

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--October 14, 1975

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

Present

C. W. Hetherly, Chairman
Rizer Everett
Miguel Guerrero
Sid Jagger*
Linda Lewis-McGowan**
Jean Mather
George Ramsey, III***
Dean Rindy

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant
Director of Planning
Bill Bulloch, Assistant Director of
Urban Transportation
Dona Jackubowsky, Administrative Secretary
Gena Wommack, Administrative Aide

Absent

O. P. "Bob" Bobbitt

*Arrived at 7:23 p.m.
**Arrived at 7:25 p.m.
***Arrived at 7:15 p.m.

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of October 7, 1975.

Present

Jean Mather, Chairman
Rizer Everett
Miguel Guerrero
Sid Jagger
Dean Rindy

Also Present

Tom Knickerbocker, Assistant
Director of Planning
Duncan Muir, Planner
Brian Schuller, Planner
Dona Jackubowsky, Administrative Secretary
Gena Wommack, Administrative Aide

C14-75-093 Hansel and Gretel, Inc.: "C" Commercial, "1st" H & A to "C-2"
6503 Airport Boulevard, also Commercial, "1st" H & A
bounded by Huntland Drive

STAFF REPORT:

The staff reported that the Planning Department was in receipt of a letter dated September 11, 1975 from the owner of the property, Mr. Edwin Brown, requesting withdrawal of the application for "C-2" Commercial, "1st" height and area zoning and withdrawal of the special permit for his property.

STAFF RECOMMENDATION:

The staff recommends withdrawal.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement to withdraw the application as requested by the applicant in response to the owner's wishes.

COMMISSION VOTE:

To WITHDRAW the request by Hansel and Gretel, Inc. for a zoning change from "C" Commercial, "1st" H & A to "C-2" Commercial, "1st" H & A on property located at 6503 Airport Boulevard bounded by Huntland Drive.

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

ABSENT: Mr. Bobbitt.

C14-75-094 Mitchell Mays: "A" Residence, "1st" H & A to "LR" Local Retail
2307 East 13th Street "1st" H & A

STAFF REPORT:

The staff reported that the attorney, Mr. John R. Howard, representing the applicant requested postponement of this zoning change in his letter dated September 24, 1975. It was noted that the applicant notified all adjacent neighbors of this postponement request by mail prior to the public hearing.

STAFF RECOMMENDATION:

That the request for postponement by the applicant be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mary Belle Jackson, 2304 East 13th Street

AGAINST

PERSONS APPEARING

None

C14-75-094 Mitchell Mays--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to postpone for 30 days the request by Mitchell Mays for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A on property located at 2307 East 13th Street.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Mitchell Mays for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A on property located at 2307 East 13th Street be POSTPONED 30 DAYS.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

C14-75-095 C. Darrell Hopkins and Associates, Inc.: "A" Residence, "1st" H & A to
9130 Jollyville Road "GR" General Retail, "1st" H & A
(Old U.S. Highway 183)

STAFF REPORT:

Subject tract is located at the intersection of a major arterial street and a minor arterial street in northwest Austin. Commercial uses and zoning have been previously established at this intersection. A single-family neighborhood abuts to the south and southwest.

Privacy fencing, building height limitation to one-story and a 25-foot buffer of "B" Residence zoning to provide a building setback was established to protect the single-family neighborhood when property to the east was rezoned. Recent interpretations of the zoning ordinance will not permit commercial parking or driveways in "B". In lieu of this, the staff suggests a 25-foot building setback to reduce the visual intrusion to adjacent single-family properties.

STAFF RECOMMENDATION:

The staff recommends that the requested zoning be denied unless the applicant is willing to provide for privacy fencing, a building height limitation of one-story and a 25-foot building setback adjacent to "A" residential properties as a buffer-protection. With protection for the low-density properties, the uses permitted by the requested zoning can be compatible.

CITIZEN COMMUNICATION (BALCONES CIVIC ASSOCIATION)

WRITTEN COMMENT

C. Darrell Hopkins & Associates, Inc. (applicant)

Leon Schmidt, P. O. Box 2027

F. E. Gatteff, 9126 Jollyville Road

FOR

FOR

C14-75-095 C. Darrell Hopkins and Associates, Inc.--Contd.

Jane Tartt, 7701 N. Lamar
E. W. Griffen, 8824 Silverarrow Circle

FOR
FOR

V. Whitehead, 8815 Mesa Drive
William D. and Joan Kastner, 8827 Silverarrow Cir.
Nestor M. Hensler, M. D., 8825 Silverarrow Cir.

AGAINST
AGAINST
AGAINST

PERSONS APPEARING

Jim Steed (representing applicant)
Don Beyer, 8816 Silverarrow Circle

AGAINST

COMMITTEE ACTION:

The members reviewed the information presented and were in agreement to continue the hearing to the Planning Commission meeting October 14, 1975 to allow the applicant and his representative to confer and to allow them and the neighborhood to discuss the applicant's plans further and resolve any differences.

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

COMMISSION ACTION:

Mr. Hetherly wished to see the tract zoned the same as the adjoining property which is zoned "GR" General Retail and "B" Residence. Ms. Mather felt there should be a 25 foot landscape buffer and a one-story restriction on the structure. Mr. Hetherly was in favor of a natural buffer instead of a landscaped buffer.

COMMISSION VOTE:

To recommend that the request of C. Darrell Hopkins and Associates, Inc. for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 9130 Jollyville Road be DENIED but that "GR" General Retail, First Height and Area and "B" Residence be GRANTED, limiting the "B" Residence to the back 25 feet of the tract to serve as a buffer-protection which is to be left in its natural state and subject to a six foot privacy fence adjacent to "A" Residence properties, and subject to a one-story restriction on the structure.

