request of James C. Hudson for a special permit for the construction of a convention center, hotel and office complex, commercial and office lease space, subject to departmental requirements as on file with the City of Austin Planning Department.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14p-74-028 David Earl Holt: North Regional Library - C.I.P. Project No. 8513 1
800 West Rundberg Lane

STAFF REPORT:

This application has been filed as required under Sec. 45-22, and according to the procedures as specified in Sec. 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the construction of the North Regional Branch of the Austin Public Library which will serve as a base for mobile library units, accommodate semi-specialized reference demands, relieve some routine demands from the Main Library and provide adult and youth-oriented neighborhood service programs. The branch will provide adequate service to an area of north Austin previously deficient in adequate library service.

STAFF RECOMMENDATION:

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

C14p-74-028 David Earl Holt--Contd.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

David Earl Holt (applicant)

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To APPROVE the request of David Earl Holt for a special permit for the construction of a North Regional Library - C. I. P. Project No. 8513 1 on property located at 800 West Rundberg Lane, subject to compliance with departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

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-74-029 Vernetta Cleveland: A Day Care Center for 26 Children
 1605 Webberville Road

STAFF REPORT:

This application has been filed as required under Section 45-17, Sub-Section (h), Paragraph (2) (a) (b), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a day care facility to be located at 1605 Webberville Road to accommodate a maximum of 26 children. The tract is zoned "A" Residence, First Height and Area.

C14p-74-029 Vernetta Cleveland--Contd.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Saralia V. Kelly: 2508 Downs Drive

PERSONS APPEARING

Charles Cleveland (representing applicant)

Vernetta Cleveland (applicant)

Charles A. Tramble: 2606 Wheelless Lane

FOR

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
 Messrs. Everett, Nash and Washington

COMMISSION ACTION:

Members reviewed the information as it appeared on the agenda and were in agreement with the Committee's action.

COMMISSION VOTE:

To APPROVE the request of Vernetta Cleveland for a special permit for a day care center for 26 children on property located at 1605 Webberville Road, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

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-74-030 David B. Barrow: Retail Convenience Center Called,
 3519-3531 Greystone Drive "Greystone Plaza"
 7425-7437 Wood Hollow Drive

STAFF REPORT:

This application has been filed as required as a condition of "LR" Local Retail zoning under Section 45-29, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This special permit application was filed in conjunction with a zoning application (Case C14-74-075) to allow the construction of a neighborhood center in an area zoned and developed for apartments. The site plan shows two buildings containing 8,400 square feet of floor area, a gasoline pump island and parking spaces for 41 vehicles. Buffering of the retail areas from the residential neighborhood includes a berm on the east side of Building "A" and the retaining of the major trees along Greystone Drive and Wood Hollow Drive and on the interior of the tract.

In reviewing this application, the staff was concerned with normal ordinance requirements and also with compatibility of the design with the neighborhood, including the profile of the buildings and signs, the location of parking areas, the type of outside lighting and buffers from the residential uses.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (NORTH WEST AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Scudder (representing applicant)

Norman Herting (North West Austin Civic Assn.)

FOR

COMMITTEE ACTION:

Members reviewed this special permit in conjunction with zoning case #C14-74-075. The applicant requested that he be allowed to have 25-foot minimum driveway widths as shown on the site plan rather than the 30-foot widths required by the Traffic Engineer. He also requested that the privacy fences requested by the Environmental Office be deleted. Members reviewed the information presented and recommended that this request be approved, subject to departmental requirements, deleting the 30-foot driveway widths but requiring 25-foot driveway widths as shown on the site plan and deleting the Environmental Resource requirements for fences.

AYE: Mmes. Himmelblau and Mather
 Messrs. Everett, Nash and Washington

C14p-74-030 David B. Barrow--Contd.

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and were in agreement with the Committee's action.

