

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--December 10, 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
O. P. "Bob" Bobbitt
Betty Himmelblau
Philip Juarez
Jean Mather
Charles Nash
George Ramsey, III

Also Present

Richard Lillie, Director of Planning
Charles Graves, Director of Engineering
Bill Snyder, Capital Improvements Coordinator
Don Bird, Assistant City Attorney
Pat Settle, Secretary II

Absent

Rizer Everett
Bennie Washington

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of December 2 and 3, 1974.

Present

*O. P. "Bob" Bobbitt, Chairman
Betty Himmelblau, Acting Chairman
*Philip Juarez
Charles Nash
**Jean Mather
Bennie Washington

Also Present

*Evelyn Butler, Supervising Planner
*Duncan Muir, Planner
**Brian Schuller, Planner
Gena Wommack, Clerk IV

*Present only on December 2, 1974

**Present only on December 3, 1974

C14-74-165 L. C. Hobbs: Int. "A" Residence, "1st" H & A to
9507 Upper Georgetown Road "C" Commercial, "3rd" H & A
also bounded by Saunders Lane

STAFF REPORT:

This undeveloped tract is located within the north industrial area along Burnet Road. It is bounded on two sides by streets which are substandard for industrial traffic. Commercial service and industrial uses exist or are planned for all the land shown on the staff map.

A zoning case for "D" Industrial, "1st" H & A District was processed on this property, as well as surrounding property in late 1973 as a result of annexation. Prior to annexation this area had for many years been designated for industrial development in the master plan. "D" Industrial, "1st" H & A has been granted on the subject tract as a result of that case, and final passage of the ordinance is awaiting dedication of r.o.w. The applicant may at any time opt to accept the less restrictive "D" Industrial instead of the requested "C" Commercial, even if "C" is granted as a result of this case.

The subdivision ordinance sets the r.o.w. standard for industrial areas at 80 feet because of truck traffic. In response to this application, the staff reassessed this r.o.w. requirement along Upper Georgetown Road and Saunders Lane. The staff recommends that the 80-foot requirement on those two streets be reduced to 70 feet due to the existing locations of buildings, the street intersection angles which put an excessive r.o.w. burden on tracts such as the subject tract, and the fact that these streets and the subject tract were established prior to the City's subdivision ordinance.

The principal request, the "3rd" H & A District, is incompatible with the "1st" H & A zoning which has been granted on all the surrounding property. In addition to a permitted 120 feet of building height, "3rd" H & A allows 70 per cent coverage of the site by buildings instead of 55 per cent. The staff recommends that the applicant apply for a variance if the limitations of the "1st" H & A District present a hardship.

STAFF RECOMMENDATION:

That "C, 3rd" H & A Districts be denied, but that "C, 1st" H & A Districts be granted as consistent with surrounding zoning, subject to one-half the r.o.w. (ten feet) to increase Upper Georgetown Road to 70 feet, and one-half the r.o.w. (approximately 22 feet) to increase Saunders Lane to 70 feet.

Note: Due to its age, this tract does not require a subdivision prior to the issuance of a building permit.

C14-74-165 L. C. Hobbs--Contd.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

Kelly E. McAdams: 1425 Preston Avenue

FOR

PERSONS APPEARING

Malcomb Robinson (representing applicant)

Stuart N. Henry (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bobbitt expressed concern about taking r.o.w. without remuneration to the property owner and suggested that a variance on the setback requirements be requested from the Board of Adjustment to allow more extensive building use on the tract. Ms. Himmelblau questioned the possibility of obtaining r.o.w. from the east side of Saunders Lane. The staff explained the r.o.w. had been equally divided and that the existing buildings on the east side of Saunders Lane would prohibit taking more than one-half the r.o.w. Members recommended to grant "C" Commercial, "3rd" H & A to allow 70 per cent building coverage, subject to one-half the r.o.w. (ten feet) to increase Upper Georgetown Road to 70 feet, and one-half the r.o.w. (approximately 22 feet) to increase Saunders Lane to 70 feet; and subject to a restrictive covenant to prohibit any building higher than 35 feet.

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

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 L. C. Hobbs for a zoning change from Interim "A" Residence, Interim "1st" H & A to "C" Commercial, "3rd" H & A, on property located at 9507 Upper Georgetown Road, also bounded by Saunders Lane, be GRANTED, subject to one-half the r.o.w. (ten feet) on Upper Georgetown Road and one-half the r.o.w. (approximately 22 feet) on Saunders Lane; and subject to a restrictive covenant to prohibit building higher than 35 feet.

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

C14-74-166 Burt E. Dallas and Lydia W. Dallas: Int. "A" Residence, "1st" H & A
620 Dittmar Road to "LR" Local Retail, "1st" H & A
7813-7815 South First Street

STAFF REPORT:

Subject tract is bounded by a major arterial street, South First Street, and a neighborhood collector street, Dittmar Road. Dittmar Road is planned for 70 feet of r.o.w. and additional r.o.w. is to be taken on the south side of the street. Existing r.o.w. on South First Street is 70 feet and is planned for 80 feet. Low-density residential has been established north of the subject tract and is developing to the south around an elementary school site. Presently, Dittmar Road (West Boggy Creek Road) is the only east-west street between Eberhart Lane and Slaughter Lane.

The distance between the planned William Cannon Drive and Slaughter Lane is almost two miles, or twice the distance between major streets north of William Cannon Drive. Because of this distance, and because Dittmar Road is the only through street planned in the area at this time, the staff can support a limited amount of "LR" Local Retail zoning to serve the immediate needs of the existing and planned residential development. Local Retail was recently granted to the south. On that request the Commission recommended a curb cut restriction of two on Dittmar Road and one on South First Street.

The primary concern of the staff is the possibility of strip retail zoning which may be stimulated if boundaries are not established at this time. To the south, Boggy Creek forms a distinct buffer-boundary for the "LR" which was recommended by the staff. At the subject location there are no logical termination points. In view of this, the staff recommends limiting the retail to only the subject tract by an "A" buffer strip.

STAFF RECOMMENDATION:

The staff recommends that this case be granted with a buffer of 25 feet of "A" Residence along the northern and eastern boundaries of the subject tract, subject to one-half the additional r.o.w. (five feet) necessary to increase South First Street to 80 feet. This recommendation recognizes the need for local retail uses to service the needs of residential areas, and the buffer will help to prevent future strip commercial zoning.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Morris K. Gully: 201 First Federal Savings Bldg. FOR

PERSONS APPEARING

Burt E. Dallas (applicant)	
Paul R. Samaniego: 7906 South 1st Street	AGAINST
Mrs. Morris Clark: 7811 South 1st Street	AGAINST
Mr. & Mrs. Terrence McHenry: 616 East Dittmar Road	AGAINST
Naomi Plant: 7809 South 1st Street	AGAINST

C14-74-166 Burt E. Dallas and Lydia W. Dallas--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be denied, but that "LR" Local Retail, "1st" H & A be granted with a 25-foot buffer of "A" Residence, "1st" H & A along the northern and eastern boundaries, subject to one-half the additional r.o.w. (five feet) necessary to increase South First Street to 80 feet.

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

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 Burt E. Dallas and Lydia W. Dallas for a zoning change from Interim "A" Residence, Interim "1st" H & A to "LR" Local Retail, "1st" H & A, on property located at 620 Dittmar Road and 7813-7815 South First Street, be DENIED, but GRANT "LR" Local Retail, "1st" H & A with a 25-foot buffer of "A" Residence, "1st" H & A along the northern and eastern boundaries of subject tract, subject to one-half the additional r.o.w. (five feet) on South First Street.

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

C14-74-167	Raymond C. Pillack: "B" Residence, "1st" H & A	
	6501 Shirley Drive	to "C" Commercial, "1st" H & A
	also bounded by the end	to a depth of 170 feet (as amended)
	of Irma Drive	<u>(Orig. Req.: Entire tract)</u>

STAFF REPORT:

Subject tract is located in north Austin on a commercial collector street. Currently Shirley Drive dead-ends in a cul-de-sac pending connection with Burns Street. This property is presently being used partly as a parking lot and partly as a storage lot for cars needing repair.