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

ABSENT: Mr. Bobbitt.

C14-75-096 J. Tim Brown, Richard Brown and R. W. Ellmer: Int. "A" Residence,
6801-7107 South Congress Avenue "1st" H & A to "LR" Local Retail,
"1st" H & A (Tract 1); "B" Residence,
"1st" H & A (Tract 2); and "BB"
Residence, "1st" H & A (Tract 3)

STAFF REPORT:

Subject tracts front a major arterial at the fringe of south Austin.
Surrounding land uses include single-family, four-plexes and duplexes

C14-75-096 J. Tim Brown, Richard Brown and R. W. Ellmer--Contd.

to the east, and undeveloped land to the north, west and south. Buckingham Ridge subdivision is planned for most of the land west of subject property.

Subject property has been divided into three tracts and requested zoning is tailored to existing development and commitments on adjacent land. "GR" General Retail zoning has been granted for land to the west of Tract 1; "BB" apartment zoning for the land opposite Tract 2. "A" Residence development is planned west of Tract 3. Requested zoning on Tract 2 is "B" Residence restricted to "BB" density if used for apartments. The request for Tract 3 is "BB" Residence restricted to ten units per acre, a density consistent with the maximum permitted in "A" Residence. The additional flexibility in developing clinics, day centers, and convalescent homes offered by the "B" Residence District is the reason for requesting "B" on Tract 2. Buffering of "A" residential use to the east is appropriate.

STAFF RECOMMENDATION:

The staff recommends that the requested zoning be granted with the restrictions proposed by the applicant, subject also to privacy fencing along the east boundaries of Tracts 1 and 2.

CITIZEN COMMUNICATION (FAR SOUTH AUSTIN COMMUNITY ASSOCIATION)

WRITTEN COMMENT

Odas Jung, P. O. Box 668

FOR

PERSONS APPEARING

Rich Ellmer (applicant)

Will Garwood (representing applicant)

Dick Rathgeber, 3404 River Road

Mark Bryant, 606 Dillingham Lane

FOR

FOR

COMMITTEE ACTION:

Mrs. Mather's question as to notification of property owners across Circle S Road was answered affirmatively by the desire to see better, more adequate landscaping along all major arterials within the city, including the area of this zoning request. Mr. Jagger pointed out a special permit would probably be required and the Commission would then be able to see the buffering proposed on the site plan. Mrs. Mather stated the number of curb cuts and the landscaping, as Mr. Rindy pointed out, are matters of concern. Members were in agreement with the staff's recommendation to grant the zoning with the restrictions proposed by the applicant, privacy fencing along the east boundaries of Tracts 1 and 2 and a special permit, on all tracts.

AYE: Messrs. Everett, Guerrero, Jagger 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.

C14-75-096 J. Tim Brown, Richard Brown and R. W. Ellmer--Contd.

COMMISSION VOTE:

To recommend that the request of J. Tim Richard Brown and R. W. Ellmer for a zoning change from Interim "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area (Tract 1); "B" Residence, First Height and Area (Tract 2); and "BB" Residence, First Height and Area (Tract 3) on property located at 6801-7107 South Congress Avenue rbe GRANTED subject to Tract 2 being restricted to "BB" density if used for apartments; restriction to ten units per acre in the "BB" Residence of Tract 3; special permit on all tracts and subject to privacy fencing along the east boundaries of Tracts 1 and 2.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy.
Ms. Mather.

ABSENT: Mr. Bobbitt.

C14-75-097 Lillie Bess Hamilton: "A" Residence, "1st" H & A to
4100 Marathon Boulevard, also "O" Office, "1st" H & A
bounded by West 41st Street

STAFF REPORT:

Subject tract is a residential lot which falls within an area between West 42nd Street, Medical Parkway, and Lamar Boulevard in north Austin which has been transitioning to "O" Office zoning and uses. As properties have been rezoned, r.o.w. has been expanded to accommodate the increased traffic densities generated.

STAFF RECOMMENDATION:

The requested zoning is compatible with existing zoning, uses, and plans for this area. However, this rezoning will permit uses which will generate sufficient increases in traffic density to create a significant traffic hazard on the existing street, West 41st Street. For this reason it is recommended the application be denied unless the applicant wishes to provide five feet of additional r.o.w. (30 feet from the centerline) for future widening of the street to accommodate this increased traffic, in which case the staff would recommend the request be granted.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

—
Raymond E. Bjorback, 1414 the High Road
Roberts Association, 4111 Medical Pkwy. Suite 201
Sterling Sasser, Sr., P. O. Box 3440
Don J. Jackson, 4000 Medical Parkway
Rodney Morgan Lewis, 4107 Marathon
John Keir, 4704 Fenly Drive
John E. Roveche, 4101 Medical Parkway

FOR
FOR
FOR
FOR
FOR
FOR
FOR

C14-75-097 Lillie Bess Hamilton--Contd.

G. O. Realty, A. B. Luttrell and H. W. Tyler, 4108 N. Lamar
Ann Weber, 1105 West 42nd

FOR
FOR

Mrs. A. T. Rowland, 4103 Marathon

AGAINST

PERSONS APPEARING

John Van Winkle (representing applicant)

COMMITTEE ACTION:

Mr. Rindy expressed concern for sufficient buffering and landscaping to insure protection of the remaining neighborhood as residential properties are rezoned in the area and requested that the Committee and the Planning Department staff consider requiring site plans for this area. Mrs. Mather suggested screening and landscaping the approach from Marathon Boulevard. All members wished to have the Planning Commission consider a policy regarding site plan requirements for zoning applications in areas where residential properties are converted to business uses, and requested the applicant provide a site plan as provided for in Zoning Ordinance Section 45-14(e). Mr. Guerrero felt the adjacent house could not be properly buffered from the development. A majority of the members were in agreement with the staff recommendation to approve the request, subject to compliance with departmental requirements and provision by the applicant of a site plan for review by the Planning Commission October 14, 1975 at their regular meeting.

