

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--February 11, 1975

The meeting of the Commission was called to order at 7:00 p.m. in the Council Chambers

Present

C. W. Hetherly, Chairman
O. P. "Bob" Bobbitt
Rizer Everett
Betty Himmelblau
Philip Juarez
Jean Mather
Charles Nash
George Ramsey, III

Also Present

Richard Lillie, Director of Planning
Geri Farman, Historic Zoning Administrator
Don Bird, Assistant City Attorney
Pat Settle, Administrative Secretary

Absent

Bennie Washington

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of February 3, 1975.

Present

O. P. "Bob" Bobbitt, Chairman
Rizer Everett
Betty Himmelblau
Charles Nash
Bennie Washington

Also Present

Evelyn Butler, Supervising Planner
Duncan Muir, Planner
Brian Schuller, Planner
Mary McGinnis, Urban Transportation
Pat Settle, Administrative Secretary

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3

3

C14-74-179 Gilbert Champion: "C" Commercial, "4th" H & A to
 3704 North Interstate Highway 35 "C-2" Commercial, "4th" H & A
 also bounded by East 38th Street

STAFF REPORT:

Subject tract is located along North Interregional Highway 35 at an intersection of a minor residential street. The "C-2" zoning request is for a bar presently in operation in violation of the existing zoning. A special permit is being processed in conjunction with this zoning request.

Subject tract is located within a strip-commercial district which is oriented to the Interregional Highway. Single-family residences exist to the west and northwest within this "C"-zoned strip.

STAFF RECOMMENDATION:

That this case be granted as compatible with the strip-commercial zoning which fronts Interregional Highway 35.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSN.)

WRITTEN COMMENT

J. W. Howeth: 3500 Robinson Avenue	FOR
Mrs. C. B. Hahn: 1012 East 38-1/2 Street	AGAINST
A. L. Jacobson: 1008 East 38th Street	AGAINST
Rachel Kreidel: 3507 Harmon Avenue	AGAINST
W. A. Irvin: 1013 East 38-1/2 Street	AGAINST
Oscar Paul: 1006 East 38th Street	AGAINST
Mr. & Mrs. Carey Jordan: 3710 Harmon Avenue	AGAINST
Kenneth Jordan: 1005 East 38th Street	AGAINST
Mrs. Carl Studtman: 6126 Corte Del Conejo	AGAINST
Billie and Margaret Ming: 3702 Harmon Avenue	AGAINST
Rosalia and Allan Leistico: 1006 East 39th Street	AGAINST
Mr. & Mrs. C. W. Kimmons: 1010 East 38-1/2 Street	AGAINST
Petition bearing 30 names	AGAINST
Petition bearing 20 names	AGAINST
Petition bearing 12 names	AGAINST

PERSONS APPEARING

Thomas Pritchard (representing applicant)	
Mrs. A. L. Horstmann: 838 East 37th Street	AGAINST
Gwyn White Shive: 843 East 38th Street	AGAINST
Billie and Margaret Ming: 3702 Harmon Avenue	AGAINST
Mr. & Mrs. Harold Blomquist: 921 East 39th Street	AGAINST
Allan H. Leistico: 1006 East 39th Street	AGAINST
Mr. & Mrs. Oscar Paul: 1006 East 38th Street	AGAINST
Rachael Kreidel: 3507 Harmon Avenue	AGAINST
Nathan H. Leistico	AGAINST

C14-74-179 Gilbert Champion--Contd.

COMMITTEE ACTION:

Members reviewed the information presented in conjunction with the special permit request. Mr. Washington was of the opinion that since similar uses have been in operation at that location in the past and that the current zoning is "C", he could see no problem with granting the request. He stated that the location is oriented to I. H. 35 and with proper buffering a facility of this nature could be accommodated. In answer to Mr. Nash's question regarding limiting the area, the staff indicated that the zoning could be limited to the area of the building only, which would limit any expansion without a special permit. Ms. Himmelblau stated she would be opposed to intensifying this type zoning in this neighborhood. She agreed that the tract faced a busy thoroughfare but would generate too much disturbance in the residential neighborhood. A majority of the members recommended that the request be denied.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Nash pointed out that the area was zoned "C" Commercial several years ago by the City, not by the property owner, and that the house to the west of subject tract is used for residential purposes. A majority of the members recommended that the request be denied.

COMMISSION VOTE:

To recommend that the request of Gilbert Champion for a zoning change from "C" Commercial, "4th" H & A to "C-2" Commercial, "4th" H & A on property located at 3704 North Interstate Highway 35, also bounded by East 38th Street be DENIED.

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

C14-74-180	Luther E. Smith: "B" Residence, "1st" H & A to "C" Commercial
	8212-8222 Jamestown Drive "1st" H & A - Tract 1 and
	1401-1409 Clearfield Drive "BB" Residence, "1st" H & A to
	"LR" Local Retail, "1st" H & A -
	<u>Tract 2</u>

STAFF REPORT:

Subject tracts are undeveloped and are located in north Austin adjacent to the commercial strip which fronts Research Boulevard. Both tracts front residential collector streets which serve the single-family neighborhood to the east.

Undeveloped land is adjacent to the north and east of Tract 1. A restaurant exists to the south. Multi-family and single-family uses are adjacent to the north and east of Tract 2. The apartment-zoned land to the south of Tract 2 is undeveloped.

Zoning on subject tracts was established in 1968. Later, Jamestown Drive was extended, giving access to Tract 1. In 1969, "C" Commercial zoning was established to the south of Jamestown Drive. A privacy fence and 25-foot building setback was required in conjunction with that case. In 1972, "C-2" Commercial zoning was established directly south of Tract 1.

STAFF RECOMMENDATION:

That "C" Commercial be granted on Tract 1, subject to a 25-foot building setback and a privacy fence along the north and east boundaries, and that any change in zoning be denied on Tract 2. The recommended "C" zoning is consistent with established zoning to the south and is buffered from the single-family neighborhood by apartment zoning. The privacy fence and building setback will help buffer future apartments. The "BB" zoning on Tract 2 should be preserved as a buffer between intense commercial use fronting Research Boulevard and the single-family neighborhood to the east.

CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

WRITTEN COMMENT

Mrs. Frances Wilson Chambliss: 8006 Burnell Drive	FOR
John Byram: 611 South Congress	FOR
Marc Cheralien: 1310 Clearfield Drive	AGAINST

PERSONS APPEARING

Philip Rivers (representing applicant)	
Audane Baker: 4700 Pony Chase	FOR
Vernon Baker: 4700 Pony Chase	FOR

C14-74-180 Luther E. Smith--Contd.

COMMITTEE ACTION:

The applicant requested that he not be required to provide a 25-foot buffer and a privacy fence along the north side of Tract 1 so that he could utilize the setback as a drive which would give access to Tract 1 from Tract 2. Mr. Nash was of the opinion that since the applicant owned the "BB" tract between Tract 1 and Sequoia Drive, he would like to see the east property line of Tract 2 extended south through Tract 1. This would allow better development. Mr. Washington inquired as to why access would be needed from Clearfield Drive to Tract 1 if the convenience store is to be on Tract 2. The applicant responded that the driveway could serve a dual purpose as access to the proposed mini-warehouses and future apartments. Mr. Everett and Ms. Himmelblau expressed concern for Tract 2. Ms. Himmelblau stated she could not approve more intense zoning on Tract 2. She stated that Tract 1 is a large commercial tract and any additional zoning would create additional requests. Mr. Everett recommended that Tract 1 be granted, subject to a 25-foot building setback and a privacy fence along the north and east boundaries and that Tract 2 be denied. Mr. Washington stated that since the applicant owned the adjoining tract, he could support the motion excluding the privacy fence and made a substitute motion to that effect. The substitute motion died for lack of a second. The vote was then taken on the original motion and carried 4-1.

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

COMMISSION ACTION:

Members reviewed the information presented and a majority was in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of Luther E. Smith for a zoning change from "B" Residence, "1st" H & A to "C" Commercial, "1st" H & A on Tract 1 be GRANTED, subject to a 25-foot building setback and a privacy fence along the north and east boundaries, and that the request from "BB" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A on Tract 2 be DENIED.