A single-family neighborhood exists east and north of subject tract. Commercial development exists to the west along Lamar Boulevard, and new apartments have been established to the south along Burns Street.

Two commercial businesses fronting North Lamar and directly adjacent to the subject tract have established uses which are in violation of the zoning ordinance. To the west a building was recently constructed; motorcycle sales and services are being conducted in "A" Residence zoning. To the south septic tank storage exists in "A" Residence.

C14-74-167 Raymond C. Pillack--Contd.

A request for "C" Commercial was reviewed in 1970 which included the subject tract and the area directly west. "C" Commercial was granted to the west of Shirley Drive and "B" Residence to the east, subject to the extension of Shirley Drive and no access to Irma Drive. That case was eventually dismissed.

Later in 1972, a "B" Residence zoning case was processed on the subject property. The Planning Commission and City Council granted the request subject to a privacy fence and no access to Irma Drive.

The zoning on subject tract has been considered twice before by the Commission and Council. "B" Residence has consistently been recommended and granted. The staff feels "B" zoning at this location should be preserved to serve as buffering between the single-family neighborhood and the commercial developed along Lamar Boulevard.

STAFF RECOMMENDATION:

The staff recommends that this case be denied. There have been no significant changes since previous cases to support this zoning request.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Sloan Construction Co.: 625 Brentwood Street	FOR
E. Gray: 614 Irma Drive	FOR
E. E. Simms, Jr.: P. O. Box 1987	FOR
Mr. & Mrs. Roy A. Miller: 5906 Thomas Drive	FOR
Manuel Gonzales: 5906 Thomas Drive	FOR
John H. Hollyfield: 1002 Hollybluff Street	FOR
Mrs. Josephine French: 617 Brentwood Street	AGAINST
Mrs. Jenny Morgan Chapman: 604 Irma Drive	AGAINST
Guidance Testing Assoc.: 6516 Shirley Avenue	AGAINST
Michael C. Walton: 603 Irma Drive	AGAINST
Edward Weirich: 606 Irma Drive	AGAINST

PERSONS APPEARING

Raymond C. Pillack (applicant)

COMMITTEE ACTION:

The applicant amended his application to "C" Commercial for a depth of 170 feet from the Shirley Drive cul-de-sac. Members expressed a desire to keep "C" Commercial from encroaching further into the residential area. A majority of the members recommended that this request be denied.

AYE: Messrs. Juarez, Nash and Washington.

 Ms. Himmelblau

NAY: Mr. Bobbitt

C14-74-167 Raymond Pillack--Contd.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bobbitt stated that he voted for the request because he felt it would not be an intrusion after the applicant amended the request. He was of the opinion that the use would be compatible with the uses in the next block and that the tract has a privacy fence which would provide screening. Ms. Mather pointed out that the neighborhood had some very nice homes in it. A majority of the members recommended that the request be denied.

COMMISSION VOTE:

To recommend that the request of Raymond C. Pillack for a zoning change from "B" Residence, "1st" H & A to "C" Commercial, "1st" H & A to a depth of 170 feet, as amended, on property located at 6501 Shirley Drive, also bounded by the end of Irma Drive, be DENIED.

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

 Mmes. Himmelblau and Mather

NAY: Mr. Bobbitt

ABSENT: Messrs. Everett and Washington

C14-74-168 Ronald N. Goldstein: "A" Residence, "1st" H & A
1403-1405 West 39-1/2 Street to "B" Residence, "1st" H & A

STAFF REPORT:

This tract consists of two residential lots developed with single-family houses and a recently vacated alley between the lots. They front West 39-1/2 Street, a residential collector with 50 feet of r.o.w. Single-family homes exist to the north, east, and southeast and apartments exist to the west and southwest.

As the staff map shows, apartment zoning has been established on the south side of West 39-1/2 Street. Stubb streets and alleys are common which provide good access and overflow parking for the apartments which exist there. This small enclave of apartments exists at the fringe of a distinct single-family neighborhood. The condition of the properties on the north side of West 39-1/2 Street and Tonkawa Trail is evidence of this. To the west of the subject lots five single-family homes exist, three of which are within the "B" Residence zoning. Two previous cases in this neighborhood at the intersection of Bailey Lane and West 39-1/2 Street to the east requesting apartment zoning were not recommended by the Commission. They were either denied or withdrawn. The staff feels that this neighborhood should be protected from further intrusion.

STAFF RECOMMENDATION:

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

C14-74-168 Ronald N. Goldstein--Contd.

If zoning is recommended, the staff suggests that buffering be required to protect adjacent properties to the east and south, and one-half the r.o.w. (five feet) necessary to increase West 39-1/2 Street to 60 feet.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Pearl M. Acers: 2800 West 35th Street
J. J. & J. M. Lagowski: 2105 Meadowbrook Drive

FOR
AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented, and Mr. Juarez suggested a six-foot privacy fence to protect to adjoining properties to the east and south. The applicant indicated he would be agreeable to providing the fence. Members recommended that this request be granted, subject to a six-foot privacy fence adjacent to the "A" Residence-zoned properties to the east and south, and subject to one-half the r.o.w. (five feet) necessary to increase West 39-1/2 Street to 60 feet.

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

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 Ronald N. Goldstein for a zoning change from "A" Residence, "1st" H & A to "B" Residence, "1st" H & A, on property located at 1403-1405 West 39-1/2 Street be GRANTED, subject to a six-foot privacy fence to the east and south where adjoining "A" Residence, and subject to one-half the r.o.w. (five feet) necessary to increase West 39-1/2 Street to 60 feet.

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

C14-74-169 Gary Cutsinger and Henry S. Miller Co., Trustee: Int. "A" Residence,
6617 and 6701 Decker Lane "1st" H & A to "GR" General
Retail, "1st" H & A

STAFF REPORT:

The staff requested that this case be postponed.

CITIZEN COMMUNICATION (LBJ NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Don Sullivan: 5101 Johnny Morris Road

AGAINST

COMMITTEE ACTION:

Members reviewed the information and recommended this request be postponed.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Gary Cutsinger and Henry S. Miller Co., Trustees, for a zoning change from Interim "A" Residence, Interim "1st" H & A to "GR" General Retail, "1st" H & A on property located at 6617 and 6701 Decker Lane be POSTPONED.

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

C14-74-170 St. Edward's University: "A" Residence, "1st" H & A to
Rear of 312-316 Woodward Street "C-2" Commercial, "1st" H & A

STAFF REPORT:

This tract is located in south Austin within St. Edward's University Campus. It is the proposed student union building site. The women's gymnasium presently occupies part of the subject tract.

"C-2" Commercial zoning requests are usually found in "C" Commercial and "GR" General Retail-zoned areas because of easy accessibility to major arterial streets. This case is different because of its private campus location. Primary use of this facility will be limited to students and staff of the school. The campus also acts as a well-defined buffer between the proposed use and the surrounding single-family neighborhoods.

C14-74-170 St. Edward's University--Contd.

STAFF RECOMMENDATION:

That this case be granted as requested.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
Messrs. Hetherly, 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 St. Edward's University for a zoning change from "A" Residence, "1st" H & A to "C-2" Commercial, "1st" H & A on property located at the rear of 312-316 Woodward Street be GRANTED.

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

ABSENT: Messrs. Everett and Washington

<u>C14-74-171</u>	<u>Gary Johnson, Trustee:</u>	<u>Int. "A" Residence, "1st" H & A to "LR"</u>
	<u>6504 Decker Lake Road</u>	<u>Local Retail, "1st" H & A and "A"</u>
		<u>Residence, "1st" H & A - Tract 1; and</u>
		<u>"BB" Residence, "1st" H & A and "A"</u>
		<u>Residence, "1st" H & A - Tract 2</u>

STAFF REPORT:

The staff requested that this case be postponed.