AYE: Messrs. Everett, Jagger and Rindy. Ms. Mather.
NAY: Mr. Guerrero.

COMMISSION ACTION:

Members reviewed the site plan presented by the applicant's representative and a majority were in agreement that it is an adequate plan. Mr. Guerrero expressed his continuing concern for buffer-protection for the adjacent house. Mr. Rindy pointed out the discussion at the Zoning Committee of October 7, regarding requirement of site plans and emphasized their importance in deciding zoning change requests in areas such as this which are in transition from residential to business uses.

COMMISSION VOTE:

To recommend that the request of Lillie Bess Hamilton for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, on property located at 4100 Marathon Boulevard and bounded by West 41st Street be GRANTED as recommended by the Zoning Committee, subject to five feet of additional right-of-way (30 feet from center line) for future widening of the street to accomodate increased traffic.

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

C14-75-098 Edward R. Rathgeber, Jr., Dr. Ed Petrus and Jessie B. Anderson:
Northwest corner of William Cannon Int. "A" Residence, "1st" H & A
Drive and Emerald Forest Drive to "O" Office, "1st" H & A

STAFF REPORT:

Subject tract is a portion of a larger five-acre tract to the east, north and west, for which a special permit for a medical and dental office development within an "A" Residence District was approved last month. The larger tract is located at the intersection of two major arterials under construction near the fringe of south Austin. The proposed use of subject tract, as indicated on the special permit, is for a pharmacy to be used in conjunction with the medical/dental offices.

Land to the south of the boulevard arterial is presently undeveloped. Rezoning of subject tract may reinforce the case for rezoning of the tracts on either side of Mt. Carrell Drive. The staff feels that those tracts can and should be developed under "A" Residence unless adequate protection for adjacent "A" Residence development can be provided.

STAFF RECOMMENDATION:

The staff recommends that this request be granted, as it is compatible with the special permit approved on land to the east, north and west, and is adequately buffered to the south by the boulevard.

CITIZEN COMMUNICATION (FAR SOUTH AUSTIN COMMUNITY ASSOCIATION)

WRITTEN COMMENT
(none)

PERSONS APPEARING

Edward R. Rathgeber, Jr. (applicant)
Jan Birch (South Austin Community Association)

FOR

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to grant this request as being compatible with the special permit approved on land to the east, north and west.

AYE: Messrs. Everett, Guerrero, Jagger 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 Edward R. Rathgeber, Jr., Dr. Ed Petrus and Jessie B. Anderson for a zoning change from Interim "A" Residence First Height and Area to "O" Office, First Height and Area on property located at the northwest corner of William Cannon Drive and Emerald Forest Drive be GRANTED.

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

C14-75-099 Marcell Medlock: "A" Residence, "1st" H & A to
1901 East 16th Street, also "LR" Local Retail, "1st" H & A
bounded by Chicon Street

STAFF REPORT:

Subject tract is a vacant residential lot which fronts a minor residential street and sides to a neighborhood collector street within a single-family, east Austin neighborhood. It appears that the lot is partly being used for storage. This area falls within Community Development District #2 where capital improvements are planned to help preserve and upgrade the neighborhood. An elementary school exists across the street to the northwest. Sufficient retail zoning to serve the needs of the neighborhood has been established one block to the south.

STAFF RECOMMENDATION:

The staff recommends that this case be denied, as it would be an intrusion into an established single-family neighborhood.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)
(WASHINGTON AND HOLY CROSS NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Iris Williams, 4802 Carson Hill Drive	AGAINST
Mae Belle Hill, 1909 East 16th Street	AGAINST
Allie M. Sneed, 1904 East 16th Street	AGAINST
Mrs. Kay Francis Faliegh, 1905 East 16th Street	AGAINST
E. C. Allen, 4807 Broadhill Drive	AGAINST
Andrew Washington, 1604 Salina	AGAINST
Walter Washington, 2000 East 16th Street	AGAINST
Billy J. Walker, 1905 East 14th Street	AGAINST

PERSONS APPEARING

Woodrow Sledge (AISD)	AGAINST
Bobbie S. Bigham, 4404 Stone Gate Circle	AGAINST

COMMITTEE ACTION:

The applicant, Mr. Marcell Medlock explained his intention to the Committee of moving a non-partitioned school structure onto the now vacant lot in order to store furniture. The staff and Mr. Jagger noted that "LR" Local Retail zoning would not allow the applicant to use the structure strictly for storage. Mr. Rindy voiced the concern of the Committee in zoning a tract and later having the tract sold and incompatible uses introduced into the neighborhood. The members were in agreement to recommend this zoning request be denied.

AYE: Messrs. Everett, Guerrero, Jagger 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.

C14-75-099 Marcell Medlock--Contd.

COMMISSION VOTE:

To recommend that the request of Marcell Medlock for a zoning change from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area on property located at 1901 East 16th Street and bounded by Chicon Street be DENIED.

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

C14-75-100 William B. Cotton: "A" Residence, "1st" H & A to
3401 Ed Bluestein Boulevard "DL" Light Industrial, "1st" H & A

STAFF REPORT:

Subject tract of 22.73 acres is located in east Austin with direct access to Ed Bluestein Boulevard (U.S. Highway 183) and to a minor residential street which deadends into the west and south property lines. Surrounding land uses include an elementary school to the west, undeveloped land to the north and south, and industrial use within an industrial district outside of the city limits to the east. The industrial district on the east side of Ed Bluestein Boulevard was established in 1961.