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

C14-75-001 William J. Clark: "A" Residence, "1st" H & A to
5908 Aurora Drive "C" Commercial, "1st" H & A

STAFF REPORT:

Subject tract is the rear portion of a larger tract which fronts a major arterial in north Austin. A contracting shop exists on the portion of the lot zoned "A" Residence. On the front part exists an older single-family structure. Single-family homes abut and face subject tract to the north and east. A church is located to the southeast. Aurora Drive, a minor residential cul-de-sac, provides access to subject tract.

The "C" Commercial district along Koenig Lane was established in the 1950's after annexation. The single-family homes which adjoin subject tract were built between 1956 and 1959. Later, in 1961, a building permit was mistakenly issued for a commercial building on subject tract. Subject zoning request is being made to establish zoning which conforms to the use.

STAFF RECOMMENDATION:

That this case be denied. The existing use is not oriented to a major arterial but to a single-family neighborhood served by a minor residential dead-end street. The existing use has a detrimental effect upon the adjoining neighborhood.

Due to the circumstances, the Commission may wish to recommend an alternative. If so, the staff recommends the use of a special permit with "GR" General Retail zoning. This would allow the Commission to shield the established use from the neighborhood and re-orient the commercial use to Koenig Lane. This would conform to the original purpose of this strip-commercial district.

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

Don Ferguson (representing applicant)

Alice Cooke: 500 East 46th Street

FOR

AGAINST

PERSONS APPEARING

Don Ferguson (representing applicant)

Rogin Giles (representing applicant)

Jack and Hildegard Risher: 5910 Sunshine Drive

Paul Wendler: 5912 Aurora Drive

Joe C. Lackey: 6001 Aurora Drive

H. E. Miller: 5911 Aurora Drive

Lawrence Miller

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. In answer to Mr. Bobbitt's question regarding access on Koenig Lane, the applicant indicated that a duplex exists on the tract which does not allow enough space to permit access on Koenig Lane. Ms. Himmelblau stated that the neighborhood was

C14-75-001 William J. Clark--Contd.

a nice residential area and she would be opposed to "C" in the area. She was of the opinion that "GR" General Retail, with a special permit for the use would be adequate and would allow the applicant to continue with his business. A majority of the members recommended that this request be denied but that "GR" General Retail, "1st" H & A be granted.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bobbitt stated that his reasons for voting against the case were that the area was already zoned "C", that the applicant had been through the building permit process and has been in business for a number of years. He stated that he intended to limit the use to the present use. Ms. Mather was opposed to "GR" to the proposed depth in the neighborhood. A majority was in agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of William J. Clark for a zoning change from "A" Residence, "1st" H & A to "C" Commercial, "1st" H & A on property located at 5908 Aurora Drive be DENIED, but that "GR" General Retail, "1st" H & A be GRANTED.

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

C14-75-002 Barrow Corporation: Int. "A" Residence, "1st" H & A to
8101-8307 Brodie Lane, also "LR" Local Retail, "1st" H & A
bounded by Thomas Kincheon
Street, Dunliegh Drive and
Plantation Road

STAFF REPORT:

Subject tracts totaling six acres are located in a recently annexed area along the east side of Brodie Lane, a major arterial in southwest Austin. The three tracts cover the entire Brodie Lane frontage of the new Oak Plantations single-family subdivision. Retail zoning is also being requested on the Brodie Lane frontage of the new Woodstone Village subdivision directly to the west.

C14-75-002 Barrow Corporation, Inc.--Contd.

A new electric company has been established on the tract across Brodie Lane from Tract 1 outside the city limits. The older and sparsely developed Kincheon single-family subdivision exists to the north. A small gas station-store exists at the intersection of Blumie Street and Brodie Lane. All other land along Brodie Lane in both directions is being used for agricultural or suburban residential purposes. Directly west of Tracts 2 and 3 is a tract on which the staff is recommending "LR" Local Retail (Tract 1A of C14-75-010).

Because these are the first zoning cases on Brodie Lane, the action on subject case and the case to the west will set a zoning precedent. The staff recommends establishment of retail centers rather than commercial strips. Approximately one mile to the north, William Cannon Drive is planned to intersect Brodie Lane. Major shopping facilities serving numerous neighborhoods will likely be established at that location. Subject location is mid-way between William Cannon Drive to the north and the proposed intersection of Slaughter Lane to the south.

As these two new subdivisions, Oak Plantations and Woodstone Village, are developed and populated, shopping facilities will be necessary. The staff recommends the establishment of a locally-oriented neighborhood center of 10 or less acres, with retail zoning on both sides of the street. A net of 4.6 acres of the total 6.09 acres requested is recommended on the east side of Brodie Lane.

STAFF RECOMMENDATION:

The staff recommends the following:

- Tract 1: To grant "LR" except for the south and east 25 feet to be buffer-zoned "A". This tract is across the street from a commercial use. The buffer is intended to delineate the southern and eastern edge of the neighborhood center.
- Tract 2: To grant "LR" except for the eastern 25 feet to be buffer-zoned "A" to protect single-family use siding to retail.
- Tract 3: To grant "LR" except for the northern 115 feet tier of lots facing the Kincheon single-family subdivision and excluding the east 25 feet to be zoned "A".

This recommendation recognizes the need for a small neighborhood service center at this location to coordinate as much as possible with the development on the west side of Brodie Lane (C14-75-010), and to discourage the start of a commercial strip along Brodie Lane.

Street r.o.w. (15-20 feet) necessary to expand Brodie Lane can be dedicated through the subdivision which is required on Tracts 2 and 3.

C14-75-002 Barrow Corporation, Inc.--Contd.

CITIZEN COMMUNICATION (NO CRUSHER COMMITTEE)

WRITTEN COMMENT

None

PERSONS APPEARING

Leroy Lange (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented. In answer to Ms. Himmelblau's question regarding buffering on Thomas Kincheon Street, the applicant indicated he would be willing to provide a 25-foot buffer. He indicated his primary concern was the large corner and felt that at least 200 feet should be "LR". Mr. Bobbitt expressed opposition to developing tiers of residential lots backing up to commercial, in that this would ultimately create additional requests for commercial zoning. In answer to Mr. Bobbitt's question concerning the need for access to Thomas Kincheon Street, the applicant indicated access was not absolutely necessary. Ms. Himmelblau recommended that the request be denied but that "LR" Local Retail, "1st" H & A be granted, with a 25-foot buffer strip of "A" Residence, "1st" H & A on the eastern boundary of all three tracts, subject to a privacy fence on the southern and eastern boundary of Tract 1, 2 and 3.

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

COMMISSION ACTION:

Ms. Mather requested that this case and the case on the adjoining tract (C14-75-010) be pulled from the memorandum for further consideration. Ms. Mather was of the opinion that the requested "LR" on Brodie Lane is excessive and amounts to strip zoning. In the granting of the zoning on the three tracts and not requiring the tier of "A" Residence lots on the north boundary and the setback on the southern boundary, zoning could continue in two directions. Mr. Bobbitt pointed out that the reason for the Committee's not requiring the tier of "A" Residence lots was because they felt it would create the same situation that has existed on Burnet Road where residential lots back up to commercial lots. As a result, many zoning changes have occurred because of the undesirable conditions created by commercial development. Ms. Himmelblau pointed out that a buffer was not required to the north because it was felt that access was needed to Thomas Kincheon Street to prevent all the traffic from being forced onto Brodie Lane. The street was the natural buffer strip. Ms. Mather was of the opinion that a buffer strip of "A" should be required on the north, east and south of the lots with no access on Thomas Kincheon Street. She also felt that the commercial strip should be limited to a neighborhood center on Brodie Lane. She pointed out that the land to the south is undeveloped but that the people who will be faced with this problem will be the future residents of the area. Ms. Himmelblau indicated that the developer requested that no buffer be placed on the north since

The establishment of apartment zoning on this street dates back to 1968. Since then a number of lots have been rezoned. More recently the Planning Commission and City Council have not supported intensification of apartments in this area because of the narrow street access. Opposition from neighborhood residents and owners has also been increasing.