COMMISSION VOTE:

To APPROVE the request of David B. Barrow for a special permit for the construction of a retail convenience center called "Greystone Plaza" on property located at 3519-3531 Greystone Drive and 7425-7437 Wood Hollow Drive, subject to departmental requirement as on file with the City of Austin Planning Department, deleting the 30-foot driveway widths but requiring 25-foot driveway widths as shown on the site plan; deleting the Environmental Resource Management's requirements for fence, and authorized the Chairman to sign the necessary resolution upon completion.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

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-74-007a Ronald N. Goldstein

Peterson Avenue Alley from West 39 1/2 Street
southerly 115 feet

STAFF REPORT:

This is a request by Ronald N. Goldstein for vacation of a portion of Peterson Avenue alley from West 39 1/2 Street southerly 115 feet. The staff reported that they could not recommend approval unless the entire alley be vacated. To vacate only the portion requested would create a land lock of the remaining portion of the alley. The staff can only recommend that the entire alley be vacated, and the owners of the two southerly lots join in the application, subject to retention of storm sewer easements.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Ronald N. Goldstein for vacation of the entire Peterson Avenue alley, subject to retention of storm sewer easement and subject to the owners of the two southerly lots joining in the applications.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C10v-74-008 Nieman, Hanks, Puryear, and Baptist Foundation of Texas
Gaffney Street between West 37th Street and West 38th Street

STAFF REPORT:

This is a request to vacate Gaffney Street from West 37th Street to West 38th Street and provide for the extension of West 37th Street to West Avenue. The staff recommends approval of this request, subject to retention of easements and subject to Urban Transportation requirements that West 37th Street is to be constructed to West Avenue and opened to traffic before closing Gaffney Street. The staff pointed out that the triangular tract is owned by the church and they have agreed to dedicate that portion of the tract to extend West 37th Street.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Nieman, Hanks, Puryear, and Baptist Foundation of Texas for the vacation of Gaffney Street between West 37th Street and West 38th Street, subject to the extension of 37th Street to West Avenue, to retention of easements and to Urban Transportation requirements that Gaffney Street not be closed or vacated until 37th Street is constructed to West Avenue and opened to traffic.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C10v-74-009 Carmen R. Gonzales, Albert R. Gonzales, Carmen Riojas Gonzales
Elvira Carlin, Rudolph P. Cisneros, Odilon Resendez and
Raymond Gonzales
East 5th Street Alley from Onion Street to Comal Street

STAFF REPORT:

This is a request for vacation of East 5th Street Alley from Onion Street to Comal Street. The staff recommends that this request be approved, subject to retention of easements.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Carmen R. Gonzales, Albert R. Gonzales, Carmen Riojas Gonzales, Elvira Carlin, Rudolph P. Cisneros, Odilon Resendez, and Raymond Gonzales for the vacation of East 5th Street alley from Onion Street to Comal Street, subject to retention of easements.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C10v-74-010 Robert C. McGinnis
Flores Street alley between I. H. 35 and San Marcos Street

STAFF REPORT:

This is a request by Robert C. McGinnis for the vacation of Flores Street alley between I. H. 35 and San Marcos Street. No easements are necessary, and the staff recommends approval of this request.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Robert C. McGinnis for the vacation of Flores Street alley between I. H. 35 and San Marcos Street.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

PUBLIC HEARINGS

C2-73-5c Historic Zoning Ordinance
Amendment to Chapter 45 of the City Code to amend the
Historic Zoning provisions on recommendation of the
Historic Landmark Commission

Mr. Alexander reported that there are six proposed changes to the Historic Zoning Ordinance which the Historic Landmark Commission feels are necessary to facilitate their work as a commission. These proposed amendments have had public hearings before the Landmark Commission and they recommend approval of these changes.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed each proposed amendment separately. Mr. Nash expressed opposition to amendment to Section 45-46 (g) reducing the number of members present six (6) to constitute a quorum. Mr. Juarez stated he was opposed to Section 45-51 (d) concerning the wording "or interested person". Members were in agreement that the proposed amendments needed to be reworded for clarification. Members recommended that action on this item be postponed to the August 27, 1974 Planning Commission meeting.

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

COMMISSION VOTE:

To POSTPONE action on the proposed amendment to Chapter 45 of the City Code to amend the Historic Zoning provisions as recommended by the Historic Landmark Commission to the Planning Commission meeting of August 27, 1974.

