

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--November 11, 1975

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

Present

O.P. "Bob" Bobbitt, Acting Chairman
Miguel Guerrero*
Sid Jagger
Linda Lewis-McGowan
Jean Mather
George Ramsey
Dean Rindy

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assist. Director of Planning
Joe S. Ternus, Director of Urban Transportation
Bill Bulloch, Assist. Director of Urban Transp.
Evelyn Butler, Supervisor of Current Planning
Betty Baker, Planning Technician
Dona Jakubowsky, Administrative Secretary

*Arrived at 7:30 p.m.

Absent

C.W. Hetherly
Rizer Everett

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of November 4, 1975.

Present

O.P. "Bob" Bobbitt, Chairman
Rizer Everett
Miguel Guerrero
Sid Jagger
Jean Mather

Also Present

Tom Knickerbocker, Assist. Director of Planning
Duncan Muir, Planner
Brian Schuller, Planner
Evelyn Butler, Supervisor of Current Planning
Betty Baker, Planning Technician
Dona Jakubowsky, Administrative Secretary

| | | |
|------------|------------------------|--|
| C14-75-081 | J.W. Smith: | "Interim A" Residence, First H & A to |
| | 4613-4717 McCarty Lane | "LR" Local Retail and "A" Residence, First |
| | | H & A (Tract 1) and "BB" Residence, First |
| | | H & A (Tract 2) (as amended) |

STAFF REPORT:

Subject tracts are located in far southwest Austin on the edge of the newly developing Western Oaks Subdivision. Development of the streets which will serve the 456-lot single-family neighborhood has begun. Surrounding land use is suburban residential, agricultural, and vacant. The planned Westcreek Subdivision is directly to the north. The subject tracts are bounded on the northern and eastern edges by McCarty Lane, a paved county street which has served as a collector street for the suburban residential land use between Oak Hill to the northwest and Brodie Lane to the southeast. McCarty Lane is currently planned to be expanded to 80 feet of right-of-way and 44 feet of paving to accommodate increased traffic densities which will occur as the residential neighborhood develops on tracts adjacent to this street. That portion of McCarty Lane which forms the eastern boundary of subject tracts is planned to become part of a north-south major arterial street with 90 feet of right-of-way. This planned arterial will bisect the proposed Westcreek Subdivision to the north and pass by the proposed southwest high school before it intersects U.S. 290 to the north.

The alignment and extension of William Cannon Boulevard west of Brodie Lane is uncertain at this time. Three of the potential alignments are: 1) to intersect and absorb the planned 90-foot arterial which traverses the proposed Westcreek Subdivision to the north and west of Williamson Creek; 2) to intersect and absorb McCarty Lane to the north and west of subject tracts; and 3) to intersect and absorb McCarty Lane to the southeast of subject tracts and continue westward along Convict Hill Road abutting Western Oaks Subdivision to the south.

The proposed development of Tract 1 is a neighborhood shopping center with uses permitted by the "LR" Local Retail district. The center will include a super-market, day care center, library, auto service center, drug store, dime store, dry goods store, cafeteria, convenience store and professional office; all are commercial uses which serve the everyday needs of the immediate neighborhood. The proposed development of Tract 2 is planned as a medium-density residential area with a maximum density of 12 units per acre. The proposed use of Tract 2 would provide a land-use intensity transition between the neighborhood center and the low-density residential planned for the remainder of the subdivision.

The staff has studied the advisability of establishing a neighborhood center at the requested location and has concluded that the proposed center will not conflict with other existing or planned neighborhood centers. The proposed and existing neighborhood centers along Brodie Lane to the southeast, William Cannon Boulevard to the east and Oak Hill to the west are all 1 1/2 to 2 miles away. The service area of a center of the type and size proposed extend outward to a distance of one mile, with some minor overlap of the service areas of the above mentioned centers.

C14-75-083 J.W. Smith--Contd.

Placement of neighborhood centers along major traffic arteries and especially at intersections is desirable from a marketing standpoint and because vehicular access to and from the center is facilitated. As indicated, McCarty Lane is presently a major street, and will continue to provide primary access to subject tracts as more development takes place in the area. The fact that McCarty Lane exists enhances the probability that development will first occur on those tracts with access to it, and the need for neighborhood services within the McCarty Lane vicinity will increase.

The concern of the staff, as well as that expressed by the area residents, Planning Commission and City Council, is that of controlling the growth of commercial zoning and development adjacent to major streets and their intersections in newly developing areas. In response to this concern, the applicant has submitted a preliminary site plan for the staff to review which incorporates the following features to reduce any undesirable impact on adjacent properties:

1. a 50-foot landscape "A" Residence buffer strip around the entire perimeter of the neighborhood center except for access points;
2. a maximum of four ingress/egress points along the 2,000 feet of McCarty Lane frontage;
3. a library or low-intensity business use permitted by the "O" Office District with no driveway access to McCarty if proposed for the northwest corner, the point most subject to marketing pressures; and
4. an orientation of all neighborhood business uses to the interior of the tract.
5. generally 65% land coverage by buildings and automobile paving, 35% left for landscaping and openspace.

Low profile signs which advertise the center will be placed at the entrances, but individual business signs will be near or attached to each business in the interior of the tract. Marketing by individual businesses to passing automobiles will therefore be minimized. This will be unnecessary once the center is established.

The traditional policy of zoning four corners of an intersection or two sides of a street because one part has been zoned is undesirable. That is, however, the nature of the domino effect which can erode the residential character of an area and contribute to a strip-commercial district. The planned design features of subject neighborhood center will insure the compatibility of the neighborhood center with residential development of all surrounding land. The center can then be harmoniously integrated within the residential neighborhood it is intended to service.

C14-75-083 J.W. Smith--Contd.

Based upon a staff study undertaken earlier this year, no other local retail zoning will be necessary nor recommended along McCarty Lane nor within approximately a 1 1/2 mile radius of subject tract with the exception of that area directly adjacent to U.S. 290 to the north. U.S. 290 is a major east-west state highway providing access to regionally oriented and highway-service oriented commercial uses. Intensive commercial use of land along this highway has already been established with the area.

The applicant proposes to submit a detailed site plan in the form of a Special Permit to be approved by the Planning Commission before construction of the center, or any portion thereof, is begun. It will conform to the preliminary site plan which is being reviewed at this time to establish the zoning commitment.

The density of the 12 units per acre under the requested "BB" Residence zoning is two units per acre more than the maximum permitted in "A" Residence zoning. This density is considered to be compatible between the proposed center and low-density neighborhood.

STAFF RECOMMENDATION:

The staff recommends that "LR" Local Retail, "BB" Residence, and "A" Residence be granted and restricted as requested by the applicant:

1. Approval of a special permit which incorporates the preliminary site plan for the neighborhood shopping center for Tract 1.
2. Maximum average density of 12 units per acre for Tract 2.

