

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--August 12, 1975

The meeting of the Commission was called to order at 6:30 p.m. for a work session.
The regular meeting was called to order at 7:00 p.m. in the Council Chambers.

Present

C. W. Hetherly, Chairman
O. P. "Bob" Bobbitt
Rizer Everett
Miguel Guerrero
Sid Jagger
Linda Lewis-McGowan
Jean Mather
Dean Rindy

Also Present

Richard Lillie, Director of Planning
Tom C. Knickerbocker, Assistant Director
of Planning
Evelyn S. Butler, Supervising Planner
Don Bird, Assistant City Attorney
Pat Settle, Administrative Secretary

Absent

George Ramsey, III

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of August 5, 1975.

Present

O. P. "Bob" Bobbitt, Chairman
Rizer Everett
Miguel Guerrero
Jean Mather
Dean Rindy

Also Present

Tom C. Knickerbocker, Assistant Director
of Planning
Evelyn S. Butler, Supervising Planner
Duncan Muir, Planner
Brian Schuller, Planner
Sharon Fisher, Planner
Pat Settle, Administrative Secretary

ABSENT: Mr. Ramsey

C14-75-076 The University of Texas System: "A" Residence, "1st" H & A to
 701-731 Exposition Boulevard "C" Commercial, "2nd" H & A
 2611-2703 West 8th Street
 700-736 Newman Street
 2624-2710 Lake Austin Boulevard

STAFF REPORT:

The applicant has requested a 30-day postponement.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Maggie L. Jones: 805 Norwalk Lane

FOR

Vincent R. Arnold: 701 Newman Street

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members were in agreement that this request be postponed 30 days.

C14-75-077 W. A. Hasse: Int. "A" Residence, "1st" H & A to
 5400 South Congress Avenue, also "C" Commercial, "1st" H & A
 bounded by Mockingbird Lane

STAFF REPORT:

Subject tract fronts a major arterial, South Congress Avenue, and sides a minor residential street in south Austin. Present use of this tract is that of a non-conforming small motel or apartment grouping. Surrounding uses consist of commercial development fronting South Congress Avenue, and a low-density residential neighborhood to the west.

The "C" Commercial district has been firmly established for those properties fronting South Congress Avenue in this area. Commercial service and semi-industrial zoning under the master plan had been established prior to annexation for those properties east of South Congress Avenue in this area. Non-conforming commercial uses presently exist on many properties in the area, including the tracts to the north and south of subject property.

The applicant has submitted a site plan indicating a proposed auto repair garage and small mini-warehouse development co-existing with part of the existing uses of subject tract. "C" Commercial zoning is necessary for the mini-warehouse. The staff is primarily concerned with the protection of the residential neighborhood to the west. Privacy fencing, building setbacks, and controlled driveway access to the residential street as shown on the plan should provide the necessary protection.

C14-75-077 W. A. Hasse--Contd.

STAFF RECOMMENDATION:

The requested zoning is compatible with existing zoning and uses on other tracts along this section of South Congress Avenue. However, the requested zoning will permit uses which can be incompatible with the adjacent residential neighborhood. For the above reasons, it is recommended the application be denied unless the applicant wishes to provide five feet of additional r.o.w. for future widening of Mockingbird Lane to accommodate the increased traffic, and is willing to provide the privacy fencing, building setback, and curb cut restrictions as recommended by the staff, in which case the staff would recommend the request for "C" Commercial zoning be granted.

CITIZEN COMMUNICATION (FAR SOUTH AUSTIN COMMUNITY ASSOCIATION)

WRITTEN COMMENT

W. D. Templeton: 305 Chaparral Road	FOR
Mrs. Olis D. Wharton: 7 Matador Circle	FOR
R. J. Sankey: 206 Mockingbird Lane	FOR
Mr. & Mrs. Charles Dolle: 207 Mockingbird Lane	FOR

PERSONS APPEARING

Frank Cavett (representing applicant)

COMMITTEE ACTION:

The applicant indicated he was in agreement with the staff's recommendation. Ms. Mather stated she would like a 15-foot strip of "A" within the building setback to remain unpaved. The applicant indicated he would need some flexibility in placing his driveway to allow him to preserve some trees. Members recommended to deny "C" Commercial, "1st" H & A but to grant "C" Commercial, "1st" H & A, excluding the westernmost 15 feet (more or less) to remain "A" Residence, "1st" H & A, subject to a 50-foot building setback from the western boundary; subject to a six-foot privacy fence; controlled driveway access as shown on the plan; and subject to five feet of r.o.w. on Mockingbird Lane.