C14-75-003 Thomas Woodrow Wilson--Contd.

The two lots on either side of the 25-foot alley opposite subject lot were processed for apartment zoning in 1973. The zoning was granted by the City Council, subject to the vacation of the alley between the lots. The request for vacation of the alley was denied two weeks later, and the subsequent request to remove the condition for the zoning was also denied.

STAFF RECOMMENDATION:

That this case be denied as incompatible with the narrow street access and the low-density homes in this area. Intensification of zoning and use will increase the level of traffic hazards. This recommendation is consistent with recent Planning Commission and Council action.

If zoning is granted, one-half the r.o.w. (5 feet) is required to increase West 35th Street from 50 to 60 feet.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSN.)**WRITTEN COMMENT**

Peter Von Wupperfeld: 3304 Exposition Boulevard
Dr. Byron Smith
Kenneth Wendler: P. O. Box 3331
Nils Pearson: 403 West 35th Street
Mrs. Fred Moore: 300 West 33rd Street
Don Jackson: 3445 Guadalupe

FOR
FOR
FOR
AGAINST
AGAINST
AGAINST

PERSONS APPEARING

Thomas Woodrow Wilson (applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Washington was of the opinion that any increase in the density in the area along Guadalupe to Home Lane would be detrimental to the area. Members were in agreement and recommended that this request be denied as incompatible with the surrounding area.

AYE: Messrs. Bobbitt, Everett, 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.

C14-75-003 Thomas Woodrow Wilson--Contd.

COMMISSION VOTE:

To recommend that the request of Thomas Woodrow Wilson for a zoning change from "A" Residence, "1st" H & A to "B" Residence, "1st" H & A on property located at 407 West 35th Street be DENIED.

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

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

C14-75-004 Ben White, Ltd.: "GR" General Retail, "1st" H & A
1314-C West Ben White Blvd. to "C-2" Commercial, "1st" H & A

STAFF REPORT:

Subject tract is located at the northwest corner of a small shopping center complex in south Austin. The shopping center is bounded by Ben White Boulevard, a major arterial street; Banister Lane, a neighborhood collector street; and Morgan Lane, a minor residential street. A special permit is being processed in conjunction with this zoning request.

Single-family residences exist north and west of subject tract along Morgan Lane. Commercial and general retail uses exist south of subject tract, fronting Ben White Boulevard.

In two 1973 "GR" General Retail zoning cases, residential buffer zoning ("B" Residence) was established to the north along Morgan Lane and office zoning ("O" Office) was maintained northeast of subject tract to reduce the impact of more intensive rezoning on the single-family neighborhood along Morgan Lane.

STAFF RECOMMENDATION:

That this case be denied. The staff would recommend to grant "C-2" Commercial zoning if this particular tract were oriented to Ben White Boulevard. However, the staff feels the tract orientation and intensity of the proposed use are incompatible with the single-family neighborhood existing along this minor residential street.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. M. T. Bradshaw: 4100 Banister Lane

AGAINST

PERSONS APPEARING

Charlie Carpenter (applicant)

Dale Hill (representing applicant)

C14-75-004 Ben White, Ltd.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented in conjunction with the request for a special permit. In answer to Mr. Bobbitt's question regarding the relocation of the lounge, the applicant indicated that he had other leases pending. Mr. Everett expressed opposition to a lounge situated so near a residential area and recommended that the request be denied. The motion failed 2-3. Mr. Nash then recommended that the request be granted.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau was of the opinion that the lounge should be relocated so that it would be oriented to Banister Lane. She indicated opposition to the request because of inadequate buffering of the parking lot. Mr. Bobbitt read the Committee's recommendation to grant the request. The motion failed 3-5. The motion was then made to deny the request.

COMMISSION VOTE:

To recommend that the request of Ben White, Ltd. for a zoning change from "GR" General Retail, "1st" H & A to "C-2" Commercial, "1st" H & A on property located at 1314-C West Ben White Boulevard be DENIED.

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

C14-75-006 Joe Gilbreth and Company, Inc.: "A" Residence, "1st" H & A
1600-1622 Stassney Lane to "LR" Local Retail, "1st" H & A
also bounded by St. George's
Green

STAFF REPORT:

The staff requested that this case be postponed to allow the applicant and the City to resolve the drainage problems.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

William & Jean Ray: 1428 Salem Meadow Circle
Royce R. Burrows: 1705 Inverness Boulevard
Dr. C. C. Allison: 2908 North I.H. 35
Burt Dallas: 3404 Aldwyche
Brown Enterprises: P. O. Box 4008
M. E. Gilmore: P.O. Boc 3036

FOR
FOR
FOR
FOR
FOR
AGAINST

C14-75-006 Joe Gilbreth and Company, Inc.--Contd.

Mrs. James Strong: 5225 Kings Highway	AGAINST
Pieter M. de Bruyn: 1414 Salem Meadow Circle	AGAINST
PERSONS APPEARING	
Phil Mockford (representing applicant)	
Joe Gilbreth (applicant)	
Robert Edgar	AGAINST

COMMITTEE ACTION:

Members reviewed the information and were in agreement to postpone this case until the March Zoning Committee meeting, pending further information on the drainage problems.

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

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum and recommended that this request be postponed.

COMMISSION VOTE:

To POSTPONE FOR 30 DAYS the request of Joe Gilbreth and Company, Inc. for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A on property located at 1600-1622 Stassney Lane, also bounded by St. George's Green.

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

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

STAFF REPORT:

STAFF RECOMMENDATION:

WRITTEN COMMENT

FOR

AGAINST

PERSONS APPEARING

Kurt Schultz

AGAINST

COMMITTEE ACTION:

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

C14-75-007 Morin M. Scott--Contd.

COMMISSION ACTION:

Mr. Bobbitt read the Committee's recommendation that this request be granted, as amended, subject to access only from the alley to the west and no access to Fruth Street. The motion failed 3-5. Ms. Himmelblau stated her opposition to the request was due to the narrow width of Fruth Street and also because of the residential neighborhood. Mr. Nash was of the opinion that the restrictions placed on the zoning change would prevent any deterioration to the neighborhood. In answer to Ms. Mather's question concerning the undeveloped land, the staff pointed out that it is parkland. A motion was then made that "GR" General Retail be denied but that "O" Office be granted.

COMMISSION VOTE:

To recommend that the request of Morin M. Scott for a zoning change from "B" Residence, "1st" H & A to "GR" General Retail, "1st" H & A, as amended, on property located at 2910 Fruth Street be DENIED, but that "O" Office, "1st" H & A be GRANTED.

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

C14-75-008 George Nalle, Jr.: "B" Residence, "2nd" H & A to
 609 West 10th Street "O" Office, "2nd" H & A
 909 Rio Grande Street

STAFF REPORT:

Subject tract is located at the intersection of two major arterials in a mixed office and residential area west of the central business district. This area has been in transition to "O" Office zoning and use for a number of years. Office zoning has been consistently recommended for the area.

STAFF RECOMMENDATION:

That this case be granted. The staff feels the requested "O" Office zoning is compatible with the surrounding uses and zoning, and with previous recommendations for this area.

CITIZEN COMMUNICATION (OLD AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

George Nall (applicant)	FOR
John Horton: 904 San Antonio Street	FOR
Silas Maxwell: 709 Harris	FOR
Elmer Baum: 908 Nueces	FOR
Mrs. Mary O'Hern Treadway: 703 West 9th Street	FOR
Robert Gage: 1304 Rio Grande	FOR
Estate of E. J. Palm by J. K. Hurst: 708 W. 10th	FOR

C14-75-008 George Nalle, Jr.--Contd.