This recommendation would establish "LR" zoning with a restrictive covenant requiring Planning Commission approval of a special permit which will conform to the preliminary plan.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

Jarryl Hart (Representing Applicant)
J.W. Smith (Applicant)
Bon Owens
Jane Shaeffer

AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mrs. Mather said she thought it was a good plan and hope that it would start a trend for this sort of site plan. The members recommended that this request be GRANTED subject to restrictions as proposed by the applicant; special permit with site plan for Tract 1 and Maximum average density of 12 units per acre for Tract 2.

AYE: Messrs. Bobbitt, Guerrero, Everett, and Jagger; Mrs. Mather

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum. Mr. Rindy wondered if the site plan showed a landscape of trees. Mrs. Mather reminded him that it was subject to a site plan and that they would see it later. Mr. Rindy expressed a hope that the developer would landscape the "A" zone with trees. The members were in unanimous agreement with the Committee's recommendation.

COMMISSION VOTE:

To recommend that the request of J.W. Smith for a zoning change from "Interim A" Residence, "1st" H & A to "LR" Local Retail, and "A" Residence "1st" H & A (Tract 1) and "BB" Residence, "1st" H & A (Tract 2) as amended on property located at 4613-4717 McCarty Lane be GRANTED, subject to a special permit on Tract 1, and a density limitation of 12 units per acre on Tract 2.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14-75-094

Mitchell Mays:
2307 East 13th Street

"A" Residence, First H & A to
"LR" Local Retail, First H & A

STAFF REPORT:

Subject tract is a small 3,060 square-foot residential lot located within an established neighborhood in east Austin. Single-family residences surround this lot on three sides; vacant land exists to the west.

Street access is minor residential. Street paving is presently under construction along East 13th Street in front of subject property, and along Maple Avenue to the east.

The street paving is part of an overall plan of neighborhood improvements designed to revitalize a neighborhood with a high incidence of low-income residents. Neighborhood meetings have been scheduled with the purpose of establishing goals, objectives, and policies for future planning within this neighborhood.

The applicant has indicated the purpose of rezoning is to establish a restaurant. Insufficient space exists on subject tract for parking, and zoning has not been established on any adjacent tract which would permit parking.

STAFF RECOMMENDATION:

The staff recommends that the requested zoning be denied because it is impractical (parking insufficiency), but primarily because it would be a commercial intrusion into a low-density neighborhood undergoing revitalization activities.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Ruth E. Henry
October Mary Belle Jackson
Procter & Jones Law Offices

AGAINST
AGAINST
FOR

PERSONS APPEARING

John Howard (Representing Applicant)
Mitchell Mays (Applicant)

C14-75-094 Mitchell Mays--Contd.

COMMITTEE ACTION:

Members reviewed the information and agreed that the proposed use would be an intrusion on the neighborhood and that there was no available parking space and therefore recommended that this case be DENIED.

AYE: Messrs. Bobbitt, Guerrero, Everett, and Jagger; Mrs. 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 Mitchell Mays for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A, on the property located at 2307 East 13th Street be DENIED.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

| | | |
|-------------------|------------------------------------|---|
| <u>C14-75-100</u> | <u>William B. Cotton:</u> | <u>"A" Residence, First H & A to</u> |
| | <u>3401 Ed Bluestein Boulevard</u> | <u>"DL" Light Industrial, First H & A</u> |

STAFF REPORT:

The staff reported that a letter requesting a postponement had been received.

COMMITTEE ACTION:

Members reviewed a letter from the applicant's representative, Mr. Melvin Ware, that requested a postponement of 30 days to allow more time for the applicant to coordinate his land use with the adjoining tract located south of the subject site, and agreed that the postponement would be GRANTED.

AYE: Messrs. Bobbitt, Guerrero, Everett, and Jagger; Mrs. 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 GRANT a thirty (30) day postponement of this case.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14-75-102 Ashley W. Fly:
2505 Nueces Street

"B" Residence, Second H & A to
"C" Commercial, Second H & A

STAFF REPORT:

Subject tract is the western portion of a larger tract which fronts both San Antonio and Nueces Streets, both major arterials which provide access within and through a student multi-family neighborhood west of the University of Texas.

West 26th Street is planned to be extended westward taking part of the eastern portion of the tract which includes subject tract. The City Council has delayed this extension pending re-evaluation of the transportation plan currently under study.

In anticipation of the extension of West 26th Street westward, "C" Commercial zoning has been established within the neighborhood west of the commercial strip oriented to Guadalupe Street to the east. Many of the residential structures which once stood there have been razed and much of the "C"-zoned land is presently vacant or used for parking.

A zoning case was processed in 1971 for "C" zoning for subject tract. The Planning Commission recommended to grant the request and immediate purchase of the right-of-way from the tract for the street extension. The City Council denied the zoning as the purchase of right-of-way was scheduled in that year's C.I.P. and the applicant had no specific plans for use of commercial zoning. The right-of-way was not purchased.

Given the fact that much of the "C" zoning which has been established into the interior of this neighborhood has not been used, the staff feels that additional commercial zoning is not needed. The status of the extension of West 26th Street is uncertain at this time, and additional commercial zoning may contribute to further erosion of the existing residential use of subject tract and adjacent tracts.

STAFF RECOMMENDATION:

The staff recommends that this case be denied.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

James Townsend (Representing Applicant)
Mike McCone (Save University Neighborhoods)
Steven Johnson
Regina Hall
Glenn Toby

AGAINST
AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger

C14-75-102 Ashley W. Fly--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 Ashley W. Fly for a zoning change from "B" Residence, "2nd" H & A to "C" Commercial, "2nd" H & A, on property located at 2505 Nueces Street be DENIED.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

| | | |
|-------------------|--|--|
| <u>C14-75-106</u> | <u>34th & West Investment Group, Inc.:</u> | <u>"A" Residence, First H & A to</u> |
| | <u>3409 West Avenue, also bounded</u> | <u>"O" Office, First H & A</u> |
| | <u>by the end of West 35th Street</u> | |

STAFF REPORT:

Subject tract faces a minor collector street and backs to a minor residential street in north Austin. Single-family and duplex residences surround subject tract with the exception of parking for a medical clinic directly south.

The residential properties fronting West Avenue are subject to transition pressures due to the intensification of business development oriented to West 34th Street to the south, Lamar Boulevard to the west, and West 38th Street to the north. These residential properties should be protected during the transition. A zoning case was processed in 1973 for three lots north of subject lot. To provide compatibility with adjacent residential use, the "O" Office was limited to professional and semi-professional office use.

The proposed use of subject tract is for parking. The staff feels the requested zoning is consistent with the established policy along this segment of West Avenue. To protect adjacent residential use, the applicant proposes to prohibit access to the minor residential street on the east and provide a privacy fence along the north and east boundaries.