The undeveloped land to the north of subject tract was the subject to two zoning cases processed in 1972. A tier of land, 125 feet in depth, of "A" Residence zoning was preserved along the north side of Sam Huston Avenue and extending 650 feet across the northern boundary of subject tract, so that low-density residential use could be established adjacent to the school, and also to maintain low-density traffic on Sam Huston Avenue. "C" Commercial zoning was granted across the easternmost 750 feet of the northern boundary of subject tract because of the adjacent tract's orientation to Ed Bluestein Boulevard. The final passage of the zoning ordinances for those tracts to the north is pending compliance with subdivision requirements. The western half of the undeveloped tract to the south has been subdivided into single-family lots. The eastern portion being at the intersection of two major arterials will likely experience commercial development.

As indicated above, land has been committed for "A" Residential or related uses where adjacent to the western half of subject tract. That portion of the subject tract west of a line between a point 650 feet east of the northwest corner to a point where the Texas Pipeline intersects the south property line should be retained for low-density residential use. To the east of that line, "C" Commercial, as was granted on the tract to the north, is recommended excluding the westernmost 50 feet. On that 50 feet, as protection for the recommended low-density residential, "O" Office with a privacy fence along the west line is recommended. The "O" Office would scale down the intensity of the commercial use where adjacent to residential, and could be used for offices, apartments, or parking.

C14-75-100 William B. Cotton--Contd.

STAFF RECOMMENDATION:

The staff recommends that "DL" Light Industrial be denied as incompatible with the commitments made on adjacent tracts to the north, west, and south; but that "C" Commercial be granted on approximately the eastern half, as indicated above, that a strip of 50 feet of "O" Office with privacy fencing along the western boundary be granted to the west of the "C" Commercial, and that "A" Residence be granted to the west of the "O" Office buffer strip.

This recommendation recognizes the zoning and commitments which have been made on adjacent tracts, and attempts to establish a buffer to protect the recommended residential zoning and use.

CITIZEN COMMUNICATION (CONCERNED CITIZENS OF EAST AUSTIN)

WRITTEN COMMENT

C. B. Carpenter, 510 South Congress Avenue

FOR

PERSONS APPEARING

Woodrow Sledge (AISD)

AGAINST

COMMITTEE ACTION:

The applicant requested a postponement in order to ascertain whether the adjacent owner to the south intended to develop his tract residentially. There were no objections to a postponement and members were in agreement to postpone this request for a zoning change for thirty days.

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

COMMISSION ACTION:

The members reviewed the information as it appeared on the memorandum and were in agreemtn with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of William B. Cotton for a zoning change from "A" Residence, First Height and Area to "DL" Light Industrial, First Height and Area on property located at 3401 Ed Bluestein Boulevard be POSTPONED THIRTY DAYS.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

C14-75-101 Edward Joseph, Trustee: Int. "A" Residence, "1st" H & A to
Bounded by Cameron Road "D" Industrial, "1st" H & A
and U. S. Highway 183

STAFF REPORT:

Subject tract containing 28.58 acres is located in northeast Austin and has direct access to Cameron Road to the east and an 80-foot corridor access to U. S. Highway 183, Ed Bluestein Boulevard, to the south. All surrounding land is undeveloped except for a drive-in theater established prior to annexation to the north.

C14-75-101 Edward Joseph, Trustee--Contd.

PERSONS APPEARING

Robert Sneed (representing applicant)

Andy Nutt (Heritage Hills Homeowners Association)

Curtis Goss, 103 Scurry

FOR

FOR

COMMITTEE ACTION:

Members were in agreement to continue the hearing on this request to the Planning Commission October 14, 1975 in order to allow the staff time to review the newly revised special permit site plan in conjunction with this request.

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

COMMISSION ACTION:

The members reviewed the information presented. Mrs. Mather did not feel the development plans compared favorably with similar developments such as John Roberts and other sites shown in presentation slides. Mrs. Mather also questioned the traffic generated from the development.

COMMISSION VOTE:

To recommend that the request of Edward Joseph, Trustee for a zoning change from Interim "A" Residence, First Height and Area to "D" Industrial, First Height and Area on property bounded by Cameron Road and U. S. Highway 183 be GRANTED subject to restricting the use to that shown on the special permit submitted by the applicant.

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

ABSENT: Mr. Bobbitt.

PLANNED UNIT DEVELOPMENT

C814-75-006	S & W Design, Inc.:	From "A" Residence and "BB"
	3706-3804	Residence, First Height and Area,
	Southridge Drive	to 329 attached and detached
		single-family dwelling units with
		recreation and retail facilities
		and common open space called, "Oak
		Run", a Planned Unit Development

STAFF REPORT:

This is an application for a Planned Unit Development on 21.066 acres of land at the intersection of Southridge Drive and Banister Lane.

"A" Residence zoning exists on the western 7.9 acres and "BB" zoning is on the eastern 13 acres.

The land use tabulation indicates 68 units on the "A" zoned property for a density of 8.51 units per acre. The Planned Unit Development Guide Lines allow a maximum of 10 units per acre on "A" zoned areas.

C814-75-006 S & W Design, Inc.--Contd.

The tabulation should show "BB" residential zoned property, not "B" as indicated. However, the density of 19.95 units per acre with 261 units on 13.08 acres is within the maximum allowable of 20 units per acre in the Planned Unit Development Guide Lines for "BB" zoned property.

According to the land coverage schedule, approximately 34 percent of the site would be covered by buildings, streets and parking, leaving 66 percent of the area in open space. This amount of open space relieves the concern the staff would have with higher density as set forth in the Planned Unit Development Guide Lines.