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

C2o-74-002 Ordinances

Amendment to Chapter 41 of the City Code to not require submission of a drainage plan prior to recording a plat

Mr. Charles Graves, Director of Engineering reported that under Chapter 41 of the City Code pertaining to the Subdivision Ordinance, some problems have developed with the requirement of submission of a drainage plan prior to recording a plat. He pointed out that a final plat cannot be recorded until a development permit is issued and the development permit cannot be issued until the department has approved final drainage plans. This has worked a hardship on the developers in the platting stage, by requiring final engineering plans. The purpose of this hearing is to consider amending the ordinance to allow the department to accept conceptual plans in approval of the plat, but the permit would not be issued. Such a plan would allow the developer to file a final plat, have it approved, and proceed with the construction plans. Under the same provision, there would be no work undertaken until that permit had been issued. Mr. Graves pointed out that there was one problem with this proposal, that being the loss of control of a project given final approval in the extraterritorial jurisdiction area.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Ralph Harris (Surveyor's Association)	FOR
Jess Webb: 1400 West 5th Street	FOR
Jeryl Hart: 1606 Westmoor	FOR
Tom Watts (Nash Philips-Copus)	FOR
Ken Zimmerman (Austin Assn. of Builders)	FOR
Joe Riddell: 310 West 35th Street	AGAINST

COMMISSION ACTION:

Members reviewed the information presented and were in agreement that work sessions are needed to further consider the amendment. The first work session was scheduled for 3:00 p.m., August 21, 1974.

C2o-74-003 Ordinances

Amendment to Section 45-20 of the Zoning Ordinance
to allow duplicating services in "O" Office

This is a request by the Zoning Committee as a result of zoning case C14-74-091 to allow fast copy-duplicating services in the "O" Office District. The staff is recommending that Sec. 45-22 (22) "GR" General Retail be deleted and add to Sec. 45-20 (14) "O" Office and instant printing-copy duplicating service (excluding blue print and lithograph type service).

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Ms. Mather stated that fast-copy service is part of the office district and that it would be compatible. She stated that she had rather see the ordinance amended to include this use rather than have "GR" zoning. Mr. Hetherly stated he was not opposed to this particular case but he was of the opinion that amending the ordinance at this time was premature. A majority of the members recommended that this amendment be approved.

COMMISSION VOTE:

To recommend an amendment to the Zoning Ordinance deleting Sec. 45-22 (22) "GR" General Retail - Letters and mimeograph shops and change Sec. 45-20 (14) "O" Office - Business machines display, sales and retail; and instant printing-copy duplicating service (excluding blue print and lithograph type service).

AYE: Messrs. Juarez, Nash and Washington.

Mmes. Himmelblau and Mather

NAY: Mr. Hetherly

C2o-74-004 Ordinances

Amendment to Chapter 41 of the City Code for
extension of urban standards to the 5-mile
extraterritorial jurisdiction of the City of Austin

Mr. Alexander reported that consideration be given to amending the Subdivision Ordinance to change the definition of urban and suburban subdivisions. Under the present ordinance, the urban subdivision includes all subdivisions that are inside the city limits, those within two miles of the city limits and those within the 5-mile extraterritorial jurisdiction that have a density of 2.5 or more lots per acre. Under the proposed definition, all subdivisions, no matter what the density, would be designed as urban subdivisions within the five-mile extraterritorial jurisdictional area. Mr. Alexander pointed out that the City does have some power outside its extraterritorial jurisdiction through contracts with water districts.

C2o-74-004 Ordinances--Contd.

The only type subdivisions that would be classified suburban would be those that have over 2.5 acres per lot. At the present time urban subdivision requirements are that streets have paving, curbs and gutters and drainage structures or facilities with easements and utilities as required for city acceptance. Fiscal arrangements are required. Present requirements for suburban subdivisions are that streets be graded, graveled with road ditches and structures within street right-of-way only as required for County acceptance. No fiscal arrangements are required. These changes are recommended because of the City's growth, problem areas are being encountered as territory is being annexed.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jess Webb: 1400 West 5th Street

Ralph Harris

AGAINST

AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated the City needed more jurisdiction within the extraterritorial jurisdiction area and that the developers will gain from the changes and encouraged the developers to work toward improving the ordinance. Members agreed that additional work sessions would be needed, as well as additional public hearings.

C2o-74-005 Ordinances

Amendment to Chapter 41 of the City Code for inclusion of the Federal Flood Insurance requirements into the City's ordinance

Mr. Charles Graves, Director of Engineering, reported that amendment to Chapter 41 of the City Code is in reaction to Federal legislation involving the National Flood Insurance Act. This act requires that by July 1, 1975, a city must be certified as having a program which meets the minimum standards of this act in order to be approved for subsidized insurance under this same act. Mr. Graves pointed out that any city which is not certified by that date will not be able to finance any construction within the flood hazard areas described by the administrator nor will federal aid be available in the case of flooding. Construction will be restricted since any federally-regulated financing institute cannot make loans in the areas unless they are fully insured. That insurance cannot be offered unless the city is certified as having a program that meets the minimum requirements. Mr. Graves stated that drafts of the amendment to the subdivision ordinance are being drawn up to bring the codes and other ordinances that might be involved to comply with the