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

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 W. A. Hasse for a zoning change from "A" Residence, "1st" H & A to "C" Commercial, "1st" H & A on property located at 5400 South Congress Avenue, also bounded by Mockingbird Lane be DENIED, but that "C" Commercial, "1st" H & A be GRANTED, excluding the westernmost 15 feet (more or less) to remain "A" Residence, "1st" H & A subject to a 50-foot building setback from the western boundary; a six-foot privacy fence; controlled driveway access as shown on the plan; and five feet of r.o.w. on Mockingbird Lane.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
 Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

STAFF REPORT:

That "C" Commercial, "5th" H & A be denied as it is incompatible with the residential neighborhood to the west, incompatible with recent Planning Commission and City Council decisions, because it is unnecessary, and because another tall sign would only contribute to unsightly sign competition along the northern entry into the city.

C14-75-078 Bob R. Howerton, Trustee--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob Howerton (applicant)

Robert Wilson (representing HLH Enterprises-co-applicant)

Maurice Angly, Jr. (representing Motel Investment, Inc.) AGAINST

COMMITTEE ACTION:

Mr. Maurice Angly, Jr., representing Motel Investment, Inc., the adjoining property owner, requested that this case be postponed for two weeks to allow him an opportunity to negotiate with the applicant in an effort to use one standard to carry two signs. Mr. Angly pointed out that the motel has received a variance from the Board of Adjustment to allow a 55-foot height. He requested that the 60-foot height be allowed so that the one standard could accommodate the two signs rather than have two separate signs. Members were in agreement to continue the hearing to the full Commission in order to permit negotiation to provide only one sign standard.

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

COMMISSION ACTION:

Mr. Robert Wilson reported to the members that his client, HLH Enterprises, and the adjoining property owner, Motel Investments, Inc., were unable to reach an agreement to use only one sign standard to accommodate their two signs. Ms. Mather stated that the staff's recommendation reflected her opinion and she recommended that the request be denied. Mr. Bobbitt was of the opinion that a precedent had been set by the Board of Adjustment's granting such a variance on the adjoining sign and he could see no reason for denying this request. Mr. Hetherly pointed out that usually variances are granted in hardship cases where only slight variations are required and that he has not seen such a large variance granted as in this instance. A majority was in agreement with the recommendation to deny.

COMMISSION VOTE:

To recommend that the request of Bob R. Howerton, Trustee, for a zoning change from "C" Commercial, "1st" H & A to "C" Commercial, "5th" H & A on property located at 9118 North I. H. 35 be DENIED.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy.
 Mmes. Lewis-McGowan and Mather

NAY: Mr. Bobbitt

ABSENT: Mr. Ramsey

C14-75-079 Hiram D. Elliott: "C" Commercial, "2nd" H & A to
704 West 29th Street, also "C-2" Commercial, "2nd" H & A
bounded by Salado Street

STAFF REPORT:

This property is located northwest of the University campus at the intersection of a major arterial street planned for future expansion and a narrow unpaved minor residential street. The commercial building on it is presently unoccupied. Subject tract is at the fringe of a strip-commercial area extending west along West 29th Street from the commercial area developed along Guadalupe Street to the east.

The neighborhood north of subject property was rezoned in 1963 for potential redevelopment into apartment use. With the exception of the apartments existing northwest of subject property, this neighborhood has maintained its single-family quality. The predominate zoning and land use south of 29th Street is "A" Residence. For a while there was a trend to rezone properties fronting the south side of the street "O" Office in anticipation of future expansion of West 29th Street.

At present, West 29th Street is a narrow street with no estimate for its future expansion. In 1973, a zoning request to "O" Office zoning on property to the west of subject tract was denied as too intensive for this area. Prior to the 1973 case, a request for "GR" General Retail zoning on property on the north side of West 29th Street was postponed indefinitely because the Planning Commission felt the requested zoning change was too intensive for this area.