CITIZEN COMMUNICATION (LBJ NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

Hunter Schieffer, Trustee: 2101 S. Interregional FOR

PERSONS APPEARING

Don Sullivan: 5101 Johnny Morris Road AGAINST

C14-74-171 Gary Johnson, Trustee--Contd.

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Gary Johnson, Trustee, for a zoning change from Interim "A" Residence, Interim "1st" H & A to "LR" Local Retail, "1st" H & A and "A" Residence, "1st" H & A on Tract 1 and "BB" Residence, "1st" H & A and "A" Residence, "1st" H & A on Tract 2, on property located at 6504 Decker Lake Road, be POSTPONED.

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

ABSENT: Messrs. Everett and Washington

C14-74-172 West 34th Street Corporation: "BB" Residence, "1st" H & A
3205-3207 Grandview Street to "O" Office, "1st" H & A

STAFF REPORT:

These two lots and the lot on West Avenue to the east are being heard this month by the Commission. These requests are made to allow a diagnostic clinic to expand their facilities.

Subject lots are located in north central Austin fronting a narrow minor residential street within an older neighborhood. To the north and east are the clinic facilities and parking. To the west, south, and on subject lots are older homes, some of which have been converted to 3-5 unit rooming houses.

This case was heard by the Commission six months ago. The request was recommended to the Council on a split vote, and due to a petition from the neighborhood, was denied by the Council.

The applicant has indicated to the staff that in order to minimize impact on the neighborhood, a wall or fence will be constructed along the Grandview Street and alley boundaries. This would help buffer adjacent residential uses and would not add additional access on the narrow Grandview Street. Present proposed use is for parking, although expansion of the clinic facilities is planned.

C14-74-172 West 34th Street Corporation--Contd.

Commercial or business uses are presently confined to Lamar Boulevard and West 34th Street at the fringe of the neighborhood. The subject lots are within the neighborhood oriented to a minor residential street. The present "O" Office zoning is definitely oriented to 34th Street. A business intrusion would exist in the neighborhood if subject lots are rezoned.

Parking and access problems already exist with the present level of clinic facilities. Overflow parking presently exists on these residential streets. The intersection of West 32nd Street and Grandview Street to the south is hazardous presently. The streets are narrow, are on a grade and are offset. If clinic facilities are expanded, traffic and parking problems may increase.

STAFF RECOMMENDATION:

That this case be denied as a business intrusion into a significant residential neighborhood served by minor residential streets.

CITIZEN COMMUNICATION (AUSTIN HERITAGE NEIGHBORHOOD ASSOCIATION)
(SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

Petition bearing 12 names	AGAINST
PERSONS APPEARING	
Dr. Homer Goehrs (representing applicant)	
Julia Penn (Austin Heritage Neighborhood Assn.)	AGAINST
Edward J. Jennings	AGAINST

COMMITTEE ACTION:

Ms. Himmelblau was of the opinion that the alley contiguous with the eastern and southeastern property lines be vacated to prohibit through-traffic. Mr. Bobbitt expressed concern about a one-way emergency exit to Grandview Street, stating that if such an exit were available, it would be used frequently for other than emergency purposes. A motion was made by Mr. Nash to grant "O" Office, subject to a privacy fence along the south side of the alley and extending to the east side of the alley. The motion died for lack of a second. A majority of the members agreed that the request would be an intrusion into a residential neighborhood and recommended that the request be denied.

AYE: Messrs. Juarez and Washington. Ms. Himmelblau
NAY: Messrs. Bobbitt and Nash

COMMISSION ACTION:

The applicant submitted a letter agreeing to a restrictive covenant to allow the zoning to revert to "B" Residence, "1st" H & A in five years providing for a special permit for future use as accessory parking, clinic facilities in existing structures or any uses permitted in "BB" Residence District. The applicant also agreed to the following conditions:

C14-74-172 West 34th Street Corporation--Contd.

1. Close the existing driveway exit to Grandview Street from the West 34th Street Addition
2. To save the trees indicated on Architect Robert Miller's rendering (except possibly for one small one), or as shown on a plan drawn by Mr. Duncan Muir
3. To enhance the curb area with a new sidewalk and plantings, and not request "curb cuts" on Grandview
4. To build an attractive wall where necessary to sustain the desired parking area surface elevation and visably shield most of the lot from opposite side of the street view, and to
5. Build an attractive fence, according to city codes beginning at our front lot (3205 Grandview Avenue) line adjacent to the alley and running through to the beginning of current alley entrance parking on our lot located at 3206 West Avenue, such that no through traffic would be possible from clinic parking to the alley except for the 3206 West Avenue alley parking
6. Items (1), (3), (4), and (5) need not be started nor installed until such time as owner is in the process of converting such to usage as accessory parking to the West 34th Street Addition. Until then, the improvements may be used as the then existing zoning permits
7. The fence noted in (5) above shall be continued on to West Avenue at such time the lot at 3206 West Avenue is converted to accessory parking for The West 34th Street Addition
8. We anticipate processing "short-form" subdivision requests for lots at 3205 and 3207 Grandview, and 3206 West Avenue, adding them to the West 34th Street Addition when such lots are to be utilized as accessory parking to West 34th Street Addition.

Members reviewed the information presented. Ms. Himmelblau stated that she would want the zoning to stay "B" Residence with a special permit for parking and the Board of Adjustment granting a variance. Mr. Lillie pointed out that the Board of Adjustment is restricted to acting on anything but hardship cases and felt that this would not be the case in this instance. Mr. Hetherly was of the opinion that the Commission should consider whether or not the requested zoning would be appropriate for this case. He felt restrictive covenants of this nature should not be considered by the Commission but be forwarded to the City Council for their decision. Mr. Bobbitt made a motion to grant the request, subject to conditions and that the applicant's letter be forwarded to the Council along with the Commission's recommendation.

CITIZEN COMMUNICATION (AUSTIN HERITAGE NEIGHBORHOOD ASSOCIATION)
(SAVE UNIVERSITY NEIGHBORHOODS)

C14-74-173 West 34th Street Corporation--Contd.

Sarah C. Velz (Austin Heritage Neighborhood Assn.)	AGAINST
Petition bearing 12 names	AGAINST
PERSONS APPEARING	
Dr. Homer Goehrs (representing applicant)	
Julia Penn (Austin Heritage Neighborhood Assn.)	AGAINST
Edward J. Jennings	AGAINST

COMMITTEE ACTION:

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

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

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 West 34th Street Corporation for a zoning change from "BB" Residence, "1st" H & A to "O" Office, "1st" H & A on property located at 3206 West Avenue be GRANTED.

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

ABSENT: Messrs. Everett and Washington

C14-74-174 Joe Thompson, Trustee: Int. "A" Residence, "1st" H & A to
 6107-6505 Decker Lake Road "LR" Local Retail, "1st" H & A - Tract 1
 6400-6614 Johnny Morris Lane & "O" Office, "1st" H & A - Tract 2

STAFF REPORT:

This case and the tract to the north were both being heard by the Commission this month, but due to a delay in annexation, the tract to the north will be heard next month. Subject tracts are surrounded by a railroad, Walnut Creek, and a proposed subdivision to the west, agricultural land to the north, east and south. A 12-acre "LR"-zoned tract in the Colony Park Subdivision exists to the northeast. South of the Colony Park neighborhood and approximately 800 feet to the east of subject tract is the planned Cielo Vista neighborhood. Directly to the south is a 22-acre tract for which the Commission reviewed and recommended denial of a "C" Commercial zoning request.

C14-74-174 Joe Thompson, Trustee--Contd.

Subject tract is bounded by an existing major arterial, Decker Lake Road, on the north and a narrow country lane with 50 feet of r.o.w. on the east. This country lane, Johnny Morris Road, is planned to become a major arterial with 90 feet of r.o.w. R.O.W. on Decker Lake Road is sufficient.