STAFF RECOMMENDATION:

The staff recommends that "O" Office be granted subject to the access restriction and privacy fencing proposed by the applicant.

CITIZEN COMMUNICATION

WRITTEN COMMENT

A.L. Exline

Ray J. Rogers

PERSONS APPEARING

Pat Weaver (Representing Applicant)

FOR

AGAINST

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger

C14-75-106 34th & West Investment Group, Inc.--Contd.

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum. Mr. Rindy expressed a concern that it would detract from the neighborhood because the lots facing subject property are all zoned "A" Residential. Other members were in agreement with the recommendation of the Committee.

COMMISSION VOTE:

To recommend that the request of the 34th & West Investment Group, Inc. for a zoning change from "A" Residential, "1st" H & A to "O" Office, "1st" H & A on property at 3409 West Avenue, also bounded by the end of West 35th Street, be GRANTED, subject to the privacy fencing and restricted access proposed by the applicant.

AYE: Messrs. Bobbitt, Guerrero, Jagger, and Ramsey; Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSENT: Messrs. Hetherly and Everett

| | | |
|------------|--|---|
| C14-75-104 | Presbyterian Development Corporation: 1637-1655 Rutland Drive | "A" Residence, First H & A to "LR" Local Retail, First H & A |
|------------|--|---|

STAFF REPORT:

Subject tract fronts a neighborhood collector street in north Austin. Surrounding land use and zoning includes apartments to the east, vacant apartment-zoned land to the south and southwest, an industrial subdivision to the northwest, and vacant Local Retail-zoned land to the north.

The most recent zoning change in this area was the Local Retail to the north. Extending Local Retail zoning to subject tract is a reasonable extension with the private access road on the southern boundary providing the termination point of the retail zoning.

STAFF RECOMMENDATION:

The staff recommends that "LR" Local Retail be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Harry Vine, III (Representing Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger.

COMMISSION ACTION:

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

C14-75-104 Presbyterian Development Corporation--Contd.

COMMISSION VOTE:

To recommend that the request of the Presbyterian Development Corporation for a zoning change from "A" Residence, "1st" H & A to "LR" Local Retail, "1st" H & A, on property located at 1637-1655 Rutland Drive, be GRANTED.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

| | | |
|-------------------|-------------------------------|--|
| <u>C14-75-107</u> | <u>Texas Emulsions, Inc.:</u> | <u>Interim "A" Residence, First H & A to</u> |
| | <u>8700 Balcones Drive</u> | <u>"D" Industrial, First H & A</u> |

STAFF REPORT:

Subject tract fronts Balcones Drive in northwest Austin. It was part of a larger tract, the western portion of which was recently transferred to the City for the proposed MoPac Expressway.

An emulsion processing plant presently exists and is intended to continue on subject tract. Although this use by virtue of its existence prior to annexation can continue to operate at its present capacity, the use must cease after ten years unless conforming zoning is established.

The Council-approved master plan designates the area bounded by MoPac Expressway on the west, Shoal Creek Boulevard on the east, U.S. 183 on the north, and Anderson Lane on the south for manufacturing and related uses. "D" Industrial zoning has been established east of the railroad tracks which abut subject tract. More recently, "GR" General Retail was established on the tract directly to the south of subject property.

The staff supports the requested zoning for several reasons. The location conforms to the existing master plan. The tract is located at the intersection of a proposed expressway and U.S. Highway, and has railroad access. The zoning also conforms to the established use begun prior to other adjacent developments.

STAFF RECOMMENDATION:

The staff recommends that "D" Industrial be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Bert Kivell

Sharon Kivell

First General Realty Corporation

PERSONS APPEARING

Terry Sasser (Representing Applicant)

AGAINST

AGAINST

FOR

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger

C14-75-107 Texas Emulsions, Inc.--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of Texas Emulsions, Inc. for a zoning change from Interim "A", "1st" H & A to "D" Industrial, "1st" H & A on property located at 8700 Balcones Drive be GRANTED.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14-75-109 Church of Christ: "A" Residence, First H & A to
507 Wonsley Drive "B" Residence, First H & A

STAFF REPORT:

Subject tract is a church located on a neighborhood collector street in north Austin. Surrounding uses and zoning include apartments to the north and south, vacant apartment-zoned land to the west, and suburban single-family residential to the north, some of which has been zoned for apartments. Due to change in the area the church wishes to sell its property and move.

The requested zoning conforms to the established zoning pattern in this area.

STAFF RECOMMENDATION:

The staff recommends that "B" Residence be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Joe Thompson

FOR

PERSONS APPEARING

William E. Means (Representing Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the Church of Christ for a zoning change from "A" Residential, "1st" H & A to "B" Residential, "1st" H & A on property located at 507 East Wonsley Drive, be GRANTED.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

| | | |
|------------|--------------------------------|-----------------------------------|
| C14-75-110 | West Ninth Street Partnership: | "O" Office, Second H & A to |
| | 809 Rio Grande Street | "GR" General Retail, Second H & A |
| | 611 West 9th Street | |

STAFF REPORT:

Subject tract is located in a mixed residential-office district west of downtown Austin. Offices and residences surround subject property. The tract fronts and sides to major arterials which provide access within the area and to more intensive business development to the east, south and west. West 9th Street was recently extended westward to Lamar Boulevard to provide additional access to the downtown.

Large and architecturally significant structures are common within the Old Austin Neighborhood area. Some of them have been designated as historic landmarks. An application for historic zoning is pending on subject tract. Current use of the existing residential structure includes residential, office, cafe, cheese shop, and craftwork (woodworking, macrame, weaving, and silkscreen). The cafe and craftworking is being operated in violation of existing "O" Office zoning, and "GR" General Retail zoning is necessary for continued operation. Additional parking to accomodate the established uses is also required.

Planning Commission policy for this area has been to grant a maximum of "O" Office zoning to provide a compatible mixture of light-business activity and residential use. However, "GR" General Retail zoning has been established at the southwest corner of the same block as subject tract where a restaurant operates. Last year, the Planning Commission recommended to deny "GR" for parking at the northeast corner of the same block. The case was withdrawn at that time.

STAFF RECOMMENDATION:

The staff recommends that this case be denied as an intensive commercial intrusion into an office-residential district. Intensification of zoning can create pressures for razing structures within the Old Austin Neighborhood. The additional parking required for more intensive uses is a particular problem.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Levbarg and Weeks

AGAINST

Bruce Andrewartha

AGAINST

Silas J. Maxwell

AGAINST

Gregory Dick

AGAINST

Jack Jennings (Consolidated Realty)

AGAINST

PERSONS APPEARING

Gregory Dick

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were concerned about the request for "GR" and asked the staff if this use could not be zoned "LR" instead. The applicant agreed to comply with any restrictions that may be necessary for the "LR" zoning. Members were in agreement to recommend that "LR" Local Retail be GRANTED with a restrictive covenant that the building that is presently located on the site would not be destroyed or moved.