STAFF RECOMMENDATION:

That this case be denied as being too intensive among the present land uses and street access. The nighttime activity related to the requested zoning is in direct conflict with that of the adjacent neighborhood.

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

WRITTEN COMMENT

Carter Joseph Estate: P. O. Box 4797	FOR
J. K. Hurst: P. O. Box 5171	FOR
Helen Schweng: 2914 Salado Street	AGAINST
Mr. & Mrs. O. A. Tiroff, Jr.: 2819 Salado Street	AGAINST
Mrs. Winnie Bell Sodeck: 2918 Salado Street	AGAINST
Mrs. E. E. Pittman: 2821 Salado Street	AGAINST
John A. Focht: 2823 Salado Street	AGAINST
Mrs. M. A. Avera: 2908 Rio Grande Street	AGAINST
Miss Doris H. Connerly: 606 West 29th-1/2 Street	AGAINST
Mike McHone (Save University Neighborhood)	AGAINST
Jan R. Hoover: 806 West 28th-1/2 Street	AGAINST
Petition bearing 90 names	AGAINST

AGAINST
AGAINST
AGAINST

Koenig Lane is planned for expansion in the major arterial plan. As development occurs, the r.o.w. is being increased from 60 to 90 feet, and paving width is ultimately planned to be increased from an existing 40 feet to 66 feet. As properties are re-used for business uses, increases in traffic are generated by these uses.

C14-75-080 Ernest Rutherford, Jr.--Contd.

STAFF RECOMMENDATION:

The requested zoning permits an intensity of use which is incompatible with the adjacent residential and with the size of the residential lots along Koenig Lane. It will also generate sufficient increases in traffic densities to create a significant traffic hazard on the existing street, Koenig Lane. For these reasons, it is recommended that the application be denied. If the applicant wishes to provide ten feet of additional r.o.w. (45 feet from the centerline) for future widening of the street to accommodate this increased traffic and a privacy fence along the north boundary, the staff would recommend that "O" Office be granted.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

John G. Chaffee: 2004 Koenig Lane
Northwest Center: P. O. Box 1987
Bobby Wayne Battles: 4909 Woodview
Fannie A. Potter: 5906 Laird Drive

FOR
FOR
FOR
AGAINST

PERSONS APPEARING

Ernest Rutherford, Jr. (applicant)
Odus S. Crumley (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented. In answer to Mr. Everett's question regarding the proposed use, the applicant stated he had plans for an air conditioning sales and service operation, including a show room, drafting room and related uses. The staff pointed out that the use described might not be allowed in "LR" Local Retail, but might require "GR" General Retail zoning. In answer to Mr. Everett's question regarding ingress and egress, the applicant indicated that parking would be to the rear of the existing structure which would allow for ample vehicular maneuvering and provide parking for approximately five or six cars. The applicant stated that at the present time he could accept "O" Office but would prefer "LR". He also agreed to the r.o.w. requirement. Ms. Mather expressed concern about residential streets being widened resulting in the street developing into commercial strips. Members recommended that the request for "LR" Local Retail be denied but that "O" Office, "1st" H & A be granted, subject to ten feet of r.o.w. (45 feet from the centerline) on Koenig Lane and a six-foot privacy fence along the northern property line.

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

COMMISSION ACTION:

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

C14-75-080 Ernest Rutherford, Jr.--Contd.

COMMISSION VOTE:

To recommend that the request of Ernest Rutherford, Jr. for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A on property located at 2002 Koenig Lane be DENIED but that "O" Office, "1st" H & A be GRANTED, subject to ten feet of right-of-way on Koenig Lane; and a six-foot privacy fence along the north boundary.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather.

ABSENT: Mr. Ramsey

C14-75-082 Colorado Hills Estates, Inc.: "GR" General Retail, "2nd" H & A to
2003 and 2011 East Riverside Drive "C-2" Commercial, "2nd" H & A

STAFF REPORT:

Subject tracts are located in south Austin within the interior of the Rivertowne Shopping Center currently under construction. This shopping center is oriented to a major arterial and is also bounded by two neighborhood collector streets on the east and west sides. The East Riverside Drive area is developed with retail and commercial uses which provide services to the single- and multi-family residential developments in the area. Numerous "C-2" Commercial locations have been approved in this area.