C20-74-005 Ordinances--Contd.

minimum standards. Mr. Graves pointed out that any residential construction will require that the lowest floor, including the basement must be one foot above the 100-year flood plain as approved by the administrator. Any other construction must be flood-proof to the point one foot above the 100-year flood plain. Mr. Graves stated that the creek ordinance is one effort to change the flood plain, thus providing two ordinances that will work in concert. Mr. Graves stated that the Master Drainage Study will provide information to determine the 100-year flood plain. At the present time the ordinance requires that the 25-year flood plain be considered. Copies of the drafts of the amendment to the present subdivision ordinance were distributed to the Commission members for their review.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jeryl Hart

Jess Webb

COMMISSION ACTION:

Members reviewed the information presented but no action was taken. Mr. Hetherly pointed out that work sessions will be held to further consider these amendments.

C3-74-007 Environment

Appeal by petition of Waterway Development Permit
#74-07-3035 by Austin Savings for channelization of
Walnut Creek

STAFF REPORT:

The staff reported that development permit on subject site had been withdrawn at the request of the owner and would like to schedule a new hearing. The applicant reported that because of an appeal by area residents of the development permit that was issued, Austin Savings is attempting to pursue alternatives that would be less destructive to the creek. Plans are to file a new permit when additional data is available to accomplish the alternatives. The applicant requested that this case be postponed to allow time to submit alternate plans.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jay Hailey (representing applicant)

C3-74-007 Environment--Contd.

Marie Tollver: 5704 Whitebrook Drive	AGAINST
Allan H. Buchhorn: 5706 Whitebrook Drive	AGAINST
Nancy Garren: 5901 Coolbrook Drive	AGAINST
Mrs. Harvey Townsend: 6811 Crystalbrook Drive	AGAINST
Mrs. K. Carriker: 6809 Crystal Brook Drive	AGAINST
Nelson R. Simpson: 5702 Coolbrook Drive	AGAINST
E. Jim Davis: 5700 Coolbrook Drive	AGAINST
Margaret Gauntt: 6905 Crystalbrook Drive	AGAINST
William A. Gauntt: 6905 Crystalbrook Drive	AGAINST
Mrs. Milton Melber: 6805 Crystalbrook Drive	NO OPINION
Milton Melber: 6805 Crystalbrook Drive	

COMMISSION ACTION:

Citizens appearing in opposition were agreeable to a postponement. Members reviewed the information presented and recommended that this hearing be postponed.

COMMISSION VOTE:

To POSTPONE the appeal of Waterway Development Permit #74-07-3035 to Austin Savings for channelization of Walnut Creek.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C3-74-008 Environment

Appeal by Regina D. Hine and Michael Domjan of Waterway Development Permit #74-07-3038 to the owners of Timberline Section Two Subdivision for construction of a roadway with drainage systems

Mr. Charles Graves, Director of Engineering reported that this is an appeal of Waterway Development Permit #74-07-3038 issued to the owners of Timberline Section Two Subdivision for the construction of a roadway with drainage systems. Mr. Graves stated that this case did not actually require a permit but because it was such a marginal case he wanted to be assured of compliance with the creek ordinance. A permit was issued to extend a street along an area which is traversed by a shallow draw. Instead of the water being carried in the draw, it will be carried in the street, picked up in inlets and discharged into the creek. The points of discharge are well designed and protected. The discharge is not directly at the creek but well back so that the water is spread and enters the creek naturally. It is the opinion of the Engineering Department that the natural and traditional character of the waterway is not affected by this proposed construction and it is recommended that this appeal be denied.

C3-74-008 Environment--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Regina D. Hine: 2306 Forest Bend Drive (appellant)
Michael Domjan: 2400 Forest Bend Drive (appellant)

PERSONS APPEARING

Michael Domjan (appellant)
James Flowers: 2601 Forest Bend Drive
Joe Riddell: 310 West 35th Street

OPPOSED TO PERMIT
OPPOSED TO PERMIT

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that the City should be concerned with run-off and suggested that developers provide grease traps, holding ponds and other methods to filter run-off into creeks. A majority of the members were in agreement that this appeal be denied.

COMMISSION VOTE:

To DENY the appeal of Regina D. Hine and Michael Domjan of Waterway Development Permit #74-07-3038 to the owners of Timberline Section Two Subdivision for the construction of a roadway with drainage systems.