AYE: Messrs. Bobbitt, Everett, Guerrero, and Jagger; Mrs. Mather

C14-75-110 West Ninth Street Partnership--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To recommend that the request of the West Ninth Street Partnership for a zoning change from "O" Office, "2nd" H & A to "GR" General Retail, "2nd" H & A on property located at 809 Rio Grande Street and 611 West 9th Street by DENIED, but that "LR" Local Retail, "2nd" H & A be GRANTED, subject to a restrictive covenant prohibiting removal of existing structure.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

PLANNED UNIT DEVELOPMENTS

C814-72-018 Fred Earhart, III, Trustee & John Avent, Trustee: A revision to a
Buffalo Gap Road and bounded by the Colorado River previously approved
Planned Unit Development
to allow for 75 detached
dwelling units in
Section One, Phase One
of "King's Point," a
Planned Unit Development

STAFF REPORT:

This is a proposed revision to a previously approved Planned Unit Development called, "King's Point," located approximately 2.5 miles west of Mansfield Dam on F.M. Road 620. The site has over 3,500 feet of frontage on Lake Travis to the north and about 1,300 feet of frontage on F.M. 620 to the southeast.

The P.U.D. as approved in January, 1974, consisted of 512 units on 196.82 acres for a density of 2.6 units per acre, consisting of a combination of attached and detached dwelling units served by a combination of public streets and private drives.

This application proposes to revise the northwesternmost 83.95 acres and have 75 detached dwelling units exclusively for a density of 0.89 units per acre.

The land use schedule provided shows that a minimum 65.1 percent of the net site area (Gross Site Area minus Public Streets) is to be green space. A minimum of 41.8 percent is to be green space in private lots and 23.3 percent common open space.

STAFF RECOMMENDATION:

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

C814-72-018 Fred Earhart, III, Trustee & John Avent, Trustee--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Killian Farrow (Representing Applicant)

Weldon Stewart

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be APPROVED, subject to compliance with departmental requirements and recommendations, with the exception of number 2, Urban Transportation that "sidewalks be required on Settlers Cove; number 3, Urban Transportation that "300-foot horizontal curve at centerline for Residential Collectors and 200-foot horizontal curve at centerline for Residential Streets" be provided; and number 3, Current Planning, "A turn-around or cul-de-sac required on Far Point Drive and Scissortail Drive" and that access to the property to the west be eliminated.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE a revision to a previously approved P.U.D. to allow for 75 detached dwelling units in Section One, Phase One of "King's Point," a P.U.D. to be located on Buffalo Gap Road and bounded by the Colorado River, with exceptions as noted by the Committee.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

SPECIAL PERMITS

C14p-74-029 Vernetta Cleveland: Revised, previously approved day care facility
1605 Webberville Road to allow for 41 children

STAFF REPORT:

This is an application for a revision to a previously approved special permit for a day care facility to allow 41 children.

A day care was approved on August 13, 1974 for 26 children.

The applicant is adding approximately 512 square feet to the existing house to accommodate the increase in children proposed. Based on ordinance requirements, this 0.917-acre tract would accommodate well over the 41 children requested.

C14p-74-029 Vernetta Cleveland--Contd.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Vernetta Cleveland (Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Everett, Guerrero, and Jagger

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the revision of a previously approved day care facility to allow for 41 children, located at 1605 Webberville Road, subject to compliance with departmental requirements.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-050 Joe Broussard III: Snack bar inside existing five-story office building
1106 Clayton for convenience of building tenants
Lane

STAFF REPORT:

This application is for a special permit to allow a snack bar for the convenience of the tenants in the existing office building at 1106 Clayton Lane.

The proposed use is allowed in "LR" Local Retail or in "O" Office by special permit where "LR" or less restrictive zoning exists adjacent to the tract. "O" Office zoning exists on subject tract with "C" Commercial Zoning immediately to the north.

STAFF RECOMMENDATION:

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

C14p-75-050 Joe Broussard III--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Bill Tobin (Representing Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Guerrero, Jagger, and Everett

ABSTAIN: Mr. Bobbitt

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the snack bar inside an existing five-story office building located at 1106 Clayton Lane, subject to compliance with departmental requirements.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-051 Dolores Catholic Church: A Day care facility for 80 children called,
1203 Montopolis Drive "Escuela Montessori de Montopolis"

STAFF REPORT:

This application is for a Montessori School for 80 children to be located on the Dolores Catholic Church property at 1203 Montopolis Drive. The Montessori School will use the building and play area at the south end of the property as indicated on the site plan.

Loading-unloading area for the children as well as staff parking areas are located on the interior of the ample 9-acre site.

STAFF RECOMMENDATION:

The staff feels that church-affiliated day care operations offer the proper facilities to lessen any negative impact on the neighborhood and recommends approval subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Ray Flournoy (Representing Applicant)

C14p-75-051 Dolores Catholic Church--Contd.

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Guerrero, Jagger, and Everett

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the day care facility for 80 children called, "Escuela Montessori de Montopolis", to be located at 1203 Montopolis Drive, subject to compliance with departmental requirements and recommendations.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-052 Dejah T. Hildebrand: Bar and restaurant with 140 seats called,
504 Congress Avenue "Dejah's Bar"

STAFF REPORT:

This is an application for a special permit to allow a bar with 140 seats at 504 Congress Avenue.

The applicant proposes to remodel the existing building between Yarings and Scarbroughs Market Place.

Subject tract is within the large downtown area zoned "C-2" and exempt from parking requirements.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Fred Welch (Representing Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Guerrero, Jagger, and Everett

C14p-75-052 Dejah T. Hildebrand--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the bar and restaurant with 140 seats called "Dejah's Bar" to be located at 504 Congress Avenue, subject to compliance with departmental requirements and recommendations.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-053 Edwin H. Golden: A lounge with 58 seats
122 West Ben White
Boulevard

STAFF REPORT:

This is an application for a lounge with 58 seats to be located in an existing building at 122 West Ben White Boulevard.

The zoning on the area of the building is "C-2" and has been in use as a restaurant. This special permit application is to bring the proposed use into compliance with current ordinance requirements.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS

None

PERSONS APPEARING

None

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Guerrero, Jagger, and Everett

COMMISSION ACTION:

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

C14p-75-053 Edwin H. Golden--Contd.

COMMISSION VOTE:

To APPROVE the lounge with 58 seats to be located at 122 West Ben White Boulevard, subject to compliance with departmental requirements and recommendations.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-054 Odas Jung: A retail tire store with all service work to be performed
822-828 West inside of building
 Ben White Blvd.