The request on Tract 1 for ten acres of "LR" Local Retail is consistent with what was granted on the northeast corner of this intersection. Approximately 15 acres of "LR" have been established there. If the request of eleven acres is granted on the northwest corner of this intersection, ten acres on the subject tract and another ten acres to the east, a total of 46 acres will have been established. In addition to retail uses, office and multi-family uses are also permitted in the "LR" Local Retail District. If the "LR" is used for apartments, the applicant is willing to limit the density to 15 units per acre. The applicant is also willing to limit the "O" Office to 15 units per acre if used for apartments. Although this lower density is more compatible with single-family neighborhoods, establishing 20-plus acres of apartments and office use in this developing single-family area would, in the staff's opinion, stimulate similar requests along Johnny Morris Road and Decker Lake Road and inhibit the growth of single-family neighborhoods in this area. A substantial commitment to single-family neighborhoods has been made in this area by the school district and the developers of Colony Park, Cielo Vista, and Crystalbrook. The railroad to the west presently carries one day-time train per day. A drainage-recreational greenbelt is planned along Walnut Creek.

STAFF RECOMMENDATION:

That "LR" Local Retail be granted on Tract 1, and that "O" Office be denied, but that "A" Residence be granted on Tract 2, subject to one-half the r.o.w. (20 feet) to increase Johnny Morris Road to 90 feet.

Note: Due to its age, subject tract does not necessarily require a subdivision prior to issuance of a building permit.

CITIZEN COMMUNICATION (LBJ NEIGHBORHOOD ASSOCIATION)**WRITTEN COMMENT**

Hunter Schieffer, Trustee: 2101 S. Interregional
John Buford: 1008 Lavaca

FOR
FOR

PERSONS APPEARING

Joe Thompson (applicant)
Gary Johnson
Don Sullivan: 5101 Johnny Morris Road
Nancy Garrin (LBJ Neighborhood Assn.)

FOR
AGAINST
AGAINST

C14-74-174 Joe Thompson, Trustee--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Washington was of the opinion that flooding problems in the area should be resolved before any additional development is approved. Members agreed that water runoff from any development on these particular tracts would cause more drainage problems in the area. A majority of the members recommended to grant "LR" Local Retail on Tract 1 and to deny "O" Office but to grant "A" Residence on Tract 2, subject to one-half the r.o.w. (20 feet) to increase Johnny Morris Road to 90 feet.

AYE: Messrs. Bobbitt and Nash. Ms. Himmelblau
NAY: Messrs. Juarez and Washington

COMMISSION ACTION:

Members reviewed the information presented. In answer to Ms. Mather's question concerning the appropriateness of "LR" in the requested area, the staff pointed out that "LR" exists to the northeast and a request for "LR" will be forthcoming from a tract to the north. It was also pointed out that these requests will be under control of the subdivision ordinance. Mr. Juarez expressed opposition to the request of "LR" in a single-family area. A majority of the members were in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Joe Thompson, Trustee, for a zoning change from Interim "A" Residence, Interim "1st" H & A to "LR" Local Retail, "1st" H & A on Tract 1 and "O" Office, "1st" H & A on Tract 2 on property located at 6107-6505 Decker Lake Road and 6400-6614 Johnny Morris Lane be DENIED but GRANT "LR" Local Retail, "1st" H & A on Tract 1 and "A" Residence, "1st" H & A on Tract 2, subject to one-half the r.o.w. (20 feet) to increase Johnny Morris Road to 90 feet.

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

C14-74-175 Edmund J. Fleming, Jr.: "LR" Local Retail, "6th" H & A
Entire block bounded by to "GR" General Retail, "6th" H & A
Airport Boulevard, East 18th
Street, East 19th Street
and Tillery Street

STAFF REPORT:

Subject tract is located in east Austin at the intersection of two major arterials. Two minor residential streets also bound the east and south portions of the tract. Presently, a gasoline service station is located

C14-74-175 Edmund J. Fleming, Jr.--Contd.

within this tract at the southwest corner. Single-family neighborhoods exist west, south and east of the property. Commercial zoning and development exist directly north of the tract.

There was a 1972 case on this property requesting "GR" General Retail zoning. Prior to a Zoning Committee hearing, the case was withdrawn until a time when specific use for the property was determined. A "C" Commercial request on the southwest corner of this property was reviewed by the Commission earlier this year. The request was not recommended by the Commission and the Council denied the request as incompatible with the adjacent single-family neighborhood.

A special permit has been submitted in concert with the present zoning request and will be reviewed after this zoning case. Warehouse development, a "C" Commercial use, is proposed. This is permitted in "GR" by special permit because of the existing "C" Commercial zoning to the north. Protection of the adjacent neighborhood is important. This can be accomplished by a landscaped "A" buffer strip which would inhibit additional traffic and could reduce visual intrusion.

STAFF RECOMMENDATION:

The staff recommends that this case be granted, excluding a 25-foot buffer of "A" Residence along the two minor residential streets, Tillery Street and East 18th Street. This tract is located at the intersection of two major arterial streets and has more than adequate frontage on both 19th Street and Airport Boulevard. With the recommended buffering for the single-family neighborhood, the requested zoning is appropriate.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Trinity Testing Laboratories, Inc.: P.O. Box 16267	
San Antonio, Texas	FOR
Mr. & Mrs. Park F. Manuel: 1813 McKinley Avenue	AGAINST
Rosa L. Fowler: 1603 McKinley Avenue	AGAINST
Avelet Franklin: 1710 Loreto Drive	AGAINST
Albert James: 1118 McKinley Avenue	AGAINST
Petition bearing 37 names	AGAINST
Petition bearing 34 names	AGAINST

PERSONS APPEARING

Edmund J. Fleming, Jr. (applicant)	
Tom Gardner (representing applicant)	
Roy Bechtol (representing applicant)	
Larry Neimann (representing applicant)	
Essie Mae Proctor: 1702 Lovingood Drive	AGAINST
Mrs. E. H. Langdon: 1607 McKinley Avenue	AGAINST
Rosa L. Fowler: 1603 McKinley Avenue	AGAINST
Mrs. E. R. Jackson: 1800 Loreto Drive	AGAINST

C14-74-175 Edmund J. Fleming, Jr.--Contd.

Sylven P. Johnson: 3206 East 17th Street
Nellie Lee Franklin: 1710 Loreto Street
W. M. Morris
Naomi Brown

AGAINST
AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the zoning request and special permit request simultaneously. Mr. Washington was of the opinion that warehouses would be the best use for the property rather than a shopping center or apartments which can be placed on the tract with its current zoning. He suggested that the applicant and the neighborhood group meet prior to the Planning Commission meeting to review the plans and alternatives. Members were in agreement to continue the hearing at the full Commission meeting.

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

COMMISSION ACTION:

The applicant indicated his intentions to develop only the warehouse and was willing to tie the zoning to the special permit. Ms. Mather stated that while the applicant's plan was a nice plan and the landscaping very attractive, she was still of the opinion that a warehouse was not desirable in a residential neighborhood. She pointed out that noise caused by truck traffic would be very undesirable. Ms. Mather made a motion to deny the request. The motion failed 3-4. Ms. Himmelblau expressed opposition to a commercial-type development in a residential neighborhood. Mr. Juarez was of the opinion that the neighborhood was unaware of the alternatives that could be placed on the property with its current zoning. Mr. Hetherly was of the opinion that the proposed use would be a better use than a shopping center or large apartment complex. He stated that he had never voted to put warehouses in residential areas but the proposed plan was good and would be less destructive to the neighborhood as long as no access were permitted to the residential streets. A motion was made to grant the request.

COMMISSION VOTE:

To recommend that the request of Edmund J. Fleming, Jr., for a zoning change from "LR" Local Retail, "6th H & A to "GR" General Retail, "6th" H & A on property located on the entire block bounded by Airport Boulevard, East 18th Street, East 19th Street and Tillery Street be GRANTED, subject to a 25-foot strip of "A" Residence along Tillery and 18th Streets and subject to a special permit.

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

C814-74-C13 First Service Corporation: 505 Attached and Detached Single-family
Lakewood Drive at Loop 360 dwelling units with commercial acreage,
(West Ben White Boulevard) common open space and recreational
facilities called, "Lakewood"

REPORT:
This is an application for a Planned Unit Development for 505 attached and detached dwelling units and commercial acreage on 167.05 acres of land located at Lakewood Drive and Loop 360, north of F. M. Highway 2222.