With the exception of 4 detached units, all proposed units are attached in structures ranging from 2 units to 7 units.

Access via a proposed 25-foot private street is proposed from Southport Drive, Southridge Drive and Banister Lane.

Proposed amenities include three swimming pools and two tennis courts.

A convenience retail store is proposed at Southridge Drive as indicated on the site plan. The applicant has indicated architectural control will be exercised to insure that the retail structure will be compatible with the general architectural theme of the development. Based on this, the staff would recommend its approval as part of the Planned Unit Development, not requiring a separate zoning request.

STAFF RECOMMENDATION:

The staff recommends approval of the special permit and preliminary subdivision subject to compliance with departmental requirements and recommendations.

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

(none)

PERSONS APPEARING

Bill Scudder (applicant)

Doris Davis, 4000 Banister Lane

George E. Tannehill II, 3907 Clawson Road

AGAINST

AGAINST

COMMITTEE ACTION:

Mr. Rindy felt larger green areas should be considered in order to preserve the natural feeling of the area. Mrs. Mather suggested clustering the units and making them three story structures and building farther from existing trees. Mr. Rindy also questioned

C814-75-006 S & W Design, Inc.--Contd.

the traffic to be generated on Southridge and Banister Lane. Mr. Everett, from his standpoint as a professional geologist, believed the plan to be an excellent one which leaves a great amount of raw ground cover to facilitate drainage. He explained that drainage problems would be minimal due to this fact. The members were in agreement with the staff recommendation to approve the special permit and preliminary subdivision subject to compliance with departmental requirements and recommendations as presented on file with the City of Austin Planning Department and subject to the applicant working a satisfactory arrangement with Mrs. Doris Davis for a suitable driveway and granting a variance on the length of the dead end street, Rockdale Circle, and not requiring a cul-de-sac at the end of Southport Drive and allowing the applicant to work with the Urban Transportation Department on location of the driveway on Southridge.

AYE: Messrs. Everett, Guerrero, and Jagger. Ms. Mather.
NAY: Mr. Rindy.

COMMISSION ACTION:

The members reviewed the information presented and noted that Mr. Bill Scudder, representing the applicant had granted Mrs. Doris Davis access to her property in a letter to her. Mr. Rindy expressed the opinion that care should be taken to consider the entire area and the impact each development would have.

COMMISSION VOTE:

To APPROVE the special permit and preliminary subdivision of S & W Design, Inc. for 329 attached and detached single-family dwelling units with recreation and retail facilities and common open space called, "Oak Run", a planned unit development on property located at 3706-3804 Southridge Drive, subject to departmental requirements and recommendations as on file with the City of Austin Planning Department, and granting a variance on the length of the dead end street, Rockdale Circle, and not requiring a cul-de-sac at the end of Southport Drive and allowing the applicant to work with the Urban Transportation Department on location of the driveway on Southridge.

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

SPECIAL PERMITS

C14p-75-041 Hansel and Gretel, Inc.: A Lounge With Seating Capacity For 100
6503 Airport Boulevard, also
bounded by Huntland Drive

STAFF REPORT:

The staff reported that the Planning Department was in receipt of a letter dated September 11, 1975 from the owner of the property, Mr. Edwin Brown, requesting withdrawal of the application for the special permit and for the "C-2" Commercial, "1st" height and area zoning on his property.

STAFF RECOMMENDATION:

The staff recommends withdrawal.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement to withdraw the application as requested by the applicant in response to the owner's wishes.

COMMISSION VOTE:

To WITHDRAW the request by Hansel and Gretel, Inc. for a special permit on property located at 6503 Airport Boulevard.

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

ABSENT: Mr. Bobbitt.

C14p-75-043 John W. Samon: Discotheque with mixed beverages and
110-116 East game tables and a seating capacity of
4th Street 300

STAFF REPORT:

This is an application for a Special Permit to allow a lounge at 110-116 East 4th Street.

The applicant proposes to use the western 87 feet of the existing building between Brazos Street and the Greyhound Bus Station alley. The maximum seating proposed is 300 seats.

This tract is within the large area downtown zoned "C-2" and is also within the area exempted from parking requirements.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Harriet Owens (representing applicant)

C14p-75-043 John W. Samon--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve this request subject to departmental requirements and recommendations as on file with the City of Austin Planning Department.

AYE: Messrs. Everett, Guerrero, Jagger 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 John W. Samon for a special permit for a discotheque with mixed beverages and game tables with a seating capacity for 300 called "Midway" on property located at 110-116 East 4th Street, subject to departmental requirements and recommendations as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

C14p-75-044 City of Austin: Clarksville Neighborhood Center
1807 West 11th Street

STAFF REPORT:

This is an application for a Special Permit to allow an eleemosynary institution to be located at 1807 West 11th Street. The City of Austin Community Development Office is proposing to operate a neighborhood center in a remodled residence at that location.

The structure will be primarily used for Community Development office space with some area set aside for recreation uses such as ping-pong or pool.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (CONCERNED CITIZENS FOR THE DEVELOPMENT OF WEST AUSTIN)

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14p-75-044 City of Austin--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve this request subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department and with the additional requirement that the height of the required fence be six feet instead of four.