A special permit is being processed coincidentally with this zoning request in which adequacy of parking is reviewed.

STAFF RECOMMENDATION:

That this case be granted as compatible with surrounding land uses.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS, EAST)

WRITTEN COMMENT

None

PERSONS APPEARING

Philip Friday (representing applicant)

COMMITTEE ACTION:

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

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

C14-75-082 Colorado Hills Estates, Inc.--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 recommend that the request of Colorado Hills Estates, Inc. for a zoning change from "GR" General Retail, "2nd" H & A to "C-2" Commercial, "2nd" H & A on property located at 2003 and 2011 East Riverside Drive be GRANTED.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather.

ABSENT: Mr. Ramsey

PLANNED UNIT DEVELOPMENT

C814-75-004 Westover Hills, Inc.: "BB" Residence, "1st" H & A to
Northwest corner of Steck Avenue multi-family, day care, office,
and Balcones Drive (MoPac Blvd.) convalescent and commercial
facilities called "Steck Center"

STAFF REPORT:

The applicant requested that this case be postponed.

CITIZEN COMMUNICATION (BALCONES CIVIC ASSOCIATION)

WRITTEN COMMENT

None

PERSONS APPEARING

Odie and Gloria Ainsworth: 8103 Club Court	AGAINST
Paul Bloom, Col. U.S.A.F. (Ret.): 8107 Middle Court	AGAINST
Joan Tabor: 8115 East Court	AGAINST
Mrs. Paul E. Bloom: 8107 Middle Court	AGAINST
Mrs. Walter Daniel: 8110 Middle Court	AGAINST
Thelma P. Cox: 8111 East Court	AGAINST
John and Grace Thonet: 8113 East Court	AGAINST
J. Bland Pope: 8107 East Court	AGAINST
Mrs. Albert H. Pollard: 8116 East Court	AGAINST
Albert H. Pollard: 8116 East Court	AGAINST
Mrs. James Howell: 8111 Middle Court	AGAINST
Mrs. Bruce W. Snider: 8112 East Court	AGAINST
Mr. & Mrs. Eldon L. Hill: 8100 East Court	AGAINST
James M. Williams: 8101 East Court	AGAINST
John and Dorothy Dailey: 8110 East Court	AGAINST
Barbara B. Payne: 8117 East Court	AGAINST
Ken Cox (Villa Serena Homeowners Association)	AGAINST

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

AYE: Messrs. Bobbitt, Everett, Guerrero, Jagger and Rindy.
 Mmes. Lewis-McGowan and Mather
 NAY: Mr. Hetherly
 ABSENT: Mr. Ramsey

Cl4p-75-028 Thomas F. Maceo: Night Club With Capacity For 345 Persons
304 West 4th Street

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Sub-Section (2), and according to the procedures as specified in Section 45-29 of the Zoning Ordinance of the City of Austin. This is an application for a special permit for a night club with a maximum capacity of 345 people. The applicant was granted a 30-day postponement last month to allow him to increase the requested capacity from 100 people to 345.

The applicant proposes to remodel the interior of the existing brick structure and add an open courtyard to the rear. Adjoining the subject tract to the west is the Bradford Paint Company and to the east is an automobile tire dealer. Zoning on subject tract and surrounding properties is "C-2" Commercial.

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 (OLD AUSTIN NEIGHBORHOOD)

WRITTEN COMMENT

None

PERSONS APPEARING

Alfred Glenn (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and a majority was in agreement with the staff's recommendation to approve the request, subject to compliance with departmental requirements.

AYE: Messrs. Bobbitt, Everett and Guerrero. Ms. Mather

ABSTAIN: Mr. Rindy

COMMISSION ACTION:

Mr. Bobbitt read the Committee's recommendation to approve the request and a majority of the members was in agreement.

COMMISSION VOTE:

To APPROVE the request of Thomas F. Maceo for a special permit for a night club with capacity for 345 persons on property located at 304 West 4th 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, Everett, Guerrero and Jagger.

Messrs. Lewis-McGowan and Mather

ABSTAIN: Mr. Rindy

ABSENT: Mr. Ramsey

C14p-75-028 Thomas F. Maceo--Contd.