The residential density proposed is approximately 4.2 dwelling units per acre. The applicant proposes 29 large single-family detached residences along the eastern side adjacent to the existing residential development. The balance of the residential area is comprised of 257 townhouse units and 219 patio or zero lot-line units. The common open space, including four tennis courts and a swimming pool, comprises 40.58 acres or approximately 32% of the area.

RECOMMENDATION:
The staff recommends approval of the site plan and the preliminary subdivision, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

None

Roy Bechtol (representing applicant)
Maury Hood (representing applicant)
Sheirlow Charles: 3300 Big Bend Drive
Mr. & Mrs. B. H. Sloane: 7507 Creek Bluff
Mr. & Mrs. George M. Lamb: 7703 Creek Bluff
Mr. & Mrs. Roger Schultz: 7608 Crossmeadow
Walter G. Stephan: 7601 Crossmeadow
Larry Sandel: 7410 Creek Bluff
Isom A. Sheffield: 7607 Crossmeadow
Gary Petrola
Gene Pipkin
Fay Peterson
David Williams
Dan Doerr
Gerry Parnell

[illegible]

C814-74-013 First Service Corporation--Contd.

COMMITTEE ACTION:

The staff made an additional recommendation to grant a variance on the block length required by the Subdivision Ordinance and that a greenbelt be required adjacent to the single-family lots north of Lakewood Drive shown on the site plan for "LR" Local Retail uses. Mr. Hetherly requested that the departmental requirements be read to the audience so that those in opposition would be aware of the imposed requirements. Ms. Mather expressed opposition to approval of the plan because, in her opinion, approval would be an indication of approval of a subsequent creek permit request. Mr. Nash was of the opinion that the project's layout for the area was reasonable. A majority of the members recommended to approve the site plan, subject to compliance with departmental requirements and subject to a 25-foot greenbelt adjacent to the single-family lots north of Lakewood Drive shown on the site plan for "LR" Local Retail uses.

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

NAY: Ms. Mather

The Committee then recommended to approve the preliminary subdivision, subject to departmental requirements and granted a variance on the block length requirements.

AYE: Messrs. Hetherly, Nash and Washington.

NAY: Ms. Mather

ABSENT: Ms. Himmelblau (out of room)

COMMISSION ACTION:

Mr. Hetherly recommended that the hearing on this case be continued to the December 20, 1974 Planning Commission meeting. He stated that inaccurate information had been given to the area residents to the effect that an appeal could be made to the City Council. However, because the project is outside the city limits, there can be no appeal to Council, only to the court. He felt the area residents should be notified of the correct information and also be given an opportunity to appear at a new hearing. Members were in agreement and recommended that the hearing be continued.

COMMISSION VOTE:

To CONTINUE the hearing on the request of First Service Corporation for 505 attached and detached single-family dwelling units with commercial acreage, common open space and recreational facilities called, "Lakewood" on property located at Lakewood Drive and Loop 360 (West Ben White Boulevard.)

AYE: Messrs. Hetherly, Bobbitt, Juarez, Nash and Ramsey.

 Mmes. Himmelblau and Mather

ABSENT: Messrs. Everett and Washington

SPECIAL PERMITS

C14p-74-045 Edmund J. Fleming, Jr.: Warehouse Complex and Distribution
 Bounded by Airport Boulevard, Center with 22 lease spaces
 East 18th Street, East 19th and 12 loading docks
 Street & Tillery Street

STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-Section (39), Paragraph (a) and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to allow a commercial use by special permit on a tract zoned "GR" General Retail. An application for a zoning change from "LR" Local Retail to "GR" General Retail has been filed by the applicant and is to be considered by the Planning Commission at its December 1974 meeting.

"C-2" and "C" Commercial zoning exists to the north across East 19th Street. "A" Residence zoning exists across Tillery Street to the east, across East 18th Street to the south and across Airport Boulevard to the west.

The applicant proposes a wholesale warehouse complex with 102,395 square feet of storage space which includes a small office area. Access is from East 19th Street and Airport Boulevard. All parking and loading-unloading activity is oriented inward.

While the staff feels that the physical encroachment of this use into the residential neighborhood has been eliminated through the limited access, the applicant is proposing a visual encroachment by using a solid building wall the entire length of the east and west sides of the tract. The staff feels a significant improvement could be made by breaking the large structure on the east and south sides into several smaller buildings and providing usable open space that would tie in to the proposed greenbelt shown in the required building setback area. This same type of opening could be provided in the structure at the corner of Airport Boulevard and East 19th Street. An alternate buffer would be a landscape plan within the 25-foot building setback on the south and east sides.

STAFF RECOMMENDATION:

The staff recommends approval of this application with the modifications outlined in order to reduce the intensity of the building bulk and help preserve the residential integrity of the adjoining neighborhood, and subject to departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Trinity Testing Laboratories, Inc.: P.O. Box 16267
 San Antonio, Texas

FOR

C14p-74-045 Edmund J. Fleming, Jr.--Contd.

Mr. & Mrs. Park F. Manuel: 1813 McKinley Avenue	AGAINST
Rosa L. Fowler: 1603 McKinley Avenue	AGAINST
Avelet Franklin: 1710 Loreto Drive	AGAINST
Albert James: 1118 McKinley Avenue	AGAINST
Petition bearing 37 names	AGAINST
Petition bearing 34 names	AGAINST

PERSONS APPEARING

Edmund J. Fleming, Jr. (applicant)	
Tom Gardner (representing applicant)	
Roy Bechtol (representing applicant)	
Larry Neimann (representing applicant)	
Essie Mae Proctor: 1702 Lovingood Drive	AGAINST
Mrs. E. H. Langdon: 1607 McKinley Avenue	AGAINST
Rosa L. Fowler: 1603 McKinley Avenue	AGAINST
Mrs. E. R. Jackson: 1800 Loreto Drive	AGAINST
Sylvan P. Johnson: 3206 East 17th Street	AGAINST
Nellie Lee Franklin: 1710 Loreto Street	AGAINST
W. M. Morris	AGAINST
Naomi Brown	AGAINST

COMMITTEE ACTION:

Members reviewed the request for a special permit along with the zoning request. Mr. Washington was of the opinion that warehouses would be the best use for the property rather than a shopping center or apartments which can be placed on the tract with its current zoning. He suggested that the applicant and the neighborhood group meet prior to the Planning Commission meeting to review the plans and alternatives. Members were in agreement to continue the hearing at the full Commission meeting.

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

COMMISSION ACTION:

The applicant indicated his intentions to develop only the warehouse and was willing to tie the zoning request to the special permit. Ms. Mather stated that while the applicant's plan was a nice plan and the landscaping very attractive, she was still of the opinion that a warehouse was not desirable in a residential neighborhood. She pointed out that noise caused by truck traffic would be very undesirable. Ms. Himmelblau expressed opposition to a commercial-type development in a residential neighborhood. Mr. Juarez was of the opinion that the neighborhood was unaware of the alternatives that could be placed on the property with its current zoning. Mr. Hetherly was of the opinion that the proposed use would be a better use than a shopping center or large apartment complex. He stated that he had never voted to put warehouses in residential areas but the proposed plan was good and would be less destructive to the neighborhood as long as no access were permitted to the residential streets. A majority of the members recommended that the request be granted.

C14p-74-045 Edmund J. Fleming, Jr.--Contd.

COMMISSION VOTE:

To APPROVE the request of Edmund J. Fleming, Jr., for a special permit for the construction of a warehouse complex and distribution center with 22 lease spaces and 12 loading docks on property bounded by Airport Boulevard, East 18th Street, East 19th Street and Tillery 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. Hetherly, Bobbitt, Nash and Ramsey
NAY: Mr. Juarez. Mmes. Himmelblau and Mather
ABSENT: Messrs. Everett and Washington

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-74-047 John L. Adams: Day Care Facility for 40 Children
1503 Morgan Lane

STAFF REPORT:

This application has been filed as required under Section 45-17, Sub-Section (h), Paragraph (2), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a day care facility for 40 children at 1503 Morgan Lane. The lot of 21,780 square feet would permit a maximum of 65 children and is zoned "A" Residence with the exception of the rear 50-foot area which is zoned "C" Commercial in connection with the plumbing business to the south of this tract.