AYE: Messrs. Everett, Guerrero, Jagger 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 the City of Austin for a special permit for the Clarksville Neighborhood Center on property located at 1807 West 11th Street, subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department and subject to the required fence being six feet instead of four feet, and authorized the chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

C14p-75-045 City of Austin: Northeast Fire Station (C.I.P. Project
9401 Aberdeen No. 8313 1)
Way

STAFF REPORT:

This is an application for a Special Permit to allow the construction of the Northeast Fire Station at 9401 Aberdeen Way. (Northeast corner of Aberdeen Way and Rundberg Lane)

This project is in the current Capital Improvements Program and will be a single-story masonry structure to house a one-engine company with room for further expansion. Recent growth in this area, annexations and State Fire Insurance Commission's requirements indicate immediate need.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (NORTHEAST AUSTIN RESIDENTS ASSOCIATION)

WRITTEN COMMENT

None

Cl4p-75-045 City of Austin--Contd.

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve this request subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department.

AYE: Messrs. Everett, Guerrero, Jagger 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 the City of Austin for a special permit for the Northeast Fire Station (C.I.P. Project No 8313 1) on property located at 9401 Aberdeen Way, subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

Cl4p-75-046 Marcilea G. Fletcher: Nightclub, restaurant and
222 East 6th Street theatre with maximum occupancy
for 500 called, "Friends and
Lovers"

STAFF REPORT:

This is an application for a special permit to allow a nightclub and theatre at 222 East 6th Street. The property is within the large area downtown zoned "C-2" and is also within the area exempt from parking requirements.

The nightclub will occupy the building formerly used as a theatre at this location. The applicant indicates the seating arrangement will be modified to include tables and chairs with the maximum occupancy of 500 people.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (EAST SIXTH STREET CONSERVATION ASSOCIATION)

WRITTEN COMMENT

None

C14p-75-046 Marcilea G. Fletcher--Contd.

PERSONS APPEARING

Marcilea G. Fletcher (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve this request subject to compliance with departmental requirements and recommendation as on file with the City of Austin Planning Department.

AYE: Messrs. Everett, Guerrero, Jagger 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 Marcilea G. Fletcher for a special permit for a nightclub, restaurant and theatre with maximum occupancy for 500 called, "Friends and Lovers," located at 222 East 6th Street, subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

C14p-75-047 Michael Young: A lounge seating 115 people
117 West 4th Street

STAFF REPORT:

This is an application for a lounge seating 115 people to be located at 117 West 4th Street. The lounge will occupy the west 36 feet of the building located at the southeast corner of Colorado Street and 4th Street. The eastern 112 feet of the building is currently occupied by the "Spaghetti Warehouse" restaurant.

Subject property is located within the large area zoned "C-2" and is also within the downtown area, exempt from parking requirements.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Martin Boozer (representing applicant)

Cl4p-75-047 Michael Young--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve this request subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department.

AYE: Messrs. Everett, Guerrero, Jagger 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 Michael Young for a special permit for a lounge with seating capacity for 115 people, located at 117 West 4th Street, subject to compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy. Ms. Mather.

ABSENT: Messrs. Bobbitt and Ramsey. Ms. Lewis-McGowan.

Cl4p-75-048 Bob Wade: 114-unit apartment complex
3600-3612 Manchaca Road

STAFF REPORT:

This is an application for a special permit to allow the construction of 114 apartment units on 3.99 acres for a density of 28.6 units per acre. The tract is zoned "LR" Local Retail. Access to the project is proposed through two driveways onto Manchaca Road.

The applicant proposes three clusters of two-story units with a swimming pool proposed in the central cluster.

The grading plan indicates the surface drainage will be contained within the site and carried to Manchaca Road in the proposed driveways.

In September, 1972, this plan was approved by the Planning Commission subject to compliance with departmental requirements; however, the project was not started prior to the two-year special permit expiration date of September, 1974.

The plan has been re-submitted under a new application for departmental review.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

Cl4p-75-048 Bob Wade--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob Wade (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and in view of the fact that neither the applicant nor a representative was present agreed to continue the hearing to the Planning Commission October 14, 1975 in order to allow the applicant to make a presentation for his request.

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

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve this request, subject to departmental requirements and recommendations as on file with the City of Austin Planning Department.

COMMISSION VOTE:

To APPROVE the request of Bob Wade for a special permit for a 114 unit apartment complex on property located at 3600-3612 Manchaca Road, subject to departmental requirements and recommendations as on file with the City of Austin Planning Department and authorized the Chairman to sign the necessary resolution upon completion.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Ramsey.
 Ms. Lewis-McGowan.

NAY: Ms. Mather and Mr. Rindy.

ABSENT: Mr. Bobbitt.

<u>Cl4p-75-049</u>	<u>J. L. Williams & Company, Inc.:</u>	<u>Industrial facility</u>
	<u>U. S. Highway 183 and</u>	<u>producing electronic</u>
	<u>Cameron Road</u>	<u>equipment and related</u>
		<u>hardware</u>

STAFF REPORT:

This is an application for a special permit to allow an industrial use on 28.58 acres of land located approximately 440 feet north of U. S. Highway 183 on Cameron Road. The tract will have access to Cameron Road and U. S. Highway 183 via an 80-foot wide strip.

As indicated on the site plan, the facility will consist of two structures with adjacent parking.

Development is proposed in three phases. Phase One will consist of the eastern building adjacent to Cameron Road which will house signal and machine shop, main assembly area and general office. Phase Two will be

C14p-75-049 J. L. Williams & Company, Inc.--Contd.

the construction of the western building to house the industrial plant and general office. Phase Three will consist of a 50,000 square-foot expansion of the first phase.

The site plan indicates that 33 percent of the area will be covered by buildings and 31.4 percent pavement leaving 35.6 percent green area.

Surface water run-off is to be controlled by under-sized area drains in the parking areas as indicated.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION (HERITAGE HILLS HOMEOWNERS)**WRITTEN COMMENT**

None

PERSONS APPEARING

Robert Sneed (representing applicant)

Andy Nutt (Heritage Hills Homeowners Assoc.)