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

C14p-75-031 Bert L. & Emily B. Griggs: An After-school Day Care
1500 Ridgehaven Drive, also facility for 20 children
bounded by Belfast Drive called, "Emy Griggs Day Care"

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 45-29 of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow a day care facility for 20 children to be located at 1500 Ridgehaven Drive. The lot area is approximately 8,900 square feet which would accommodate a maximum of 22 children based on ordinance requirements.

The zoning in this area is "A" Residence. The subject tract is located on the northeast corner of Belfast Drive and Ridgehaven Drive, two 50-foot residential streets.

STAFF RECOMMENDATION:

This tract is located well within a residential neighborhood served by minor residential streets. The zoning ordinance permits a nursery or day care with a maximum of 12 children as an accessory use. Thirteen or more children are permitted by special permit approval. The staff recommends denial due to the location in the interior of a residential neighborhood served by minor residential streets. Day care facilities with 13 or more children become commercial operations in nature and should be located at the edge of the residential neighborhood served by collector streets.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Emily Griggs (applicant)
W. D. Wilson
Francis Flynn
Katherine Hudnall

AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be denied as incompatible with the surrounding residential neighborhood.

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

C14p-75-031 Bert L. & Emily B. Griggs--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 DENY the request of Bert L. & Emily B. Griggs for a special permit for an after-school day care facility for 20 children on property located at 1500 Ridgehaven Drive also bounded by Belfast Drive.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

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

C14p-75-032 Clifford Antone: A Restaurant and Nightclub With
143 East 6th Street, also seating capacity for 350
bounded by Brazos Street persons called "Antone's Club"

STAFF REPORT:

This application has been filed as required under Section 45-24.1, and according to the procedures as specified in Section 45-29 of the Zoning Ordinance of the City of Austin. This is an application to allow a nightclub at 143 East 6th Street (the southwest corner of East 6th Street and Brazos Street.) This tract is within a large area east of Congress Avenue zoned "C-2" Commercial. The structure, which occupies the entire lot, will have little or no exterior alterations. The building fronts on 6th Street and has a proposed maximum capacity of 350 persons.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION (EAST 6TH STREET PRESERVATION SOCIETY)

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14p-75-032 Clifford Antone--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff's recommendation to grant the request, subject to compliance with departmental requirements.

AYE: Messrs. Bobbitt, Everett, Guerrero and Rindy. Ms. Mather

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 Clifford Antone for a special permit for a restaurant and nightclub with seating capacity for 350 persons called "Antone's Club" on property located at 143 East 6th Street, also bounded by Brazos 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, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

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

STREET VACATIONS

C10v-75-013 Vacate the second alley east of Newton Street from West Gibson Street in a northerly direction to James Street

This is a request by William C. Davidson, Jr. representing Southside Church of Christ, Bill Warren and Doug Nichols to vacate the second alley east of Newton Street from West Gibson Street in a northerly direction to James Street. The staff recommends that this request be approved, subject to the retention of the utility easements. Mr. Lillie informed the commission that in the event the owners desired to vacate the easement they would be required to bear the cost of relocation of any existing utilities in accordance with city policy. This would have to be accomplished before the city could agree to sell the property to them or allow any structures to be erected within the easement.

COMMISSION ACTION:

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

C10v-75-013 Street Vacation--Contd.

COMMISSION VOTE:

To approve the request of Southside Church of Christ, Bill Warren and Doug Nichols to vacate the second alley east of Newton Street from West Gibson Street in a northerly direction to James Street, subject to the retention of utility easements.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger, Ramsey
 and Rindy.

ABSTAIN: Mmes. Mather and Lewis-McGowan.

ABSENT: Mr. Ramsey

OTHER BUSINESS

R140 Planning Commission
 Scheduling of Work Session

Mr. Lillie reported that this item is on the agenda to discuss the possibility of a work session for the Planning Commission. He stated that the staff has begun to prepare an outline of the previous work session and is making preparation for an additional session if the Commission desires. Ms. Mather inquired about inviting the Board of Equalization and the Board of Adjustment to attend the session. Mr. Hetherly pointed out that the Board of Equalization does not set the taxes but that the tax assessor-collector or a member of his staff could be present to answer questions. Members were in agreement to schedule a work session and tentatively set Sunday, September 14, 1975 as the date with the place to be determined.