STAFF REPORT:

This is an application for a special permit to allow a retail tire store at 822-828 West Ben White Boulevard, zoned "C" Commercial.

This proposed use is normally allowed in this district; however, a restrictive covenant imposed as a condition of zoning in August, 1974, requiring that any "C" Commercial use other than the existing mobile home sales must have special permit approval, and in addition, that the property would revert to "GR" General Retail in five years.

The Planning Commission and City Council felt the heavier uses allowed in "C" Commercial would not be appropriate here and in addition, since the property had just been filled a considerable amount, no permanent structures should be built until the fill has had time to settle sufficiently.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS

None

PERSONS APPEARING

Jerry Winetrob (Representing Applicant)

COMMITTEE ACTION:

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

AYE: Mrs. Mather; Messrs. Bobbitt, Guerrero, Jagger, and Everett

COMMISSION ACTION:

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

C14p-75-054 Odas Jung--Contd.

COMMISSION VOTE:

To APPROVE the retail tire store with all service work to be performed inside of building to be located at 822-828 West Ben White Boulevard, subject to compliance with departmental requirements and recommendations.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14p-75-055 Daniel Sherman: A halfway house for pre and post-adjudicated juveniles
602 Elmwood Street (with a maximum of 14 occupants) called, "The Door"

STAFF REPORT:

This is an application for a special permit to allow an eleemosynary institution at 602 Elmwood Street. The proposed use is a halfway house for a maximum of fourteen pre and post-adjudicated juveniles called, "The Door".

The tract is located just north of the University of Texas Campus and west of Eastwood Park. "B" zoning exists on the subject tract and to the south, while "A" Residence zoning exists to the north.

STAFF RECOMMENDATION:

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed a letter requesting withdrawal of this case from Jacquelin Lazarus, a representative of the applicant, and agreed to recommend that the request for withdrawal be GRANTED.

AYE: Messrs. Bobbitt, Everett, Guerrero, and Jagger; Mrs. Mather

COMMITTEE ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Daniel Sherman for a withdrawal of the application for a halfway house for pre and post-adjudicated juveniles (with a maximum of 14 occupants) called, "The Door".

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

STREET VACATIONS

C10v-75-016 Vacate portion of Red River Street from East 12th Street to East 15th Street and from East 15th Street to East 17th Street

STAFF REPORT:

When the Brackenridge Urban Renewal plan was adopted by the City Council it was understood at that time that Red River Street would be vacated by the City of Austin when the relocated Red River Street was completed. The relocation has now been completed and the street opened to traffic. Work is underway on Brackenridge Hospital and old Red River Street is needed for the future development of the hospital. The City is requesting vacation from the north line of the relocated Red River Street to the south line of E. 15th Street.

Since the City owns the property on both sides of E. 14th Street alley between the relocated Red River Street and the old Red River Street and since this too will be needed for the expansion of Brackenridge Hospital the City is requesting that this alley also be vacated at this time.

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.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request to vacate the portion of Red River Street from East 12th Street to East 15th Street and from East 15th Street to East 17th Street, subject to departmental requirements.

AYE: Messrs. Bobbitt, Jagger, Ramsey, and Rindy; Mmes. Lewis-McGowan and Mather

ABSENT: Messrs. Hetherly, Everett, and Guerrero

C10v-75-105 Street Closing

Public hearing to consider closing the portion of West 8th Street between Guadalupe Street and San Antonio Street to vehicular traffic.

Mr. Joe Ternus, Director of the Urban Transportation Department, stated that the 8th Street closing would address both auto and pedestrian traffic. He then introduced Mr. Bill Bulloch, Assistant Director of Urban Transportation, who explained in some detail, the study that that department did on this subject. He said that the concept of developing a pedestrian mall was first conceived when reviewing traffic flow around the area of the proposed library. Mr. Bulloch described the character of 8th Street as being predominantly governmental and financial between Congress Avenue and Guadalupe Street and residential and office between Guadalupe Street and West Avenue. Traffic flow analysis revealed that the traffic flow along

C10v-75-105 Street Closing--Contd.

8th Street decreases during the evening peak period at Guadalupe and Lavaca Streets. With the closing of this portion of 8th Street, the turning movements that are now occurring west of Guadalupe would occur primarily at Lavaca and Guadalupe Streets. Bulloch said that the development of traffic patterns encourage and provide pedestrian traffic and that at the same time, parking on both sides of the street will be maintained. Only 22 on-street parking spaces and 104 City employee off-street parking spaces will be removed. Bulloch stated that traffic flow and safety can be improved and pedestrian traffic can be enhanced through the closing of this portion of 8th Street.

Mmes. Lewis-McGowan and Mather were both concerned about the availability of parking for library employees and visitors. Mr. David Earl Holt, Director of the Austin Public Libraries, told them that they now have 35 employee spaces and will need 72 when the new library is built, but there are presently no parking spaces available for visitors. He said that there will be a 3-minute loading zone and that parking on 9th Street will still be available.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Wiley Jordan (Austin Parks Board)
Mrs. A.W. Harris (Library Commission)
Frank McBee, Jr.
Edward Joseph
Chuck Christianson
Elizabeth Cunningham
Dean Kilgore
Mrs. R.B. Baker
Tom Curtis (Capital National Bank)
Cliff Moffitt (Capital National Bank)

FOR
FOR
FOR
FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

COMMISSION ACTION:

Members reviewed the information presented and were in general agreement that the closing of this portion of 8th Street would enhance the downtown area and may set a trend to constructing mall areas in the Central Business District.

COMMISSION VOTE:

To APPROVE the closing of the portion of West 8th Street between Guadalupe Street and San Antonio Street to vehicular traffic.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C2o-75-002 Ordinance

Set a Public Hearing for November 25, 1975 to consider an amendment to Chapter 41 of the Code of the City of Austin of 1967; establishing general sidewalk location requirements.

The proposed amendment would provide for deleting the requirement of letters of credit for sidewalk requirements in subdivisions inside the corporate limits of the City of Austin; establishing time limits in when required sidewalks must be built; and providing for departmental requirements on specific locations.

COMMISSION ACTION:

Members reviewed the information presented and there was general agreement that November 25 was too soon for a public hearing. All agreed that more time was needed for their preparation and for special interest groups to meet on this subject. It was agreed that December 9, 1975 would be a better date for the public hearing.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR DECEMBER 9, 1975 to consider an amendment to Chapter 41 of the Code of the City of Austin of 1967; establishing general sidewalk location requirements.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C2o-75-005 Ordinance

Reconsideration of recommendation to the City Council regarding annexation as a Planned Unit Development with all conditions attached.

Mr. Lillie reported that at the City Council's regular meeting on September 18, the members called for a suggested amendment to the zoning ordinance to allow a P.U.D. approved by the Planning Commission outside the city limits to be annexed as a P.U.D. rather than "AA" Residential. After reviewing several options the staff suggested a procedure to the Planning Commission which could be established.