The Regency: 601 West 11th Street	FOR
Dorothy Rogers: 707 West 10th Street	FOR
Mary Bell James: P. O. Box 2202	FOR
Earl Simms: P. O. Box 1987	FOR

PERSONS APPEARING

George Nalle, III (representing applicant)

COMMITTEE ACTION:

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

AYE: Messrs. Bobbitt, Everett, 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 George Nalle, Jr. for a zoning change from "B" Residence, "2nd" H & A to "O" Office, "2nd" H & A on property located at 609 West 10th Street and 909 Rio Grande Street be GRANTED.

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

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

C14-75-009 Jack and Alyce Ragsdale Sutton: "A" Residence, "1st" H & A
1109 Edgewood Avenue to "GR" General Retail, "1st" H & A

STAFF REPORT:

Subject tract is a small lot containing a single-family home. It is located within a single-family neighborhood east of the commercial strip which fronts I. H. 35. A minor residential collector street provides access to subject lot.

Fronting East 32nd Street south of subject lot are the administrative offices of the Brown Schools. That use is non-conforming.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

Mr. & Mrs. Martin Anderson: 3215 East Avenue	FOR
Damon Brown Pierce Inc.: P. O. Box 4008	FOR

C14-75-009 Jack and Alyce Ragsdale Sutton--Contd.

Mary Tuke: 3214 Dancy	AGAINST
Arthur Cunningham: 3204 Hollywood	AGAINST
John Robinson, Jr.: 1803 Northridge Drive	AGAINST
Edith Coleman: 3206 Dancy	AGAINST
Ella Hampton: 3202 Hollywood	AGAINST
Mrs. Olita Fletcher: 3303 Hollywood	AGAINST
Carlyne & George Majewski: 5300 Hollywood	AGAINST
PERSONS APPEARING	
Jack and Alyce Ragsdale Sutton (applicants)	
George Majewski: 5300 Hollywood	AGAINST
Hank Dieter	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that rezoning would be an intrusion into a single-family neighborhood. Members recommended that this request be denied.

AYE: Messrs. Bobbitt, Everett, 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 Jack and Alyce Ragsdale Sutton for a zoning change from "A" Residence, "1st" H & A to "GR" General Retail, "1st" H & A on property located at 1109 Edgewood Avenue be DENIED.

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

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

<u>C14-75-010 Central Texas Service Corp.: Int. "A" Residence, "1st" H & A</u>	
Intersection of Brodie Lane and	to "GR" General Retail, "1st"
Eskew Drive and Brodie Lane	H & A (Tracts 1A & 2A);
and Woodstone Drive	"LR" Local Retail, "1st" H & A
	(Tract 3A); and "C" Commercial,
	"2nd" H & A (Tracts 1B, 2B & 3B)

STAFF REPORT:

Subject tracts, totaling 13.5 acres, are located in a recently annexed area along the west side of Brodie Lane in southwest Austin. The six tracts cover the entire Brodie Lane frontage of the new Woodstone Village single-family subdivision. Retail zoning is also being requested on the Brodie Lane frontage of the recently platted Oak Plantations directly to the southeast.

C14-75-010 Central Texas Service Corp.--Contd.

The older and sparsely developed Kincheon Subdivision exists across Brodie Lane to the east. Across Brodie Lane from Tract 2A in that subdivision is a small gas station-store and a church. An elementary school site has been established to the west of Tract 1A. An electric company is located to the south outside the subdivision, and to the east of Tract 1A are tracts upon which "LR" is being requested. All other land along Brodie Lane in both directions is being used for agricultural or suburban residential purposes.

Because these are the first zoning cases on Brodie Lane, the action on subject case and the case to the southeast will set a strong zoning precedent. The staff strongly recommends establishment of retail centers rather than a commercial strip. Approximately one mile north of Tract 1A, William Cannon Drive is planned to intersect Brodie Lane. Major shopping facilities serving numerous neighborhoods will likely be established at that location. Tract 1A is approximately midway between William Cannon Drive to the north and the proposed intersection of Slaughter Lane to the south.

As these two new subdivisions, Oak Plantations and Woodstone Village, are developed and populated, convenience retail facilities will be necessary. The staff recommends the establishment of a locally-oriented neighborhood center of approximately 10 acres, with retail zoning facing itself on both sides of Brodie Lane.

Subject request extends for approximately 2,200 feet, over 2/5's of a mile, along Brodie Lane. If this entire request is granted, the east side of Brodie Lane will experience pressure to commercialize also. It would then be difficult not to continue to extend commercial zoning north to William Cannon Drive and U. S. 290, a strip 2-1/2 miles long.

Instead, the staff recommends local retail zoning only on Tracts 1A and 1B which face the retail zoning the staff recommends in Oak Plantations. Excluding required r.o.w. to expand Brodie Lane, Tracts 1A and 1B contain 4.6 acres. A 50-foot drainage easement exists along the west of Tract 1-A and the northern tracts. This easement will serve as a buffer between the commercial zoning and the neighborhood to the west. A low-density planned unit development can be developed on Tract 2A with the units backing to Brodie Lane. A conventional single-family development around a short cul-de-sac with units backing to Brodie Lane can be employed on Tract 3A.

The requests for "C" Commercial, "2nd" H & A on the three small tracts are for signs that could be constructed to 60 feet in height. This proposed use and requested zoning is not compatible with an outlying low-density

C14-75-010 Central Texas Service Corp.--Contd.

residential area such as this. However, this request is consistent with the old strip-commercial districts which have been developed on many of Austin's major streets. Strip-commercial development is not being recommended and should not be encouraged on Brodie Lane.

STAFF RECOMMENDATION:

That the requested zoning be denied but that "LR" Local Retail be granted on Tracts 1A and 1B; and that "A" Residence be granted on Tracts 2A, 2B, 3A and 3B.

This recommendation recognizes the need for a small neighborhood service center at this location, and, in addition to the case to the east, will establish approximately 9.2 acres of "LR" zoning. This recommendation is also intended to discourage the start of a commercial strip along Brodie Lane.

Street r.o.w. (15-20 feet) necessary to expand Brodie Lane can be dedicated through the subdivision which is required.

CITIZEN COMMUNICATION (NO CRUSHER COMMITTEE)

WRITTEN COMMENTS

None

PERSONS APPEARING

Phil Mockford (representing applicant)
Woodrow Sledge (AISD)

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Himmelblau was of the opinion that the staff was concerned about strip zoning developing along Brodie Lane to William Cannon Drive. In answer to Ms. Himmelblau's question pertaining to a special permit with regard to driveway access, the applicant indicated he would be willing to submit a special permit on the driveway access on Tracts 2 and 3. Mr. Nash pointed out that the school site was protected by the proposed drainage easement at the rear of Tract 1 and proposed a 50-foot setback along this easement. The Committee recommended that the request be denied, but that "LR" Local Retail, "1st" H & A be granted on Tracts 1A, 1B, 2A, 2B, 3A and 3B, subject to a 50-foot setback on the western boundary along the drainage easement on Tract 1; and subject to a special permit to determine driveway access on Tracts 2A, 2B, 3A and 3B.

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

C14-75-010 Central Texas Service Corp.--Contd.

COMMISSION ACTION:

Ms. Mather requested that this case and the case on the adjoining tract (C14-75-002) be pulled from the memorandum for further consideration. Ms. Mather was of the opinion that the requested "LR" on Brodie Lane is excessive and amounts to strip zoning. She felt that the staff recommendation to grant "LR" on the southern tracts is adequate for the area and that additional commercial was not needed. She stated that she would like to see the Commission plan for a contained commercial center. Ms. Mather made a substitute motion to grant "LR" Local Retail on Tracts 1A and 1B and "A" Residence be granted on Tracts 2A, 2B, 3A and 3B. The motion died for lack of a second. Ms. Himmelblau was of the opinion that a buffer of "BB" on the northern tract would limit commercial development from extending further north, and she recommended that "LR" be granted on Tracts 1A and 2A and that "BB" be granted on Tract 3A. Mr. Hetherly pointed out that any member could change his vote, but since this case had received a unanimous vote from the Committee, a change in her vote would refer this case back to the Committee. Ms. Himmelblau withdrew her substitute motion. Mr. Bobbitt then read the committee's recommendation that the original request be denied but that "LR" Local Retail be granted, subject to conditions.