C2-75-001 Austin Tomorrow Program
R200 Discussion

A five-page packet was distributed to the Commission members outlining the progress of the Austin Tomorrow Plan. Mr. Lillie briefly reviewed the style, content and graphics of the Plan. He pointed out that this Plan will be different from the usual comprehensive plan in that it can be understood by anyone wishing to read it or by those who wish to implement the plan's objectives. He reviewed the proposed general outline of the plan which included the introduction with sub-topics covering an explanation of the comprehensive plan, the Austin Tomorrow Program, synthesis of the plan, goals program and challenge, and also the chapter headings. Mr. Lillie then reviewed the time schedule which calls for a monthly report of the status of the work to the Master Plan Committee. He pointed out that an on-going committee has been established to assist the staff and Commission in placing the Goals document into a comprehensive plan. He pointed out that as progress is made through the time schedule the Commission will be in a position to make a very detailed recommendation with respect to ordinance language. Alternative ways to accomplish goals will also be provided for the Commission's review.

C2-75-001 Austin Tomorrow Program--Contd.
R200

Mr. Lillie reported that the first draft should be presented the Planning Commission and the on-going committee late in November. Work sessions and public hearings will follow. The second draft should be ready about the first of January with a final document ready to present to City Council in February or March of 1976.

Mr. Lillie pointed out the various studies now being undertaken, those being the Airport Study and the Lake Austin Development Plan. A joint Transportation Study is also in progress as well as other functional plans for other departments such as the Fire Plan, the Library Plan and Health Center Plan which are all part of the Goals document. Mr. Lillie stressed the importance of closely coordinating the studies to avoid repetition or duplication.

C2o-75-006 Ordinance

To set a public hearing to amend Section 41-10 of the Subdivision Ordinance. Development suitability clause.

Mr. Lillie reported that this item is on the agenda to set a public hearing to consider an amendment to the Subdivision Ordinance, providing a development suitability clause which would allow some flexibility on the part of the Planning Commission to approve or deny a subdivision plat. A draft of the proposed amendment, prepared by the Legal Department, was provided the members.

COMMISSION ACTION:

Mr. Hetherly was of the opinion that additional time and study of the proposed amendment was necessary in order to obtain information from the City Legal Department and also to have a recommendation from the planning staff explaining the Commission's authority in this area. Members were in agreement to postpone setting a public hearing until the August 26, 1975 Planning Commission or until the additional data is available.

C2o-75-007 Ordinance

To set a public hearing to amend Section 45-29 (b) (1) of the Zoning Ordinance regarding notice on Special Permit Appeals.

Members were in agreement to set a public hearing for September 9, 1975 to consider an amendment to Section 45-29 (b) (1) of the Zoning Ordinance regarding notice on Special Permit Appeals.

C2o-75-008 Ordinance

To set a public hearing to amend Section 45-29 (h) of the Zoning Ordinance regarding member attendance at the Landmark Commission meetings.

This item was removed from the agenda and no discussion or action was taken.

C2o-75-009 Ordinance

To set a public hearing to amend Section 45-1 and Section 45-16.1 of the Zoning Ordinance concerning limiting dogs and cats per household.

Members were in agreement to set a public hearing for September 9, 1975 to consider an amendment to Section 45-1 and Section 45-16.1 of the Zoning Ordinance concerning limiting dogs and cats per household.

SUBDIVISIONS

R105-75 Subdivision Memorandum

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivisions under the Planning Commission amended Rules and Regulations:

<u>C8-73-90</u>	<u>Balcones Woods, Section 3-B</u>
	Santa Cruz Drive & Alhambra Drive
<u>C8-73-94</u>	<u>The Crossing, Phase One</u>
	Crossing Place & Riverside Drive
<u>C8-74-29</u>	<u>Village Three at Anderson Mill</u>
	Lake Creek Parkway & Deer Brook Trail
<u>C8-74-74</u>	<u>Barrington Oaks, Section Three</u>
	Barrington Oaks Drive & Woodcrest Drive
<u>C8-75-12</u>	<u>Forest North Estates, Phase Four</u>
	Landsdale Street & Broadmeade Avenue

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

Subdivisions--Contd.