STAFF RECOMMENDATION:

The staff recommends approval of this application for a maximum of 40 children, 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 L. Adams (applicant)

COMMITTEE ACTION:

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

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

C14p-74-047 John L. Adams--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 request of John L. Adams for a special permit for a day care facility for 40 children on property located at 1503 Morgan Lane, 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, Bobbitt, Juarez, Nash and Ramsey.
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Everett and Washington

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-74-048 St. Edwards University: A Student Union Which Will Include
 Rear of 312-316 Woodward Street the sale of beer and wine

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 special permit to allow a lounge for the sale of beer and wine in the student union on the campus of St. Edward's University.

A zoning application for "C-2" Commercial is being processed concurrently with this special permit application. St. Edward's University proposes this use to be located in an existing structure and a proposed patio in the interior of the campus for the use of the University students.

Parking to meet ordinance requirements is provided on campus.

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

Martin Boozer (representing applicant)

C14p-74-048 St. Edwards University--Contd.

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
Messrs. Hetherly, 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 St. Edward's University for a special permit for a student union which will include the sale of beer and wine on property located at the rear of 312-316 Woodward 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. Hetherly, Bobbitt, Juarez, Nash and Ramsey.
Mmes. Himmelblau and Mather

ABSENT: Messrs. Everett and Washington

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-74-049 Northcross One: A 1,475 Square-foot Commercial Recreation
Burnet Road, West Anderson enterprise to be constructed
Lane and Northcross Drive within an enclosed shopping
center called "Nickels and Dimes, Inc."

STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-Section (39), Paragraph (a), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow a commercial recreation center in a "GR" General Retail district. The applicant, Northcross One, proposes this commercial game facility within the Northcross Shopping Center at Burnet Road and Anderson Lane. The proposed use will occupy a 29.5' x 50' space within the center.

STAFF RECOMMENDATION:

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

C14p-74-049 Northcross One--Contd.

CITIZEN COMMUNICATION (ALLANDALE NEIGHBORHOOD ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Janet Reed (representing applicant)

COMMITTEE ACTION:

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

AYE: Mmes. Himmelblau and Mather.
Messrs. Hetherly, 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 Northcross One for a special permit for the construction of a 1,475 square-foot commercial recreation enterprise to be constructed within the enclosed shopping center called "Nickels and Dimes, Inc." on property located at Burnet Road, West Anderson Lane and Northcross Drive, 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, Bobbitt, Juarez, Nash and Ramsey.
Mmes. Himmelblau and Mather

ABSENT: Messrs. Everett and Washington

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-74-050 Alstan Corporation: Four Townhouse Units Called
1409 Mohle Drive "Summit Place Townhomes"

STAFF REPORT:

This application has been filed as required under Section 45, Sub-Section (17), Paragraph (11), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the construction of four townhouse units on "A" Residence-zoned property at 1409 Mohle Drive. The units will front on Mohle Drive and have vehicular access to Harris

Cl4p-74-050 Alstan Corporation--Contd.

Boulevard. The units which vary in size from 2,275 to 2,391 square feet of living area will have attached two-car garages and each will have a private yard. The site plan indicates many significant trees which are to be saved. A privacy fence is proposed around the entire tract with the exception of the street frontage.

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 (WEST CENTRAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Stan Miller (representing applicant)

Marvin D. Shwiff: 1300 Northwood

John Rothgeb: 1602 Northwood Road

J. L. Ternadge

AGAINST

NO OPINION

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau was of the opinion that townhouses would not be appropriate for this area, and she could not support the request. Ms. Mather stated that she thought the plans were excellent and much less destructive than duplexes. A majority of the members recommended to approve the request, subject to departmental requirements.

AYE: Messrs. Hetherly and Washington. Ms. Mather

NAY: Ms. Himmelblau

ABSTAIN: Mr. Nash

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau stated she could support the project since the neighborhood indicated support of it. A majority of the members were in agreement with the Committee's recommendation to grant the request.

COMMISSION VOTE:

To APPROVE the request of Alstan Corporation for a special permit for the construction of four townhouse units called "Summit Place Townhomes" on property located at 1409 Mohle Drive, 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, Bobbitt, Juarez and Ramsey.

Mmes. Himmelblau and Mather

ABSTAIN: Mr. Nash

ABSENT: Messrs. Everett and Washington

C14p-74-050 Alstan Corporation--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.

STREET VACATIONS

C10v-74-015 Felipe Latorre, Ed Flores and John P. Schneider
Gaffney Street from south line of West 37th Street
southerly to the west line of West Avenue.
Postponed from November 12, 1974 Planning Commission meeting.

STAFF REPORT:

This request has appeared before the Commission in the past and was postponed to allow the City to work with the applicant in providing for adequate frontage and access for Lot 24 on West Avenue. The upper portion of Gaffney was approved for vacation, subject to departmental requirements and retention of easements and subject to the extension and construction of West 37th Street to West Avenue before opening Gaffney Street. The applicants have been advised of the frontage requirements and have agreed to the departmental requirements for frontage and access on Gaffney.

STAFF RECOMMENDATION:

The staff recommends approval of this request, subject to departmental requirements and subject to retention of easements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Felipe Latorre (applicant)

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Felipe Latorre, Ed Flores and John P. Schneider for the vacation of Gaffney Street from the south line of West 37th Street, southerly to the west line of West Avenue, subject to departmental requirements and subject to retention of easements.

AYE: Messrs. Hetherly, Bobbitt, Juarez, Nash and Ramsey

 Mmes. Himmelblau and Mather

ABSENT: Messrs. Everett and Washington

C2o-74-010 Ordinances

Placement of signs on property upon application
for zoning change and prior to the first public
hearing by the Planning Commission

The staff requested that consideration of this case be postponed.

COMMISSION ACTION:

Members were in agreement to postpone action on this request.

COMMISSION VOTE:

To POSTPONE action to consider an amendment to Section 45-14.3 of the
Zoning Ordinance to require placement of signs on property upon appli-
cation for zoning change and prior to the first public hearing by the
Planning Commission.

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

ABSENT: Messrs. Everett and Washington

C2o-74-011 Ordinances

Requiring fencing or evergreen hedge between
"A" Residence and less restrictive zoning

The staff requested that consideration of this case be postponed.

COMMISSION ACTION:

Members were in agreement to postpone action on this request.

COMMISSION VOTE:

To POSTPONE action to consider an amendment to Section 45-31.1 of the
Zoning Ordinance to require fencing or evergreen hedge between "A" Residence
and less restrictive zoning.

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

ABSENT: Messrs. Everett and Washington

C2o-74-012 Ordinances

Extending the period for refiling a zoning
application from one year to one and one-half
years after denial by the Planning Commission
and City Council

Mr. Lillie reported that this request was one of five suggested amendments
initiated by Councilmen Friedman and Lebermann. This proposed amendment
would extend the period for refiling a zoning application from one year
to eighteen months on those cases that receive a recommendation of denial
by the Planning Commission and the City Council.

C2o-74-012 Ordinances--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mrs. Richter (Hyde Park Neighborhood Association)

Tom Curtis

FOR

AGAINST

COMMISSION ACTION:

Mr. Hetherly pointed out that this amendment would speak to only one section of the ordinance, that being those zoning cases which were denied by both the Planning Commission and the City Council. He stated he had no real problem with the suggested change since so few cases come back under this provision. He pointed out that the majority of the cases come back when the Commission and Council action differs. He was of the opinion that older neighborhoods are the areas most affected by repeated zoning requests. Ms. Mather pointed out that some areas, particularly older residential neighborhoods, are faced with zoning cases every month while other areas have very few cases. She stated that repeated zoning cases place a hardship on residents living in the older neighborhoods, and an amendment of this nature would provide some relief to those citizens. Mr. Bobbitt felt that it would be a mistake to change the ordinance. Mr. Ramsey was of the opinion that a change would penalize those neighborhoods that are developing. He made a motion to deny the proposed amendment.