The Austin Development Plan has language which provides for a "Planned Development Areas". The language is broad enough to include not only industrial uses, which the provision was drafted for, but also residential uses. The procedure would be:

- 1) Application for an amendment to the Austin Development Plan including industrial and P.U.D.'s anywhere in 5-mile ETJ and requiring a site plan.
- 2) Public hearings, after notice, by the Planning Commission.
- 3) Public hearing, after notice, by the City Council with recommendation by the Planning Commission.

C2o-75-005 Ordinance--Contd.

Possible annexation subsequent to City Council action would require no further action by the City with the adoption by the city Council of the amendment to the Zoning ordinance. The first two provisions have already been acted on by the City Council.

This process accomplishes at least two purposes: 1) allows City Council to review and act on projects before they are started by the investor and 2) allows investor to get action by the legislative body prior to initiation of the project with no 10 week zoning delay after annexation.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE an amendment to the Austin Development Plan providing for Planned Development Areas.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C2o-75-005 Ordinance

Reconsideration of recommendation to the City Council regarding annexation as a Planned Unit Development with all conditions attached.

COMMISSION VOTE:

Members were in unanimous agreement to recommend APPROVAL of amending Section 45-29(e) of the Zoning Ordinance by adding thereto:

"and provided, that any territory annexed which has been previously approved by the Planning Commission and City Council of the city of Austin as a planned unit development shall assume an interim classification of an "AA" residence district and first height and area district with a valid interim planned unit development special permit which permit shall be subject to expiration, subject to the conditions in section 45-29(e), two years from the effective date of annexation."

AYE: Messrs. Bobbitt, Guerrero, Jagger and Ramsey; Mmes. Lewis-McGowan and Mather

ABSENT: Messrs. Hetherly and Everett

C2o-75-006 Ordinance

To consider annexing and zoning a corridor along Lake Austin to provide better development control.

Based on the interest of the Planning Commission to annex and zone a corridor along Lake Austin to provide better development control, the staff has reviewed several options relative to annexation and zoning.

C2o-75-006 Ordinance--Contd.

The first annexation option considered was to extend the city limit line to readily identifiable features such as roadways and property lines. Due to the lack of roadways in close proximity to the lake, and irregularity of property boundaries, this option was not felt to be satisfactory.

The second option was the use of a specific contour elevation, however, the existence of steep cliffs in combination with gently sloping terrain adjacent to the lake would provide an undesirable, extremely irregular pattern to the proposed city limit line.

The third option was to extend the city limits a certain distance from the edge of the water along both sides of the lake which would provide a more regular extension regardless of the existence of extreme terrain, and provide the development control uniformly along the lake as desired.

The staff feels the third option is the most advantageous and is preparing a map to illustrate an extension of one thousand feet from the waters edge on both sides of the lake. It will be presented to the Commission at the meeting.

The staff is working with the City Legal Department in relation to zoning this area and it is felt the proper means to achieve the control desired by the Commission is by amending the "SR" Suburban Residence Districts. A draft proposal will be presented by the staff for discussion Tuesday night by the Commission.

At this time the City Council has not reviewed a recommendation on annexation and zoning this corridor from the Planning Commission and Environmental Board. The staff recommends the Commission review these alternatives presented and table specific action pending directives from the City Council.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Knickerbocker displayed a contour map and reminded the Commission members that the 1000 foot line was measured from the shore's edge and not from the existing city limit line. He also clarified the staff's position by pointing out that the proposal would be to delete non-residential uses. Mr. Lillie said he thought that the Commission was interested in deleting all uses. Mr. Rindy and Mrs. Mather both thought that a public hearing should be held to gain input from more of the property owners in the area. Mr. Knickerbocker explained the difficulty of notifying the property owners in this area. Mr. Jagger felt that a recommendation from the Council was needed and the other members were in agreement. Mr. Rindy made a motion that the Commission ask the City Council to review the report of the Environmental Board and make their wishes known on the question of Lake Austin.

C2o-75-006 Ordinance--Contd.

COMMISSION VOTE:

To request action by the City Council on the report of the Citizens Board of Natural Resources and recommendations from the Commission on the question of interim development controls on Lake Austin.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan.

ABSENT: Messrs. Hetherly and Everett

C2o-75-009 Ordinance

Pet Ordinance: Report by staff on enforcement procedures.

Mr. Knickerbocker reported that the enforcement problems were not known at this time, but that he hoped to have the report ready in December. No action was taken.

C2o-75-013 Ordinance

Set a Public Hearing for November 25, 1975 for consideration of an amendment to Chapter 45, Section 28 of the Code of the City of Austin to permit Emergency Medical Service in any Use District by special permit.

The proposed change is to add emergency medical service operation to paragraph (c) which now allows fire stations and electric utility substations.

COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the staff.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR NOVEMBER 25, 1975 for consideration of an amendment to Chapter 45, Section 28(c) of the Code of the City of Austin to permit Emergency Medical Service in any Use District by special permit.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan.

ABSENT: Messrs. Hetherly and Everett

R140 Policy on Requiring Site Plans

Consideration of requiring site plans of all applicants for zoning changes for "BB" or less restrictive zoning districts whenever such change abuts any residentially zoned property.

Mr. Knickerbocker read the new policy and added that a site plan may be required but that there were no enforcement procedures. He said that this was because the ordinance states only that you must provide a site plan, not that the site plan must be followed. Mrs. Mather felt that zoning should be made conditional on the site plan and Mr. Knickerbocker reminded her that the ordinance did not allow that. Don Bird, Assistant City Attorney, stated that the normal position was to tie the zoning to a restrictive covenant. This covenant would provide for modification or amending. If the developer wished to develop the property in a way that was different from the site plan he could petition for a change. Mr. Ramsey related that Mr. Hetherly had brought out that there may be a danger of granting zoning on site plans instead of on the area. Mr. Jagger said that there

R140 Policy on Requiring Site Plans--Contd.

were far reaching consequences beyond what would be thought of today, and felt that the Commission should think about it and look at some national planning studies dealing with this subject. Mr. Rindy said he thought it was not too much different from what was already being done, such as requiring buffer zones and landscaping along major streets. Mr. Bobbitt felt that more citizen input was needed on this subject. Mr. Lilly said that the staff could provide the members with more information, but reminded them that no action was required at this time.

SUBDIVISIONS

C8-75-34 The Village at Quail Creek, Section Two
Parkfield Drive and Kramer Lane.