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

C3-74-009 Environment

Request by the City of Austin to enclose an existing waterway in the Bullard Drive easement, Waterway Development Permit #74-07-3046

This is a request by the City of Austin to enclose an existing waterway in the Bullard Drive easement. Mr. Charles Graves, Director of Engineering reported that this C.I.P. project is to enclose a small waterway that passes Gullett School in an open channel and empties into Shoal Creek. This proposed project would eliminate dangers of flooding and would make possible the reclamation of a considerable amount of land. To be included in this construction is an outlet structure with energy dissipaters and erosion control devices. Mr. Graves pointed out that additional overland flow will result from the opening of MoPac. Mr. Graves indicated that this project is an agreement between the City Council and the Highway Department to provide this off-site drainage. He also stated that the Highway Department could not start construction of MoPac until this drainage project is completed. It is recommended that the Commission approve the intent to enclose this drainage way. Mr. Graves pointed out that there will be a creek permit issued which will be subject to appeal.

C3-74-009 Environment--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Terry Leifaste (Allandale Neighborhood Assn.)

AGAINST

Jerry Liston

AGAINST

Charles Croft

AGAINST

Robert Henthorn

AGAINST

COMMISSION ACTION:

Residents of the Allandale neighborhood were in agreement that some efforts need to be made to relieve the flooding and erosion problems but they expressed opposition to the request until further study and planning is given to alternative solutions. Members of the Commission reviewed the information presented. Mr. Hetherly stated that this area is subject to flooding and that the ditch was placed in the area for the purpose of drainage. He stated he was in sympathy with the neighborhood and that the proposed enclosure would help relieve the flooding situation. He pointed out that one of the main problems was that some of the residents had built next to the drainage way. Ms. Mather was of the opinion that since the drainage study was so near completion that any decision should be postponed until this study is available. Mr. Juarez was of the opinion that this decision should be delayed until the engineer for the Allandale neighborhood was available to present his study of the drainage plan. Mr. Nash made a motion to grant the request. A substitute motion was made to postpone action until the drainage study on Shoal Creek is made available. The substitute motion failed 2-4. The vote was then taken on the original motion to grant the request.

COMMISSION VOTE:

To GRANT the request of the City of Austin to enclose an existing waterway in the Bullard Drive easement, Waterway Development Permit #74-07-3046.

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

NAY: Mr. Juarez. Ms. Mather

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14-74-091 Samuel E. Dunnam: O, 2nd to GR, 2nd
701-711 West 19th Street
1808-1810 Rio Grande Street
1809-1811 West Avenue

The staff reported that this case was postponed from the July Planning Commission meeting to consider an amendment to the Zoning Ordinance to allow duplicating service in the "O" Office District, and the staff report was not presented again.

C14-74-091 Samuel E. Dunnam--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Charles H. Childers: 1904 Nueces, Apt. 29R

AGAINST

Shirley Birch: 1904 Nueces, Apt. 29R

AGAINST

PERSONS APPEARING

Roger Hanks: 3509 River Road

FOR

COMMISSION ACTION:

Members reviewed the case and recommended that the request be denied.

COMMISSION VOTE:

To recommend that the request of Samuel E. Dunnam for a zoning change from "O" Office, Second Height and Area to "GR" General Retail, Second Height and Area on property located at 701-711 West 19th Street, 1808-1810 Rio Grande Street and 1809-1811 West Avenue be DENIED.

AYE: Messrs. Hetherly, Juarez, Nash and Washington.

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C14h-74-001 Howson House: O, 2nd to O-H, 2nd
(Owner: Sam Houston Clinton, Jr.)
700 San Antonio

STAFF REPORT:

The staff reported that this request has appeared before the Landmark Commission and is recommending that their recommendation be approved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Sam Houston Clinton, Jr. (owner)

Roger Hanks: 1200 American Bank Tower

FOR

Frank & Sue McBee: 705 San Antonio Street

FOR

Flora Robinson King: 404 West 7th Street

FOR

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information and were in agreement that this request be granted.

ABSENT: Messrs. Bobbitt, Everett and Ramsey

C1-74 Minutes

The Committee then

VOTED: To APPROVE the April 9, 1974, April 23, 1974 and June 4, 1974 Planning Commission Minutes.