COMMISSION VOTE:

To DENY amending Section 45-14 (c) of the zoning ordinance to extend the period for refiling a zoning application from one year to one and one-half years after denial by the Planning Commission and City Council.

AYE: Messrs. Bobbitt, Juarez, Nash and Ramsey. Ms. Himmelblau

NAY: Mr. Hetherly. Ms. Mather

ABSENT: Messrs. Everett and Washington

C2o-74-013 Ordinances

Annexation of all property to the City as

"Interim SR Residence" rather than "A" Residence

Mr. Lillie reported that this request was one of five suggested amendments initiated by Councilmen Friedman and Lebermann. This proposed ordinance would provide for newly annexed land to be zoned in the most restrictive district. Since the ordinance was first written, land has been zoned as Interim "A" Residence. This district provides for single-family residences, two-family residences, schools, parks, clinics on very large tracts, some home occupations, townhouses by special permit and Planned Unit Developments by special permit. The proposed ordinance would annex land as Suburban Residential. This district would include only single-family residences, plus the public uses. Duplexes, townhouses or PUD's would

C2o-74-013 Ordinances--Contd.

not be allowed. The ordinance requires a minimum of 18,000 square feet for single-family lots in the "SR" district. The proposed amendment would zone newly annexed land in the most restrictive district as an interim zoning. The staff, within 90 days of annexation of a subdivision, would initiate permanent zoning for that subdivision to be brought before the Planning Commission and City Council to establish permanent zoning. The Commission will see large areas to be zoned rather than small, piecemeal requests. A process will be established where subdivisions that still have interim zoning will be reviewed and permanent zoning would be initiated by the staff that will be appropriate with the surrounding zoning. Mr. Lillie also pointed out that the Council is annexing land that is not being subdivided and that land would be included for permanent zoning.

The staff recommends an amendment to the ordinance to annex land as "SR" Suburban Residential. The staff will then initiate within 90 days a process to convert the interim zoning to a permanent zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Williams
Tom Curtis

AGAINST
AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly was of the opinion that "SR" zoning would cause an undue delay on the developers. He felt "AA" would be more appropriate in that "AA" would be just as restrictive as "SR" except that the minimum lot size required for "AA" is only 7,200 square feet while "SR" requires 18,000 square feet. Members recommended that the request be approved with a change to Interim "AA".

COMMISSION VOTE:

To recommend an amendment to Section 45-14 (d) of the zoning ordinance to provide for annexation of all property to the City as "Interim AA" Residence rather than "A" Residence.

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

ABSENT: Messrs. Everett and Washington

C2o-74-014 Ordinances

Automatic classification of public property as
"A" Residence when sold for a non-public purpose

Mr. Lillie reported that this request is one of five suggested amendments initiated by Councilmen Friedman and Lebermann. Under the present ordinance any unzoned public land which has been sold to private ownership does not have to come in for a zoning classification. The proposed amendment would provide for automatic zoning of such land under Interim "AA" Residence District. The staff is recommending approval of this proposed amendment.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend an amendment to Section 45-14(d) of the zoning ordinance as follows:

Any unzoned land owned by a public agency within the City of Austin which is subsequently transferred to private ownership shall assume an interim classification being the same as that designated for annexed property as set out in the preceding paragraph of this section.

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

ABSENT: Messrs. Everett and Washington

C3-74-011 Environment

Appeal by Mr. Dwight Monteith and Mr. & Mrs. Malcolm R. Bucknall of Waterway Development Permit #74-10-3076 for the construction of bridge improvements at 9th and 10th Streets and Shoal Creek.

This is a request by Mr. & Mrs. Malcom R. Bucknall and Mr. Dwight Monteith to appeal Waterway Development Permit #74-10-3076 for the construction of improvements to the 9th and 10th Street bridges at Shoal Creek, C.I.P. Projects #6220 1 and #6220 2. Mr. Stuart Henry, attorney for the appellants, presented the following reasons for filing the case:

1. The proposed development will result in additional identifiable adverse flooding of other property because the two bridges with the "low steel" below the flood plain elevation is worse than the existing one bridge. No maps were submitted indicating the flood plain elevations and delineations with or without the project, on the 100-year and 25-year frequencies.

C3-74-011 Environment--Contd.

2. Temporary erosion control measures are not adequate to minimize siltation of the waterway; since there are no plans indicating that temporary erosion control measures will be taken, obviously, none will be and the waterway will become filled with silt. (See Bovay report, page 59, B.1., no temporary erosion control measures are proposed.)

3. The proposed development does not preserve the natural and traditional character of the land and waterway to the greatest extent feasible. The same project purposes can be accomplished by other alternatives which would not necessitate the clearing of the right-of-way for 9th Street and building a bridge, such as that recommended by the Citizen's Board at their meeting of July 2, 1974.

Mr. Charles Graves, Director of Engineering, presented a brief summary of the construction plans and explained that the location of the project was the City Council's action. Mr. Graves spoke to Mr. Henry's points of objection and explained the hydraulics and engineering of the project. He pointed out that, in his opinion, the project is of the highest environmental quality, and that the project had received endorsement by the Citizen's Board of Environmental Quality. Mr. Graves was of the opinion that the appeal was an objection to the construction of the project rather than the quality of the design and recommended that the request for appeal be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Stuart Henry (representing appellants)

COMMISSION ACTION:

Members reviewed the information presented. Mr. Juarez went on record opposing the appellants' right to appeal. He pointed out that it was his intention and understanding that when the ordinance was written, the right to appeal would be given to the owner of "real property" within 300 feet of the proposed project rather than "personal property" owners. Mr. Juarez made a motion to deny the appeal on the basis that the appellants had no legal basis for appeal. The motion died for lack of a second. Ms. Mather was of the opinion that the proposed project does violate the natural character of the creek and that the plan is not the most feasible. She felt that 11th Street would be a better location because of the traffic and would better preserve the natural character of the creek. Mr. Hetherly agreed with Mr. Juarez that the intent of the ordinance was to mean "real property" rather than "personal property" and instructed the City Attorney to re-word the ordinance to clarify the meaning. Mr. Hetherly pointed out, however, that the case should be considered on the merits of the project rather than on a legal technicality. A motion was made to deny the appeal.

C3-74-011 Environment--Contd.

COMMISSION VOTE:

To DENY the appeal by Mr. & Mrs. Malcolm R. Bucknall and Mr. Dwight Monteith to Waterway Development Permit #74-10-3076 for the construction improvements to the 9th and 10th Street bridges at Shoal Creek, C.I.P. Projects #6220 1 and #6220 2.

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

OTHER BUSINESS

C14p-66-008 Lantern Lane Shopping Center
 2815-2841 Hancock Drive
 Proposed revision to allow two free-standing signs

STAFF REPORT:

The owner of the Lantern Lane Shopping Center is requesting approval of two existing signs within the center which are located adjacent to Hancock Drive. The site is zoned "O" Office and a special permit was granted for this center in 1966 which did not include approval for the signs.

STAFF RECOMMENDATION:

The staff can recommend approval of the "Lantern Lane Center" sign which identifies the shopping complex. The "Acme Cleaners" sign identifies a specific use within the area covered by the special permit. Therefore, the staff does not recommend approval of this sign.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Tom Curtis (representing applicant)

COMMISSION ACTION:

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

C14p-66-008 Lantern Lane Shopping Center--Contd.

COMMISSION VOTE:

To APPROVE the "Lantern Lane Center" sign on property located at 2815-2841 Hancock Drive.

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

NAY: Mr. Ramsey

ABSENT: Messrs. Everett and Washington

To DENY the request for the "Acme Cleaners" sign on property located at 2815-2841 Hancock Drive.