COMMISSION VOTE:

To recommend that the request of Central Texas Service Corp. for a zoning change from Interim "A" Residence, Interim "1st" H & A to "GR" General Retail, "1st" H & A (Tracts 1A and 2A); "LR" Local Retail, "1st" H & A (Tract 3A); and "C" Commercial, "2nd" H & A (Tracts 1B, 2B and 3B) be DENIED but to GRANT "LR" Local Retail, "1st" H & A on Tracts 1A, 1B, 2A, 2B, 3A and 3B, subject to a 50-foot setback on the western boundary along the drainage easement; and subject to driveway access to be determined by special permit on Tracts 2A, 2B, 3A and 3B.

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

SPECIAL PERMITS

C14p-74-054 Carl W. Burnette, Trustee: 61 Apartment Units
 5001-5019 Balcones Drive

STAFF REPORT:

The staff reported that this case appeared before the Commission last month and was postponed 30 days to allow the neighborhood to negotiate with the developer for possible purchase of the property for use by the school. The staff reviewed the staff report and departmental requirements as presented at the earlier meeting. The applicant has requested that the sidewalk requirement be deferred to a later date at such time as the project is built. The applicant has also requested that he be allowed to provide a 25-foot driveway rather than a 30-foot driveway to Balcones Drive, and the staff indicated they had no objection to this. The applicant has indicated that negotiations with the school board were unsuccessful, but in an effort to meet staff requirements of no access to Fairview, the applicant has proposed to close the proposed driveway on Fairview and provide access through the shopping center to Hancock Drive as suggested by the Zoning Committee last month. The staff reviewed a sketch showing the closing of the proposed driveway on Fairview and is recommending an access easement be provided through the property to the north to Hancock Drive and the existing driveway opening in the shopping center to Fairview be closed.

STAFF RECOMMENDATION:

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

COMMITTEE ACTION:

Mr. Nash stated that he liked the access on Hancock but did not see the necessity to close access from the shopping center on Fairview. He was of the opinion that those residents who would be using the shopping center would find this a hinderance. He also felt that moving the driveway north would alleviate the congestion around the school.

In answer to Mr. Bobbitt's question regarding the negotiations between the school board and the applicant, Woodrow Sledge advised that funds were not available to purchase the tract.

Mr. Nash recommended that the request be granted, as amended, subject to limiting access from subject tract to Fairview but to allow the appli-

C14p-74-054 Carl W. Burnette, Trustee--Contd.

cant to provide an easement through the commercial area to the north to Hancock Drive and not requiring that the southernmost driveway on Fairview Drive on the commercial tract be closed; subject to departmental requirements and including sign approval, allowing a 25-foot driveway in lieu of a 30-foot driveway to Balcones, allowing the applicant to work with the Fire Protection Department to determine the location of the fire hydrant and allowing sidewalks to be constructed at a later date in conjunction with the development of the property. The motion failed in a tie vote.

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

COMMISSION ACTION:

Mr. Lillie presented an amended site plan which showed the drive on Fairview closed. He also showed slides depicting Hancock Drive, Balcones Drive, the elementary school and Fairview Drive which is one-way south. The original proposal had a driveway entrance on Fairview where traffic generated by the development would be forced in a southerly direction on Fairview past the school or onto the east-west street. The amended proposal shows no access from subject tract onto Fairview. Access to the east portion of the site would be via an access easement through the commercial area to the north. The existing driveway from the shopping center to Fairview would be closed and an additional driveway would be provided onto Hancock Drive just west of its intersection with Fairview Drive. The following options can be considered by the Commission:

1. permit the driveway entrance from the tract itself
2. prohibit entry from the tract but permit it from the existing driveway on Fairview and a second driveway on Hancock Drive
3. prohibit access on the tract, close the driveway entrance on Fairview and permit access to the tract from Hancock Drive and Balcones Drive on the west.

Ms. Himmelblau indicated that if the driveway on Fairview is allowed, it will force a tremendous amount of traffic between the gift shop and the convenience store where the children cross to get on the sidewalks to walk in front of the store. Mr. Lillie pointed out that the property has been zoned "C" Commercial since 1947, and the purpose now is to assure that whatever goes on the property is as compatible as possible with the school, the traffic, the shopping center and the traffic generated by it. He stated that the staff is of the opinion that Fairview has the capacity to handle the traffic generated by the development and the shopping center but they feel the tract should not have access to Fairview. The Commission has

C14p-74-054 Carl W. Burnette, Trustee--Contd.

the option of whether or not to leave the existing driveway into the center and whether or not the additional entrance on Hancock should be required.

In answer to Ms. Mather's inquiry about access to Balcones Drive, Mr. Lillie stated that the entire area along the northern boundary is a rock cliff which forces pedestrian traffic in a southerly direction through this particular tract to get to the street. Topography prohibits constructing a walkway between the property and the beginning of the fault line on the north side.

Mr. Ramsey recommended that the request be approved with the curb cuts coming into Fairview above the designated apartment location and also going due north and having a curb cut onto Hancock. Mr. Nash seconded the motion. Mr. Nash indicated that this proposal will provide good circulation to the commercial tract. Mr. Hetherly stated that the school has a problem no matter what happens, in that they do not have enough parking spaces for their staff and have to park on the street. He was of the opinion that additional traffic should not be added to Fairview. Mr. Ramsey reasoned that since Fairview is one-way south, the curb cut on Fairview through the commercial tract will allow those residents to be routed off Fairview in the evening. Mr. Bobbitt was in favor of the amended plan which closes off Fairview. Ms. Mather stated she could not support the plan unless the density is lowered. Mr. Hetherly was in sympathy with the neighborhood but stated that the case is not a zoning case but a special permit on property that is already zoned. He was opposed to any additional traffic placed on the corner of Balcones and Hancock. In answer to Mr. Juarez' question regarding the density, Mr. Lillie stated that the density of the proposed development reflects about a "BB" zoning. Ms. Himmelblau expressed concern for the school and school traffic and stated she would have to vote against the request. Mr. Bobbitt offered a substitute motion to approve the amended application.

COMMISSION VOTE:

To APPROVE the request of Carl W. Burnette, Trustee for a special permit for the construction of 61 apartment units on property located at 5001-5019 Balcones Drive, subject to the amended site plan prohibiting access to Fairview Drive, and subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Bobbitt, Juarez, Nash and Ramsey.
NAY: Mr. Everett. Mmes. Himmelblau and Mather
ABSENT: Mr. 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-75-001 Ben White, Ltd.: Construction of a Liquor Lounge
 1314-C West Ben White Boulevard

STAFF REPORT:

This application has been filed as required under Section 45, Sub-Section (24), Paragraph (.1(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 in an existing shopping center located between Ben White Boulevard and Morgan Lane, west of Bannister Lane. The applicant proposes that 2,500 square feet within the center be used for the lounge.

An application for "C-2" Commercial zoning is currently being processed with this application.

The staff feels that the lounge oriented to the adjacent single-family residential area is not appropriate. This would also encourage traffic to use the entrance on Morgan Lane, a minor residential street. A more appropriate location would be at the southeast corner of the center oriented to Ben White Boulevard.

STAFF RECOMMENDATION:

The staff recommends denial of this application for a lounge as shown.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

William Scott

Eudora Bruce: 1302 Morgan Lane

M. T. Bradshaw

AGAINST

AGAINST

AGAINST

PERSONS APPEARING

Charlie Carpenter (applicant)

Dale Hill (representing applicant)

COMMITTEE ACTION:

Members reviewed the request for a special permit in conjunction with the request for a zoning change. In answer to Mr. Bobbitt's question regarding the relocation of the lounge, the applicant indicated that he had other leases pending. Mr. Everett expressed opposition to a lounge situated so near a residential area and recommended that the request be denied. The motion failed 2-3. Mr. Nash then recommended that the request be granted.