Curtis Goss, 103 Scurry

FOR

FOR

COMMITTEE ACTION:

Members were in agreement to continue the hearing on this request to the Planning Commission October 14, 1975 in order to allow the staff to review the newly revised special permit site plan which is to save existing trees on the site.

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

COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather did not feel the development compared favorably with similar developments such as John Roberts and other sites shown in presentation slides. Ms. Mather was also concerned with the traffic generated from the proposed development.

COMMISSION VOTE:

To APPROVE the request of J. L. Williams and Company, Inc. for a special permit for an industrial facility for producing electronic equipment and related hardware on property located at U. S. Highway 183 and Cameron Road, subject to departmental requirements and recommendations as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

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

NAY: Ms. Mather.

ABSENT: Mr. Bobbitt.

STREET VACATION

C10v-75-015 Vacate portion of West 8th Street, north side,
 West of San Antonio Street

This is a request by Mr. and Mrs. Frank W. McBee, Jr., represented by Mr. Donald N. Goldston, Attorney, to vacate that portion of West 8th Street, north side, west of San Antonio Street. The staff recommends this case be approved, subject to a reversion clause stating the property is to revert to the City should the existing structure be moved or destroyed.

WRITTEN COMMENT

None

PERSONS APPEARING

Mr. and Mrs. Frank W. McBee, Jr. (applicants)
 Donald Goldston (representing applicants)
 Mrs. R. V. Baker, 1600 Northumberland

FOR

COMMISSION ACTION:

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

COMMISSION VOTE:

To approve the request of Mr. and Mrs. Frank W. McBee, Jr. to vacate that portion of West 8th Street, north side, west of San Antonio Street, subject to a reversion clause, stating the property is to revert to the City should the existing structure be moved or destroyed.

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger, and Rindy. Ms. Mather.
 ABSENT: Messrs. Bobbitt and Ramsey. Ms. McGowan.

PUBLIC HEARINGS

C2o-75-006 Ordinance
 Public hearing to consider establishing interim development
 standards on Lake Austin and Creek Areas of the City.

WRITTEN COMMENT

None

PERSONS APPEARING

Don Wald (City Environmental Board)
 Charles Cleveland (Save Our Lake Assn.)
 Hoyle Osborne (Save Our Lake Assn.)

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the staff's recommendation concerning possible annexation along existing right-of-way lines which have been surveyed, thus circumventing additional surveying and subsequent expenses. Mr. Rindy stated his agreement and

C2o-75-006 Ordinance--Contd.

approval of the staff's recommendation for Interim Lake Conservation District zoning along the shoreline within the city limits, density proposals and cluster development, but felt there might be a problem with non-conforming uses on the lake. In response to Mrs. Mather's questions concerning City services to newly annexed areas, Mr. Lillie explained that according to State statutes, if the City does not provide services comparable to existing City services provided in areas adjacent to the newly annexed area within three years, the property owners could ask for deannexation. Mr. Hetherly felt that the Commission should consider interim controls for the purpose of controlling development until the Lake Austin Development Plan is adopted and not for the purpose of permanent control. Mr. Ramsey was inclined to let the area remain as it is without further control, instead of instituting control measures which are not concrete. Ms. Lewis-McGowan was concerned with the present quality of the water supply and drinking water and asked what had already been done. She stated that she desired the Commission to take preventative measures which would keep conditions at least at the same level until the Lake Austin Development Plan is completed. Mr. Guerrero's motion for a sub-committee of the Planning Commission and property owners within the area to consider the proposals for the area and make recommendations to the Planning Commission, died for lack of a second. Mrs. Mather, Mr. Jagger and Mr. Hetherly expressed a desire to have property owners who would be affected by any interim controls notified of the proposals affecting their property. Mrs. Mather made a motion to amend the Master Plan within the extraterritorial jurisdiction to permit a density of .5 units per acre instead of a density of .5 to 3.0 in the Lake Austin watershed as an interim proposal until the Lake Austin Development Plan is completed. The members were in favor of asking the Planning Department staff to prepare amendments to the Zoning Ordinance to include an Interim Lake Conservation District within the existing city limits, limiting lake land, which is presently zoned "A" residence, to agricultural and recreational uses and to allow those existing non-conforming uses to continue during the interim period. The members were also in agreement to have the Planning Department staff study and create a corridor as narrow as possible from Tom Miller Dam to Mansfield Dam.

COMMISSION VOTE:

That amendment to the Master Plan within the extraterritorial jurisdiction to permit an interim density change from .5 - 3.0 to .5 units per acre in the Lake Austin watershed be GRANTED.

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

Motion failed.

C2o-75-006 Ordinance--Contd.

To recommend that the Planning Department staff prepare amendments to the Zoning Ordinance to include an Interim Lake Conservation District within the existing city limits, limiting lake land, which is presently zoned "A" residence, to agricultural and recreational uses and to allow those existing non-conforming uses to continue during the interim period.

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

ABSENT: Mr. Bobbitt.

Motion passed.

C2o-75-011 Ordinance

To consider an amendment to Section 45-29 (e) of the Zoning Ordinance to provide that the City Council may, upon public hearing and recommendation of the Planning Commission, grant a one-year extension of a special permit.

Mr. Lillie stated that the present ordinance provides that the Planning Commission may grant a one-year extension of a special permit. The City Council has asked that the approval of such a one-year extension be placed with the Council rather than the Planning Commission. The staff recommends approval remain with the Planning Commission.

COMMISSION VOTE:

Members were in unanimous agreement to recommend against amending section 45-29 (e) of the Zoning Ordinance.

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

ABSENT: Mr. Bobbitt.