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

NAY: Mr. Ramsey

ABSENT: Messrs. Everett and Washington

C8c-74-002 Lakeway Conceptual Plan
 Lakeway Boulevard and Lohmans Ford Road
 Review conceptual plan

STAFF REPORT:

This is a request by the developers of Lakeway for review of the conceptual plan involving two major areas, "Lakeway West" which contains 1,580.4 acres and "Hutto Ranch" which contains 703.4 acres for a total of 2,283.8 acres. The total number of units proposed is 3,964 for a density of 1.74 units per gross acre. The total open space, including the proposed golf course is 1,080.7 acres, with the major portion other than the golf course being located within "Lakeway West".

Access to both areas will be provided from F. M. 620 by Lakeway Boulevard with 120 feet of r.o.w. and Lohmans Ford Road with 60 feet of r.o.w.

Approximately 15 acres within Lakeway West is set aside for school sites; approximately 18 acres is existing commercial area, while small convenience store sites are proposed that will be centrally located and will have access from major streets.

STAFF RECOMMENDATION:

The staff recommends approval of this conceptual plan, subject to the following conditions:

1. Annexation to Lakeway M.U.D. of Hutto Ranch with provision for water and sewer system service to Lakeway West and Hutto Ranch.
2. Council approval of expansion of M.U.D. boundaries if required.

C8c-74-002 Lakeway Conceptual Plan--Contd.

3. Approval by State Health Department, L.C.R.A., Water Quality Board, and by City-County Health Department where applicable, prior to final approval.
4. Limit density to a maximum of two units per gross acre to allow for flexibility.
5. Issuance of waterway development permits as required.
6. Approval by L.C.R.A. and/or City-County Health Department for septic tank use prior to preliminary approval of any subdivision section. Density may have to be reduced on certain tracts if not served by a sewer system.
7. Construction of arterials and collector streets to City standards on urban subdivisions.
8. Access to all tracts required with access to adjoining properties where topography will permit.
9. Review of individual pre-applications and preliminary plans for ordinance and policy requirements as related to block lengths, length of cul-de-sac, street widths, curve radii, density, etc.
10. Addition of school site to conceptual plan.
11. Addition of commercial sites to conceptual plan.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Lynn Williams (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented. In answer to Ms. Mather's question concerning review of the urban standards for streets, Mr. Lillie pointed out that any change in the present ordinance would be premature since work is being done on the Lake Austin Development Plan which will provide performance standards for hill country development in particular. He stated that this plan would be tied to the standards in effect as each phase of the development is brought in. Members recommended that this plan be approved.

C8c-74-002 Lakeway Conceptual Plan--Contd.

COMMISSION VOTE:

To APPROVE the Lakeway Conceptual Plan for development of 2,283.8 acres located at Lakeway Boulevard and Lohmans Ford, subject to:

1. Annexation to Lakeway M.U.D. of Hutto Ranch with provision for water and sewer system service to Lakeway West and Hutto Ranch.
2. Council approval of expansion of M.U.D. boundaries if required.
3. Approval by State Health Department, L.C.R.A., Water Quality Board, and by City-County Health Department where applicable, prior to final approval.
4. Limit density to a maximum of two units per gross acre to allow for flexibility.
5. Issuance of waterway development permits as required.
6. Approval by L.C.R.A. and/or City-County Health Department for septic tank use prior to preliminary approval of any subdivision section. Density may have to be reduced on certain tracts if not served by a sewer system.
7. Construction of arterials and collector streets to City standards on urban subdivisions.
8. Access to all tracts required with access to adjoining properties where topography will permit.
9. Review of individual pre-applications and preliminary plans for ordinance and policy requirements as related to block lengths, length of cul-de-sac, street widths, curve radii, density, etc.
10. Addition of school site to conceptual plan.

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

The Commission then

VOTED: To APPROVE the September 10, 1974 and April 10, 1973 Planning Commission minutes.

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

SUBDIVISIONS

C8-74-64 Island Wood
River Hills Road and Islandwood Bend
Referred from November 26, 1974 Planning
Commission meeting, pending further report
from the Health Department for septic tank use.

STAFF REPORT:

This is a request by Bill Rogers for a 19.05-acre urban residential subdivision known as Island Wood, located at River Hills Road and Islandwood Bend. This case was postponed, pending a letter of approval from the Health Department for septic tank use. The applicant is now considering the possibility of a package treatment plant and wastewater collection system.

STAFF RECOMMENDATION:

The staff recommends approval of this subdivision, pending approval of the State Department of Health, the Texas Water Quality Board and the City of Austin Water and Wastewater Department for a package treatment plant and wastewater collection system, and subject to compliance with departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Rogers (applicant)

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly pointed out that area residents were concerned about the close proximity of Lake Austin to this development containing septic tanks. He stated that this problem would be solved with the use of a sewage treatment plant. Members recommended that this request be approved, subject to conditions.

COMMISSION VOTE:

To APPROVE the following subdivision plat, pending compliance with departmental requirements as on file with the City of Austin Planning Department and subject to approval by the State Health Department, the Texas Water Quality Board and the City of Austin Water and Wastewater Department for a package treatment plant and wastewater collection system:

C8-74-64 Island Wood
River Hills Road and Islandwood Bend

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

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

VOTED: To APPROVE the following final subdivision:

C8-74-61 Northwood, Section 2
Indian Creek Drive & Palomar Lane

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

ABSENT: Messrs. Everett and Washington

The Commission then

VOTED: To APPROVE the following preliminary/final subdivision and grant a change in preliminary to eliminate cul-de-sac:

C8-73-19 Franklin Park
Pleasant Valley Road & Teri Road

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

ABSENT: Messrs. Everett and Washington

The Commission then

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

C8-74-66 Rutland Drive Business Park, Sec. 2
Rutland Drive & Running Bird Lane

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

ABSENT: Messrs. Everett and Washington

The Commission then

Final Subdivision Plats--Contd.

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

C8-74-64 Village South, Phase 3, Section 2
Pleasant Valley Road & Teri Road

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions:

C8s-74-11 Balcones Woods, Section 2-A
Calle Verde Drive
C8s-74-63 TP & J Subdivision
U. S. Highway 183 South
C8s-74-180 Ford Village Annex
Fort View Road
C8s-74-215 Resub. Tr. "A", Brockbrent Subd. No. 2
E. Ben White Blvd. & Burleson Road
C8s-74-229 Tim's Addition
Dessau Road

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

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-74-244 Resub. Lots 35 & 37A, Blk. "A"
Rivercrest Addition #2
Troll Haven & Rivercrest Drive

Short Form Subdivisions--Contd.

C8s-74-245 Resub. Lot 7, Blk. "C", University
Hills, Sec. 1, Phase 2
U. S. 290 & Northeast Drive
C8s-74-246 Resub. Lots 18 & 19, Blk. I
Yaupon Terrace, Section 2
Cliffsage Avenue

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

The Commission then

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

C8s-74-194 Dayton and Hooper Addition
F. M. 1325 & Rosemary

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

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 on the signature of the adjoining owner:

C8s-74-240 U. S. Postal Service Subdivision
Burleson Road & East Ben White Boulevard
C8s-74-243 Leftover Subdivision
Stassney Lane

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

The Commission then

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

C8s-74-241 Resub. Portion of Lot 1, Frank Stark Subd.
Lamar Boulevard

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

Short Form Subdivisions--Contd.

The Commission then

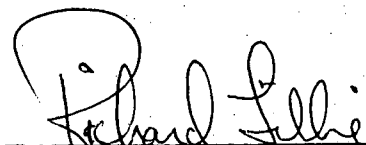
VOTED: To POSTPONE the following short form subdivision, pending Health Department approval for septic tanks:

C8s-74-242 Castlewood Forest, Sec. 5, Resub.
 Lot 13, Blk. "E"
 Monarch Drive & Manchaca Road

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

ABSENT: Messrs. Everett and Washington

The meeting was adjourned at 12:15 a.m.



Richard Lillie
Executive Secretary