This is a reconsideration of a request by the owner for a variance to delete the sidewalk requirement on the south side of Kramer Lane as required on the preliminary plan. The bases for the request were: (1) topography problems; (2) Kramer Lane will remain a county road type section with ditches for drainage; and (3) sidewalks will be provided on both sides of all interior streets. Both the Urban Transportation Department and the Planning Department felt that the sidewalk would be needed in the future, but that construction at this stage of development without curbs and gutters and proper grades and provision for drainage would be impractical if not impossible. The staff suggested a method be worked out with the Engineering Department to delay construction of such sidewalks until Kramer Lane is constructed to a city type section with curbs and gutters. Mrs. Mather wondered what would be the cost of constructing the sidewalks now and if it might be a number of years before Kramer Lane is constructed to a city type section. Mr. Lillie stated that the Kramer Lane construction was not included in the CIP projects for the next five years and reminded the Commission members that this subject was coming up in another item in the agenda and that a Public Hearing would be set to consider an amendment to the section of the City Code that establishes sidewalk location requirements. Mr. Lillie then suggested that this item be postponed until November 25, pending discussion of the possible amendment to the Code.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to recommend a postponement of two weeks.

COMMISSION VOTE:

To APPROVE a postponement of two weeks and reschedule this item for November 25.

C8-75-34 Village at Quail Creek, Section 2
Parkfield Drive and Kramer Lane

AYE: Messrs. Bobbitt, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan.

ABSENT: Messrs. Hetherly, Everett, and Guerrero

R105-75 SUBDIVISION MEMORANDUM

Preliminary, Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action was taken by telephone poll on November 12, 1975.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivision is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends this be disapproved. The Commission then

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

C8-75-38 Granada Estates, Section Two
San Juan Pass & El Dorado Drive

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

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 APPROVE the following short form subdivisions under the Planning Commission Rules and Regulations:

C8s-75-118 Resub. Lots 15, 16, 17, Block E, Spicewood @ Balcones
Village, Section 4
Spicewood Parkway

C8s-75-169 Second Resub., Chimney Hill PUD, First Installment,
Lots 34-39
U.S. 290 & Chimneyhill Boulevard

C8s-75-185 Dale Baker Addition
Lake Austin Boulevard

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

The Commission then

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

C8s-75-139 McDonalds' Plaza
Ashdale Drive & Burnet Road

C8s-75-190 Hanson Addition
Burleson Road

Short Form Subdivision--Contd.

C8s-75-191 Cameron Ridge, Phase Two

Cameron Road

AYE: Messrs. Hetherly, Guerrero, Bobbitt, and Ramsey; Mrs. Mather

ABSENT: Messrs. Jagger, Everett, and Rindy; Mrs. Lewis-McGowan

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 granting a variance to exclude the balance of the tract.

C8s-75-163 Airport-King Subdivision

Airport Boulevard & Martin Luther King

AYE: Messrs. Hetherly, Guerrero, Bobbitt, and Ramsey; Mrs. Mather

ABSENT: Messrs. Jagger, Everett, and Rindy; Mrs. Lewis-McGowan

The Commission then

VOTED: To RECOMMEND POSTPONEMENT of the following short form subdivision, pending a letter of variance from the applicant.

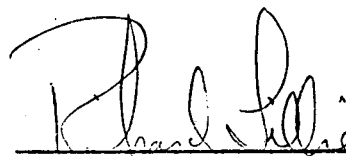
C8s-75-192 Adey Subdivision

McNeil Road

AYE: Messrs. Hetherly, Guerrero, Bobbitt, and Ramsey; Mrs. Mather

ABSENT: Messrs. Jagger, Everett, and Rindy; Mrs. Lewis-McGowan

The meeting adjourned at 11:25 a.m.



Richard Lillie
Executive Secretary

ADDENDUM

PUBLIC HEARINGS

C14h-75-008 Raymond-Morley Home: "C" Commercial, 3rd H & A to
 William D. & Sally Wittliff, "C-H" Commercial-Historic, 3rd H & A
 owners
 510 Baylor Street

STAFF REPORT:

The Raymond-Morley House is located at 510 Baylor on one-half acre of land. It is in a "C" Commercial, 3rd Height and Area zone which is fairly intensive zoning in this area. It is adjacent to 6th Street. The surroundings are fairly compatible with the structure especially to the south. Across the street slightly to the south is the Treaty Oak site. The building is on the National Register and the Texas Historic Survey although it does not have a medallion. The Austin Heritage Foundation has also done some work on this building.

The building was believed to have been built between 1874-1876 by John C. Raymond for a residence. One of the most distinctive features of this building is the architectural styles it has experienced over the years. It has some Italianated influences and some later Victorian additions.

The Morleys lived in the residence for many years and made several major additions to the building. The National Register believes these stylistic changes were major items of significance for the structure as they reflect the preferences of Austinites in the latter half of the 19th century. This building appears to meet various criteria of the Historic Landmark Ordinance Committee. The criteria met by the Raymond-Morley House appear to be (a), (b), (c), (f), (g), and (i). It appears at present that this building is of high priority in significance to be assured National Register and other determinations. It appears to be potentially threatened by increasing traffic on Sixth Street.

CITIZEN COMMUNICATION

PERSONS APPEARING

Mr. & Mrs. William D. Wittliff (Applicants)
1301 Kent Lane

OTHER COMMUNICATION

| | |
|--|---------|
| Mrs. Max Wilder, 508 Baylor | FOR |
| C & J Rentals, P.O. Box 1988 | FOR |
| H.W. Harton, 1115 West 7th Street | FOR |
| Mrs. H.W. Harton, 1115 West 7th Street | FOR |
| Mrs. Paul Hargis, 410 Baylor | AGAINST |

LANDMARK COMMISSION ACTION:

Wayne Bell made a motion that this structure be zoned Historic as it met items (a), (b), (c), (f), (g), and (i) of the criteria. The motion was seconded by Charles Betts.

AYE: Messrs. Creer, Bell, Betts, and Parrish; Mmes. Drayer, Harrison and Smith
ABSENT: Don Chapman, Norma Guerra, Roxanne Williamson, Ada Simond and Katherine Hart.

C14h-75-008 Raymond-Morley Home--Contd.

PLANNING COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the Landmark Commission.

PLANNING COMMISSION VOTE:

To APPROVE a zoning change from "C" Commercial, 3rd H & A to "C-H" Commercial-Historic, 3rd H & A on the Raymond-Morley Home, located at 510 Baylor Street.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

| | | |
|-------------|-----------------------------|-------------------------------------|
| C14h-75-009 | West Hill: | "B" Residence, 1st H & A to |
| | W. Travis Williamson, owner | "B-H" Residence-Historic, 1st H & A |
| | 1703 West Avenue | |

STAFF REPORT:

West Hill is located at 1703 West Avenue in a "B" Residence, 1st Height and Area zone. Its original lot extended from West Avenue to Rio Grande. Its surroundings are largely a similar scale although there are some newer buildings especially to the south of the building. Most of the buildings along West Avenue retain their residential quality. This is a Texas Recorded Landmark and listed on the Austin Historic Foundation Survey.