OTHER BUSINESS

C2-75-001 Master Plan

R200 Status Report on Progress of Comprehensive Plan

Mr. Lillie presented the members with copies of the Planning Department's scheduled activities for the months of September 1975 through February 1976.

C2o-75-009 Ordinance

Pet Ordinance: Report by Staff on Enforcement Procedures

Mr. Lillie reported that the Planning Department would present a report to the Planning Commission November 11 concerning procedures for enforcing the Pet Ordinance. The members requested the Planning Department notify those interested persons who appeared at the public hearing on the proposed ordinance of the results of this work.

C2o-74-009 Ordinance

Tree Ordinance: Consideration for Review of Proposed Draft.
Appointment of a Sub-committee.

Mr. Hetherly requested time to confer with the Planning Commission members before making appointments to a sub-committee to consider the proposed draft of the Tree Ordinance. The sub-committee would be appointed prior to, or at, the November 11 Planning Commission meeting.

C2o-75-013 Ordinance

Discussion of Site Plan Requirements on Zoning Applications.

The members directed the Planning Department staff to prepare guidelines for submission of site plans for zoning applications for Planning Commission review. Mr. Rindy wished the staff to consider landscaping requirements along the major arterials when preparing guidelines.

C12-75-001 Public Services

Approach Main Study: Appointment of a Sub-committee.

Mr. Hetherly requested time to confer with the Planning Commission members before making appointments to a sub-committee to study approach main policies of the City in conjunction with the Environmental Board. The sub-committee would be appointed prior to or at the November 11 Planning Commission meeting.

C1-75 Minutes

The Commission then

VOTED: To APPROVE the January 28, 1975; February 19, 1975; April 16, 1975; July 22, 1975; and August 12, 1975, Planning Commission minutes.

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

ABSENT: Mr. Bobbitt.

SUBDIVISIONSC8s-75-145 Resub. of Gracywoods Section 1

Austex (by North Travis County League) Request for Vacation
of a Portion of North Bend Drive in Gracywoods, Section 1

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve vacation of a portion of North Bend Drive in Gracywoods, Section 1.

COMMISSION VOTE:

To APPROVE the request of Austex (by North Travis County League) for the vacation of a portion of North Bend Drive in Gracywoods, Section 1.

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

RI05-75 Subdivision Memorandum and Addendum
Preliminary, Short Form and Final Subdivisions as listed
on the Subdivision Memorandum and Addendum. Action to Be
taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivision has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends that this be approved under Planning Commission rules and regulations. The Commission then

VOTED: To APPROVE the following final subdivision:

C8-7³~~4~~-137 Spicewood at Balcones Village, Sec. 6
Spicewood Club Drive & Spicewood Parkway

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

The Commission then

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

C8-75-26 Tarry Trail
Tarry Trail & Exposition Boulevard

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

The Commission then

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

C8-74-27 Whispering Oaks Valley, Section One
Black Angus Drive & Whispering Valley Drive

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey, Ms. Lewis-McGowan.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal arrangements required; compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department; changing the name of several streets; current tax certificates needed and relocation of wastewater lines:

C8-75-29 Whispering Oaks Valley, Section Two
Black Angus Drive & Whispering Valley Drive

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

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 under Planning Commission rules and regulations:

C8s-74-240 U.S. Postal Service Subdivision
E. Ben White Blvd. & Burleson Road
C8s-75-148 Carrell Oaks, Section Two, Resub.
Echo Lane
C8s-75-152 Balcones Commercial Park
U. S. Highway 183
C8s-75-155 Macmor Acres, Resub., Lot 2, Blk. A
Kramer Lane
C8s-75-157 Fourth Resub., Blk. A, Windsor Park Comm. Area
Cameron Road
C8s-75-161 De Mary Subdivision
Cannon League Drive & Berkley Drive
C8s-75-164 Resub. Lts. 28 & 30, Blk. E, Horseshoe Bend, Sec. 2
Barton Hills Drive & Bend Cove

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

The Commission then

VOTED: To WITHDRAW the following short form subdivision:

C8s-75-126 Resub. Lt. 8, Blk. B, Village South, Phase One
Village Walk & Village Trail

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

The Commission, then

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

<u>C8s-75-168</u>	<u>Lots 1 & 2, Johnston Terrace, Section 8</u>
	Thurgood Avenue & Thurgood Circle
<u>C8s-75-169</u>	<u>2nd Resub. of Chimneyhill P.U.D.</u>
	Chimneyhills Boulevard.
	Lot 2F of the 3rd Resub. of Lot 2
<u>C8s-75-171</u>	<u>Huntland Heights Commercial</u>
	Huntland Drive & Brenda Drive

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

The Commission then

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

<u>C8s-75-170</u>	<u>Royce R. Myers Addition</u>
	Old U. S. 183
<u>C8s-75-174</u>	<u>G. A. Jones Subdivision</u>
	Old Bee Caves Road

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

The Commission then

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

<u>C8s-75-172</u>	<u>Park Plaza II</u>
	I. H. 35 and St. Edwards Drive

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

ABSENT: Messrs. Bobbitt, Jagger and Ramsey. Ms. Lewis-McGowan.

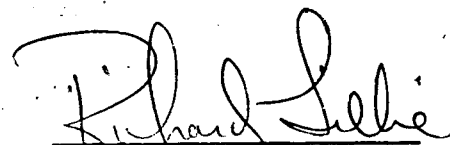
The Commission then

VOTED: To recommend that the owners consider a layout which will lend itself to future resubdivision, as the proposed layout is undesirable and a very inefficient use of land under individual ownership:

C8s-75-173 The Thomison Subdivision #2
Gregg Lane

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

The meeting was adjourned at 12:00 p.m.


Richard Lillie
Executive Secretary