The Commission then

VOTED: To GRANT the request to WITHDRAW the following final subdivision:

C8-72-73 Little Bee Creek Estates
 Little Bee Creek Circle

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
 Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

VOTED: To GRANT the request for a name change to "The Villas of Coronado Hills" on the following final subdivision:

C814-74-12 Old Town, Phase III, Revised
 Coronado Hills Drive & Barcelona Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
 Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

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

C8s-75-121 Raymond Dearing Subdivision
 Todd Lane
C8s-75-128 1st Resub. Summerwood, Sec. 1-Amended
 Steck Avenue & Greenslope Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Juarez, Guerrero and Rindy.
 Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

Short Form Subdivision--Contd.

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-75-122	<u>Resub. Lots 30 & 31, Cat Mountain Villas, Section 1</u> <u>Twin Ledge Drive & Mt. Villa Drive</u>
C8s-75-123	<u>Resub. Common Area 12 & 26, Cat Mountain Villa,</u> <u>Section One</u> <u>Mt. Villa Drive & Mt. Bonnell Drive</u>
C8s-75-124	<u>Resub. Lots 1, 2, 3 & 4, Common Area & 39</u> <u>Limestone Circle, Cat Mountain Villa, Sec. 1</u> <u>Twin Valley Drive & Mt. Villa Drive</u>
C8s-75-125	<u>Resub. Lots 11-19, 30 & 31 Common Area 10 &</u> <u>Mt. Bonnell Cove, Cat Mountain Villa, Sec. 1</u> <u>Mt. Bonnell Drive & Mt. Villa Drive</u>
C8s-75-127	<u>Resub. Lots 5, 5A & 6, Blk. "Y", N. W. Hills</u> <u>Cat Mountain Section - Amended</u> <u>Cat Mountain Drive</u>
C8s-75-129	<u>Resub. Lots 2 & 3, McCann Annex #2</u> <u>U. S. 183 & McCann Drive</u>
C8s-75-133	<u>Lois M. Wible Subdivision</u> <u>Old Highway 183 & Eddystone Street</u>
C8s-75-136	<u>Louie T. Bailey Subdivision</u> <u>Penion Drive</u>

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department; subject to vacation of excess r.o.w. of Village Trail adjoining Lots 8 & 9 and incorporation of such area and Lot 8 into this plat; subject to waiver of original plat setbacks signed by all owners of lots in Village South, Phase One and recorded and such reference noted on the plat; and subject to maintaining the 25' setback line on this plat from the new r.o.w. line of Village Trail after vacation:

C8s-75-126	<u>Resub. Lot 8, Block "B" Village South, Phase I</u> <u>Village Walk & Village Trail</u>
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AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero and Rindy.
Mmes. Lewis-McGowan and Mather

ABSTAIN: Mr. Jagger

ABSENT: Mr. Ramsey

Short Form Subdivisions--Contd.

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; show 100-year flood data:

C8s-73-130 Warehouse Park Subdivision, Sec. II
N. Lamar Blvd.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granted a variance on r.o.w. requirements for Convict Hill Road because of topography:

C8s-75-131 Ray Brown Subdivision
Latta Lane & Convict Hill Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

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

C8s-75-132 Lot 1A Resub. Lot 1, Bergstrom Village #1 - amended
Popham Drive (Cardinal Lane)

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

Short Form Subdivisions--Contd.

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

C8s-75-134 L. Hill Subdivision
Highway 183

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granted a variance on the 60' r.o.w. requirement because owner is providing his half of 60':

C8s-75-135 Resub. Lot 22, Lakeshore Addition
Lake Shore Drive & W. Lake Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy.
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The Commission then

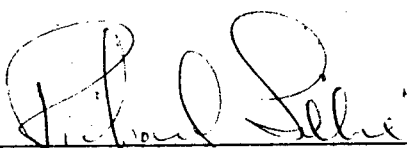
VOTED: To APPROVE the following short form subdivision and granted a variance on the scale from 1" = 100' to 1" = 20':

C8s-75-115 Mohle Place
Harris Blvd. & Mohle Drive

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero, Jagger and Rindy
Mmes. Lewis-McGowan and Mather

ABSENT: Mr. Ramsey

The meeting was ajourned at 9:40 p.m.



Richard Lillie
Executive Secretary