AYE: Messrs. Bobbitt, Nash and Washington.

NAY: Mr. Everett. Ms. Himmelblau

Cl4p-75-001 Ben White, Ltd.--Contd.

COMMISSION ACTION:

Members reviewed the information in conjunction with the request for a zoning change. Ms. Himmelblau was of the opinion that the lounge should be relocated so that it would be oriented to Banister Lane. She indicated opposition to the request because of inadequate buffering of the parking lot. Mr. Bobbitt read the Committee's recommendation to grant the request. The motion failed 3-5. The motion was then made to deny the request.

COMMISSION VOTE:

To DENY the request of Ben White, Ltd. for a special permit for the construction of a liquor lounge on property located at 1314-C West Ben White Boulevard.

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

Cl4p-75-002 Gilbert Champion: A Lounge called "Red Dog Saloon"
3704 North Interstate Highway 35,
also bounded by East 38th Street

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Paragraph 2, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow an existing structure to be used as a lounge with provisions for 104 patron seats.

The property has been used in the past primarily as a restaurant with mixed drinks. At this time the applicant wishes to change the operation to a saloon. "C" Commercial zoning exists on the site with a current application for "C-2" Commercial.

Forty-six parking spaces exist in the paved area to the west of the building. Sixteen head-in back-out spaces exist on 38th Street and I. H. 35 access road.

Although head-in back-out parking is not allowed on 38th Street and I.H. 35, the staff recommends approval since there are existing parking spaces.

C14p-75-002 Gilbert Champion--Contd.

STAFF RECOMMENDATION:

The staff recommends approval of this application, subject to compliance with departmental requirements.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSN.)

WRITTEN COMMENT

J. W. Howeth: 3500 Robinson Avenue	FOR
Mrs. C. B. Hahn: 1012 East 38-1/2 Street	AGAINST
A. L. Jacobson: 1008 East 38th Street	AGAINST
Rachel Kreidel: 3507 Harmon Avenue	AGAINST
W. A. Irvin: 1013 East 38-1/2 Street	AGAINST
Oscar Paul: 1006 East 38th Street	AGAINST
Mr. & Mrs. Carey Jordan: 3710 Harmon Avenue	AGAINST
Kenneth Jordan: 1005 East 38th Street	AGAINST
Mrs. Carl Studtman: 6126 Corte Del Conejo	AGAINST
Billie and Margaret Ming	AGAINST
Rosalia and Allan Leistico: 1006 East 39th Street	AGAINST
Mr. & Mrs. C. W. Kimmons: 1010 East 38-1/2 Street	AGAINST
Petition bearing 30 names	AGAINST
Petition bearing 20 names	AGAINST
Petition bearing 12 names	AGAINST

PERSONS APPEARING

Thomas Pritchard (representing applicant)	
Mrs. A. L. Horstmann: 838 East 37th Street	AGAINST
Gwyn White Shive: 843 East 38th Street	AGAINST
Billie and Margaret Ming: 3702 Harmon Avenue	AGAINST
Mr. & Mrs. Harold Bloomquist: 921 East 39th Street	AGAINST
Allan H. Leistico: 1006 East 39th Street	AGAINST
Mr. & Mrs. Oscar Paul: 1006 East 38th Street	AGAINST
Rachael Kreidel: 3507 Harmon Avenue	AGAINST
Nathan H. Leistico	AGAINST

COMMITTEE ACTION:

Members reviewed the request in conjunction for a request for zoning change. Mr. Washington was of the opinion that since similar uses have been in operation at that location in the past and that the current zoning is "C", he could see no problem with granting the request. He stated that the location is oriented to I. H. 35 and with proper buffering, a facility of this nature could be accommodated. In answer to Mr. Nash's question regarding limiting the area, the staff indicated that the zoning could be limited to the area of the building only, which would limit any expansion without a special permit. Ms. Himmelblau stated she would be opposed to intensifying this type zoning in this neighborhood. She agreed that the tract faced a busy thoroughfare but would generate too much disturbance in the residential neighborhood. A majority of the members recommended that the request be denied.

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

C14p-75-002 Gilbert Champion--Contd.

COMMISSION ACTION:

Members reviewed the information presented in conjunction with the request for zoning change. A majority of the members recommended that the request be denied.

COMMISSION VOTE:

To DENY the request of Gilbert Champion for a special permit for a lounge called "Red Dog Saloon" on property located at 3704 North I. H. 35, also bounded by East 38th Street.

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

STREET VACATIONS

C10v-75-002 NPC and Austin Independent School District
Vacation of Holmes Drive, south of
Coronado Hills Drive

This is a request by NPC and the Austin Independent School District to vacate Holmes Drive from the south line of Colorado Hills Drive, southerly 35 feet, more or less. This request is in compliance with the approved plans of Old Town, Phase III, and the staff is recommending that this request be approved, subject to departmental requirements and 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 NPC and Austin Independent School District for the vacation of Holmes Drive from the south line of Colorado Hills Drive, southerly 35 feet, more or less, subject to departmental requirements as on file with the City of Austin Planning Department and subject to retention of easements.

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

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

C14h-74-018 Driskill Hotel: "C" Commercial, "4th" H & A to
(Driskill Hotel Company, owner) "C-H" Historic, "4th" H & A
117 West 7th Street

The staff reported that Mr. Forrest Pearson, executor for the estate and also the attorneys representing the owners of the property have requested that further consideration be given to this case regarding the "H" designation. It was pointed out that proper notification of the owners who were on the tax roll was made. However, no one appeared at either of the meetings. Late last week a legal document was received from the owner's representatives requesting further consideration. The staff recommends that this case be referred back to the Landmark Commission for further discussion.

COMMISSION ACTION:

Members reviewed the information presented and recommended that this request be referred to the Landmark Commission.

COMMISSION VOTE:

To REFER to the Landmark Commission the request for a zoning change from "C" Commercial, "4th" H & A to "C-H" Historic, "4th" H & A on property located at 117 West 7th Street (Driskill Hotel).

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

ABSENT: Mr. Washington

C14h-74-022 Goodman Building: C, 3rd to C-H, 3rd
(Dr. Henry L. Hilgartner, Jr., owner)
202 West 13th Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner indicated to the Landmark Commission that he had some concern that the "H" designation might possibly place a cloud on the property for his heirs.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly stated he would not vote for any case in which the owner was not in full agreement. Mr. Juarez was of the opinion that the owner should have every opportunity to voice his objections but since the owner was properly notified and is not present to voice objection, he would assume the owner to be in agreement. Mr. Nash was of the opinion that the "H" designation would place a cloud on the property. A majority of the members recommended to grant the request.

C14h-74-022 Goodman Building--Contd.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "C" Commercial, "3rd" H & A to "C-H" Historic, "3rd" H & A on property located at 202 West 13th Street (Goodman Building) be GRANTED.

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

C14h-74-025 St. Edwards University Main Building: A, 1st to A-H, 1st
(St. Edwards University, owner)
3001 South Congress Avenue

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated he is in agreement with the proposed "H" zoning designation.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "A" Residence, "1st" H & A to "A-H" Historic, "1st" H & A on property located at 3001 South Congress Avenue (St. Edwards University Main Building) be GRANTED.

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

C14h-74-027 St. Mary's Cathedral: C, 4th to C-H, 4th
(Catholic Diocese of Austin, owner)
201 East 10th Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated he is in agreement with the proposed "H" designation.

C14h-74-027 St. Mary's Cathedral--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "C" Commercial, "4th" H & A to "C-H", Historic, "4th" H & A on property located at 201 East 10th Street (St. Mary's Cathedral) be GRANTED.

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

ABSENT: Mr. Washington

C14h-74-029 B. J. Smith House: C, 4th to C-H, 4th
(United Fund of Austin and Travis County, owner)
610 Guadalupe Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The staff indicated that the owner had acknowledged receipt of notification and gave no indication of opposition to the proposed "H" designation.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "C" Commercial, "4th" H & A to "C-H" Historic, "4th" H & A, on property located at 610 Guadalupe Street (B. J. Smith House) be GRANTED.