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

R105-74 Subdivision Memorandum

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivisions:

<u>C8-73-62</u>	<u>River Oaks Shopping Center, Section I</u>
	Parmer Lane & Crossfield Place
<u>C8-74-17</u>	<u>Las Cimas, Section Three</u>
	Beacon Drive
<u>C8-74-30</u>	<u>S. N. B. A. Subdivision</u>
	Oak Meadow Drive

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

VOTED: To rescind the previous withdrawal and REAPPROVE the following final subdivision:

<u>C814-72-15</u>	<u>The Village at Pleasant Valley--P.U.D.</u>
	Nuckles Crossing Road and Pleasant Valley Road

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

Final Subdivision Plats--Contd.

VOTED: To grant that the following preliminary and final subdivision be
WITHDRAWN:

C8-74-28 Village Square
Pleasant Valley Road & Village Square Drive

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivision plats:

C8s-73-171 O. K. Addition
Industrial Boulevard
C8s-74-110 Chimneyhill PUD Fourth Installment
U. S. Highway 290 East
C8s-74-117 Underwood's Corner
Ohlen Road and Burnet Road
C8s-74-127 Palate Pleaser Place
Ben White Blvd. & Banister Lane
C8s-74-147 Resub. Lots 43-50, Blk "A"
Indian Hills, Section 3
Branchwood Drive and Lakehurst Drive
C8s-74-152 Resub. Lots 7 & 8, Blk. 14
Glenwood Add. to East Austin
Maple Avenue & East 14th Street
C8s-74-155 The Resub. Lots 155 & 156
Forest North Est.
Still Forest
C8s-74-161 Resub. Lot 9, Barton Valley
Crystal Creek Drive & Crystal Creek Circle
C8s-74-164 Linear Subdivision
S. Congress Avenue & Alpine Road

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

Short Form Subdivisions--Contd.

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

C8s-74-170 Windsor Hills, Sec. 7
Amended Plat Lots 4, 5 & 6, Blk "K"
Woodglen Cove

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision and granted a variance to exclude the balance of the tract:

C8s-74-145 Anken Addition
Manchaca Road

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

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

C8s-74-101 Northwest Hills Oak Ridge
Hart Lane & North Hills Drive

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

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

C8s-74-171 Frontier Valley #2
Frontier Valley Drive & Montana Street

C8s-74-174 Spicewood at Balcones Village, Sec. 4

Spicewood Parkway

Resub of Lots 62-64, Blk D

Short Form Subdivisions--Contd.

C8s-74-175 Resub. Tract 2, North Village
Anderson Lane & Burnet Road

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

The Commission then

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

C8s-74-172 Cumberland Center
Cumberland Road and 5th Street
Ap'd — C8s-74-173 Luther E. Smith Addition
F. M. 1325 & Upper Georgetown Road

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
 subdivision, pending compliance with departmental requirements
 as on file with the City of Austin Planning Department and
 pending a letter from the State, City and County Health Department
 approving the water system and septic tanks:

C8s-74-169 Resub. Lts. 2-9, Blk "B" Manchaca Gardens
F. M. 1626 & Sandy Hill Drive

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

The Commission then

Short Form Subdivisions--Contd.

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

C8s-74-166 Mary Beth Gartner
Travis Cooke Road

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

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

C8s-74-167 Resub. Memorial Park Cemetery Blks. 11 & 12
MoPac Boulevard

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granted a variance on the width of lot 3-B with proper setback line:

C8s-74-168 The Resub. of Lot 3, Whitehead Subd.
U. S. Highway 183

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

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

Short Form Subdivisions--Contd.

VOTED: To AMEND ACTION OF APPROVAL and to DISAPPROVE the following short form subdivision, pending zoning and letter of variance:

C8s-73-107 L & H Addition
Wonsley Drive & I. H. 35

AYE: Messrs. Hetherly, Juarez, Nash and Washington.

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The Commission then

VOTED: To grant the request to WITHDRAW the following short form subdivision:

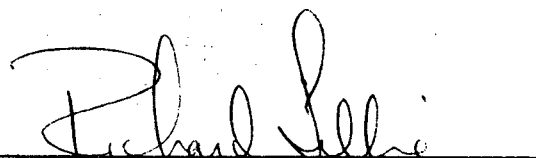
C8s-74-150 David G. Gault Subdivision
County Road

AYE: Messrs. Hetherly, Juarez, Nash and Washington.

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Ramsey

The meeting was adjourned at 11:15 p.m.


Richard Lillie
Executive Secretary