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

ABSENT: Mr. Washington

C14h-74-030 Catherine Robinson House: O, 2nd to O-H, 2nd
(Mr. and Mrs. Frank W. McBee, Jr., owners)
705 San Antonio Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated he is in agreement with the proposed "H" designation.

C14h-74-030 Catherine Robinson House--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "O" Office, "2nd" H & A to "O-H" Historic, "2nd" H & A on property located at 705 San Antonio Street (Catherine Robinson House) be GRANTED.

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

ABSENT: Mr. Washington

C14h-74-031 Pierre Bremond House: O, 2nd to O-H, 2nd
(Texas Classroom Teachers Assn., owner)
402 West 7th Street

The staff reported that this case has been before the Landmark Commission in the past and is recommending that this request be granted. It was pointed out that the owner of subject property and property covered by cases C14h-74-034 and C14h-74-035, expressed concern about the increase in tax values and the possible effect of the "H" designation on the future use of their property should they move their offices from Austin.

COMMISSION ACTION:

Members reviewed the information presented and a majority of the members recommended that this request be granted.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "O" Office, "2nd" H & A to "O-H" Historic, "2nd" H & A on property located at 402 West 7th Street (Pierre Bremond House) be GRANTED.

AYE: Messrs. Everett, Juarez and Ramsey.
Mmes. Himmelblau and Mather

NAY: Messrs. Hetherly, Bobbitt and Nash

ABSENT: Mr. Washington

C14h-74-032 Eugene Bremond House: "O" Office, "2nd" H & A to
(Mrs. Flora Robinson King, owner) "O-H" Historic, "2nd" H & A
404 West 7th Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that the request be approved. This property is owned by Mrs. Flora Robinson King who was not present at the meetings, but she has submitted a letter opposing the "H" designation.

CITIZEN COMMUNICATION

PERSONS APPEARING

Patricia Robinson Tyler

AGAINST

COMMISSION ACTION:

Members heard testimony from Ms. Tyler, niece of the owner, who stated that her aunt is very much opposed to the "H" designation. She was of the opinion that her rights as a property owner would be jeopardized and felt that if the designation is placed on the property she would be forced to sell. She felt that the "H" designation would prohibit making any physical changes to the structure.

Mr. Hetherly was of the opinion that no property owner should feel the "H" designation is being forced upon them. He felt the City should buy the property if the owner did not want the designation. Mr. Juarez was opposed to any property owner feeling the necessity to sell their property to avoid the designation. Mr. Ramsey recommended that the request be denied. He withdrew his motion after Mr. Lillie recommended that the case be referred to the Landmark Commission in order to work out the problems with the property owner. Mr. Ramsey then recommended that the case be referred to the Landmark Commission for further consideration. Ms. Mather was of the opinion that the City should purchase those properties that need to be preserved in cases where the property owner is not in agreement. Mr. Hetherly agreed and stated he would not vote for any designation where the property owner is not in full agreement until such time as the City has funds available to purchase the property. Messrs. Bobbitt and Juarez were in agreement.

COMMISSION VOTE:

To REFER to the Landmark Commission the request for a zoning change from "O" Office, "2nd" H & A to "O-H" Historic, "2nd" H & A on property located at 404 West 7th Street (Eugene Bremond House).

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

C14h-74-033 Neill-Cochran House: A, 1st to A-H, 1st
 (The National Society of the Colonial
 Dames of America, owner)
 2310 San Gabriel Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated he is in agreement with the proposed "H" designation.

CITIZEN COMMUNICATION

PERSONS APPEARING

Jack Jennings

NO OPINION

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "A" Residence, "1st" H & A to "A-H" Historic, "1st" H & A on property located at 2310 San Gabriel Street (Neill-Cochran House) be GRANTED.

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

ABSENT: Mr. Washington

C14h-74-034 Walter Bremond House: O, 2nd to O-H, 2nd
 (Texas Classroom Teachers Assn., owner)
 711 San Antonio Street
 705 West 8th Street

The staff reported that this case has been before the Landmark Commission in the past and is recommending that this request be granted. As noted in case C14h-74-031, the property owner expressed concern about the increase in tax values and the possible effect of the "H" designation on the future use of their property should they move their offices from Austin.

COMMISSION ACTION:

Members reviewed the information presented. In answer to Mr. Juarez' question regarding the length of time before the meeting that notices are sent out to property owners, the staff pointed out that notices are sent by certified mail ten days prior to the meeting and a return receipt is requested. Also, property owners within 300 feet are notified. This procedure is followed for each of the three hearings. A motion was made to grant the request but failed in a tie vote with Messrs. Hetherly, Bobbitt, Nash and Ramsey opposing. Mr. Hetherly indicated that since the vote was tied, he would reconsider his vote and a second motion was then made to grant the request which carried 5-3.

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated he is in agreement with the proposed "H" designation.

C14h-74-036 North-Evans Chateau--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "B" Residence, "2nd" H & A to "B-H" Historic, "2nd" H & A on property located at 708 San Antonio Street (North-Evans Chateau) be GRANTED.

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

ABSENT: Mr. Washington

C14h-74-037 Hale-Houston House: C, 3rd to C-H, 3rd
(Mrs. Tennie D. B. Bryan, Mrs. Carrielu B. Christensen,
Trustee and the American National Bank, Trustee, owners)
706 Guadalupe Street

STAFF REPORT:

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The staff reported that while the owner is not in opposition, there is some reservation as to the possible effects of the "H" designation on the future use of the property.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "C" Commercial, "3rd" H & A to "C-H" Historic, "3rd" H & A on property located at 706 Guadalupe Street (Hale-Houston House) be GRANTED.

AYE: Messrs. Everett, Juarez and Ramsey.
Mmes. Himmelblau and Mather

NAY: Messrs. Hetherly, Bobbitt and Nash

ABSENT: Mr. Washington

C14h-74-040 North Cottage: O, 2nd to O-H, 2nd
 (Mrs. Charles A. Duffy, owner)
 706 San Antonio Street

The staff reported that this case has appeared before the Landmark Commission in the past and is recommending that this request be granted. The owner has indicated she is in agreement with the proposed "H" designation.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation to grant the request.

COMMISSION VOTE:

To recommend that the request of the Landmark Commission for a zoning change from "O" Office, "2nd" H & A to "O-H" Historic, "2nd" H & A on property located at 706 San Antonio Street (North Cottage) be GRANTED.

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

C2o-74-010 Ordinances

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

Mr. Lillie reported that this is a request by Councilmen Lebermann and Friedman to require that signs be placed on property prior to any hearings by the Planning Commission or Council to inform the public of a proposed zoning change or special permit. Mr. Lillie reviewed the language of the proposed ordinance pertaining to the requirements of standards, the location in relation to the property line and the length of time required for the sign to remain on the property. He suggested two ways in which this could be accomplished: 1.) require the applicant to place the signs 2.) suggest to the applicant that he allow the department to place the sign on his property. When the applicant signs the application form, he will give the department permission to place the sign on his property. The signs, which are approximately 18" x 30", will be the property of the department, thus assuring uniform size and wording. There is no plan to increase the filing fee for this service. Mr. Lillie requested that the proposed amendment be approved.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Williams

FOR

C2o-74-010 Ordinances--Contd.

COMMISSION ACTION:

Mr. Juarez stated he had difficulty with the last sentence, since it indicates that the property owner might have some liability for the placement of the sign. He was of the opinion that the last sentence should be deleted. Don Bird, Assistant City Attorney, stated this sentence was placed into the draft to leave all options open. Mr. Juarez stated that by giving the sign to the property owner to place on the property and having an inspector check it would relieve the City of any possible liability. Mr. Ramsey disagreed, stating that he was of the opinion that the City should place the sign and should be responsible for it. He also thought that the filing fee should be increased if necessary. Mr. Ramsey was in agreement that the last sentence should be deleted. Mr. Ramsey recommended that the proposed amendment to Sec. 45-14.3 be approved with the following inserted in the first sentence . . . "the City shall require" . . . and deleting the last sentence. After lengthy discussion regarding the language of the amendment Mr. Bobbitt offered a substitute motion to read . . . "the City shall place signs" . . . and delete "may be required" and also deleting the last sentence. The motion carried 7-1.

COMMISSION VOTE:

To APPROVE the following amendment to Section 45-14.3 of the Austin City Code of 1967:

Sec. 45-14.3. Signs required for proposed zoning changes and special permits.

Within ten (10) days of the filing of any application for a zoning change or special permit, (add the City shall place) signs (delete may be required) when determined necessary by the Director of Planning to be erected on property under application for the purpose of advertising proposed zoning changes and special permits. If required, the signs shall meet the following requirements: each sign shall be no smaller than 30 inches square and shall include the words "Proposed Zoning Change" or "Proposed Special Permit" plus such other information as may be determined necessary by the Director of Planning. Signs placed on the property involved must be within ten feet of any property line paralleling any established or proposed city street, must be visible from that street and must be spaced at not more than 300 feet intervals. All required signs shall remain on the property until final disposition of the zoning or special permit request is determined. (Delete Any sign erected under this Section shall not be located in such a manner as to constitute a hazard of any nature.)

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

OTHER BUSINESS

C814-72-004 Turtle Creek Estates, Section 2
 South 1st Street and Turtle Creek Boulevard
 Request to withdraw

This is a request by Edward R. Rathgeber, Jr. to withdraw the P.U.D. application on Turtle Creek Estates, Section 2. The staff recommends that this case be withdrawn.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Edward R. Rathgeber, Jr. to withdraw case #C814-72-004, Turtle Creek Estates, Section 2, located at South 1st Street and Turtle Creek Boulevard.

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

ABSENT: Messrs. Ramsey and Washington

C8c-75-001 Capital National Bank Trust Department
 (by Scudder, Wadsworth and Carson)
 Request permission to submit a conceptual plan
 on 168.9 acres located at the south side of
 Loop 360 at Walsh Tarleton Lane

This is a request by Capital National Bank Trust Department for permission to submit a conceptual plan on a 168.9-acre tract located in southwest Austin on Loop 360 at Walsh Tarleton Lane adjacent to Barton Creek. The policy of the Commission has been to review conceptual plans of 200 acres or more. The staff recommends that this firm be permitted to submit the conceptual plan for review. Mr. Lillie suggested that the Commission hear the plan at one meeting but take action on it at a subsequent meeting. This would allow the staff time to notify residents of the Eanes area.

COMMISSION ACTION:

Mr. Hetherly indicated that some problems are being encountered with conceptual plans in that one month the Commission approves maximum zoning and then the next month when the actual zoning comes in for review, the Commission disapproves it. He was of the opinion that the Commission needs to consider a change in their procedure for conceptual plans. Ms. Mather stated she would like to have public input prior to voting for a plan. A motion was made to approve the request to submit the proposed conceptual plan.

C8c-75-001 Capital National Bank Trust Department--Contd.

COMMISSION VOTE:

To APPROVE the request of Capital National Bank Trust Department to submit a conceptual plan on 168.9 acres located at the south side of Loop 360 at Walsh Tarleton Lane.

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

ABSENT: Messrs. Ramsey and Washington

C1-75 Minutes

The Commission then

VOTED: To APPROVE the October 22, 1974 Planning Commission minutes and the November 12, 1974 Planning Commission minutes.

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

ABSENT: Messrs. Ramsey and Washington

SUBDIVISIONS

C8s-75-20 G. C. Seiders Subdivision
Toomey Road

Mr. Lillie showed slides of this subdivision which is located just off South Lamar. He stated that all the area east of the plat, east of Lamar and south of Toomey Road to Barton Creek is zoned Commercial. All of the area north of Toomey Road is zoned "A" Residential but is public land being used for the City's recreational purposes. Toomey Road has 50 feet of r.o.w. and in areas like this one which are zoned and used for commercial, the department attempts to bring these streets up to 60 feet of r.o.w. All of the land on the north side of Toomey that is owned by the City of Austin will be required to dedicate five feet of r.o.w. to bring Toomey Road up to 60 feet. The staff recommends that this request be accepted for filing and disapproved, subject to five feet of r.o.w. and to exclude the balance of the tract.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Terry Sasser (representing applicant)
Jeryl Hardt

C8s-75-20 G. C. Seiders Subdivision--Contd.

COMMISSION ACTION:

The applicant stated he had filed a short form subdivision but was opposed to having to do so, and also he was opposed to having to dedicate five feet of r.o.w. In answer to Ms. Himmelblau's question regarding not taking r.o.w. at this time, Mr. Lillie pointed out that the City can purchase the property at a later date by a condemnation suit. Mr. Hetherly was of the opinion that requiring r.o.w. at the present time is unnecessary since no plans are in the C.I.P. for widening Toomey Road. Ms. Himmelblau recommended that a variance be granted to exclude the balance of the tract and that r.o.w. not be required.

COMMISSION VOTE:

To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision and granted a variance to exclude the balance of the tract and granted a variance to exclude r.o.w.:

C8s-75-20 G. C. Seiders Subdivision
Toomey Road

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

ABSENT: Mr. Washington

C8s-74-247 Ojeda Addition
Weidemar Lane
Request a variance to delete the
balance of the tract

This is a request to delete the balance of the tract of the Ojeda Addition. The staff is recommending that this request be granted.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request to delete the balance of the tract on the following short form subdivision:

C8s-74-247 Ojeda Addition
Weidemar Lane

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

ABSENT: Mr. Washington

SUBDIVISIONS--Contd.

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. The applicant has requested withdrawal of the preliminary and final. The staff recommends that the request for withdrawal be granted. The Commission then

VOTED: To GRANT the request to withdraw the following Preliminary/
Final subdivision:

C8-67-84 Bergstrom Place
Bergstrom A.F.B. & State Highway 71

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

ABSENT: Mr. Washington

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions:

C8s-74-239 Dixie Bartley Addition
North Lamar Boulevard
C8s-74-258 Gilbert Ramos Subdivision
McNeil Road
C8s-74-264 The Subd. Lot 13, Blk. C
Eddie Ludwig Subdivision
Victor Street
C8s-75-01 Resub. Lot 2-A, Resub. Lots 1-11
Blk. 7, Pleasant Hill Addition
South Congress & Wasson Road
C8s-75-06 Resub. Lots 1-6, Blk. 1, Lee's Hill
40th Street and North Lamar

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

ABSENT: Mr. Washington

Short Form Subdivisions--Contd.

The Commission then

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

C8s-74-260 Hurrican Steel Industrial Subdivision
F. M. Highway 1325

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

ABSENT: Mr. 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-75-15 Resub. of Riverside Divide
East Riverside & Uplano Drive
C8s-75-16 Riverside Divide, Section Two (2)
South Lakeshore Blvd. & E. Riverside Dr.
C8s-75-17 Resub. Lots 3, 4 & 5, Lea Subdivision
Old U. S. Highway 183
C8s-75-18 Resub. Lots 5 & 6, Blk. "O"
N. W. Hills, Mesa Oaks, Sec. 2
Northhills Drive

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

ABSENT: Mr. Washington

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 to exclude the balance of the tract:

C8s-75-19 Resub. Lot A, Ojeda Addition
Weidemar Lane

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

ABSENT: Mr. Washington

Short Form Subdivisions--Contd.

The Commission then

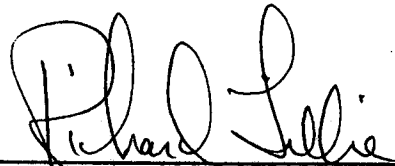
VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, subject to easements required, subject to departmental requirements as on file with the City of Austin Planning Department and granted a variance to exclude the balance of the tract:

C8s-75-14 Kramer Lane Industrial Village, Unit-A
Kramer Lane

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

ABSENT: Mr. Washington

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



Richard R. Lillie
Executive Secretary