It was believed to have been built in 1855 and is one of Austin's older homes. The style reflects the Abner Cook elements and is believed to have been built by Abner Cook. The name West Hill was found on the warranty deed of this structure. The building was owned at one time by Fred Chandler, a prominent attorney in Austin. The house has been beautifully restored by the Travis Williamson family. Its split level Greek Revival qualities are probably unique, especially in Austin.

The building seems to fit criteria (a), (b), (c), (d), (e), (f), (g) and (i). It is a high priority building although it is not on the National Register but it could be and the Landmark Commission probably should see that it be nominated to that. The owner is concerned about the rising taxes that accompany restoration, and future use of the building other than residential.

CITIZEN COMMUNICATION

PERSONS APPEARING

Mrs. Travis Williamson appeared and indicated willingness on the part of the owners for historic zoning. However she also stated that they were concerned about the use of the building for commercial purposes, and asked if the "H" zoning would preclude such uses.

OTHER COMMUNICATION

Arthur Pope Watson, Jr., 1806 Rio Grande
Vincent Moyer, 1803 West Avenue
A.L. Moyer, 1803 West Avenue

FOR
FOR
FOR

LANDMARK COMMISSION ACTION:

A motion was made by Bill Parrish that since this structure met items (a), (b), (c), (d), (e), (f), (g) and (i) of the Preservation Ordinance criteria it be zoned Historic. Janie Harrison seconded the motion.

C14h-75-009 West Hill--Contd.

AYE: Messrs. Creer, Bell, Betts and Parrish; Mmes. Drayer, Harrison and Smith
ABSENT: Don Chapman, Norma Guerra, Roxanne Williamson, Ada Simond, and Katherine Hart

PLANNING COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the Landmark Commission.

PLANNING COMMISSION VOTE:

To APPROVE a zoning change from "B" Residence, 1st H & A to "B-H" Residence-Historic, 1st H & A on property called West Hill located at 1703 West Avenue.

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

C14h-75-011 Heritage House: "BB" Residence, 1st H & A to
Heritage Society of Austin, Inc., "BB-H" Residence-Historic, 1st H & A
owner
3112 West Avenue

STAFF REPORT:

The Heritage House at 3112 West Avenue is in a predominantly residential area. It is in a "BB" Residence, 1st Height and Area zone. It does not have a State Historical Marker. The building has had a varied history. In 1846 Harriet James owned the structure and it is believed by later residents of the area that she may have been scared off by Indians.

A Mechanic's lien indicates that in 1872, William Smythe contracted with C.F. Millet for the construction of a stone and wood residence at this site. In 1883 it is believed that a Mr. William Baker purchased this property and added to the main house to provide room for a girl's school. In 1902 the Penn family purchased the structure and members of this family lived there until 1955. In 1958 the Heritage Society purchased the house from the Penn family.

The Penn family is significant in many respects. Judge Robert Lee Penn was a Judge of the 26th District Court. Mrs. Penn was named "Mother of the Year" in May 1939. She was one of the early women builders in Austin.

This structure has been a symbol for Historic Preservation through the efforts of the Heritage Society in its request for this designation. The building itself meets criteria (a), (c), (f), (h) and (i) and might meet criteria (d). This building is a high priority as an important symbol of historic preservation in Austin.

CITIZEN COMMUNICATION

WRITTEN COMMENT

| | |
|--|-----|
| Heritage Society of Austin, Inc. (Applicant) | FOR |
| Mrs. W.B. Gregg, 706 W. 32nd Street | FOR |
| Elizabeth Penn Johnson, Rt. 7, Box 928 | FOR |

C14h-75-011 Heritage House--Contd.

PERSONS APPEARING

Mrs. Tom Johnson stated that the gallery across the front was built in 1907 by the Penns. She expressed her interest in retaining examples of Texas architecture.

"BB" Residence zoning was explained to Wayne Bell by Mr. Lillie. Some property owners in this area have expressed their desire to roll back the zoning to "A" Residence zoning.

| | |
|--|-----|
| Mr. Gibson | FOR |
| Marguerite S. Harrell, 3205 West Avenue | FOR |
| Sue McBee (Heritage Society) | FOR |
| Mr. & Mrs. W.G. Shepherd, 708 W. 32nd Street | FOR |
| Hazel V. & Angie E. Thalín, 704 W. 31st Street | FOR |
| Sam G. & Virginia W. Whitten, 808 W. 32nd St. | FOR |
| Mrs. C.T. Gray, 3201 West Avenue | FOR |

LANDMARK COMMISSION ACTION:

Motion was made by Wayne Bell that since the Heritage House met items (a), (c), (f), (h), (i) and maybe (j) of the criteria it be zoned Historic. Janie Harrison seconded the motion.

AYE: Messrs. Creer, Bell, Betts and Parrish; Mmes. Drayer, Harrison and Smith.
 ABSENT: Don Chapman, Norma Guerra, Roxanne Williamson, Ada Simond and Katherine Hart

PLANNING COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the Landmark Commission.

PLANNING COMMISSION VOTE:

To APPROVE a zoning change from "BB" Residence, 1st H & A to "BB-H" Residence-Historic, 1st H & A on the Heritage House, located at 3112 West Avenue.

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

| | |
|------------------------------------|--|
| <u>C14h-75-012 Boardman House:</u> | <u>"B" Residence, 2nd H & A to</u> |
| Mrs. William Bradford Bugg, owner | <u>"B-H" Residence-Historic, 2nd H & A</u> |
| 602 West 9th Street | |

STAFF REPORT:

This house is located in a "B" Residence 2nd Height and Area zone and is presently used as a residence by the current owner Mrs. William Bugg. Surroundings have retained their basically residential character although some of the buildings do have offices in them. The structure was built prior to 1880 but an abstract has not been made available by the owner. The structure is primarily Victorian with Italianated features. It is secluded and has extensive landscaping on the site.

C14h-75-012 Boardman House--Contd.

Walter Prescott Webb, father of the present owner, was an historian of Texas History and lived here for many years. The structure seems to meet criteria (a), (c), (d), (f), (g), and (i). The structure is in fair condition but does need restoration. This neighborhood is being pressured by downtown development. It is believed that the streets in this area will be widened.

CITIZEN COMMUNICATION

Mrs. William Bradford Bugg (Applicant)

602 West 9th Street

Mr. & Mrs. Frank W. McBee, Jr., 705 San Antonio

FOR

Ted Siff, 604 West 11th Street

FOR

LANDMARK COMMISSION ACTION:

Anna Drayer made the motion that the Boardman House be zoned Historic as it met items (a), (c), (d), (f), (g) and (i) of the criteria. Janie Harrison seconded the motion.

AYE: Messrs. Creer, Bell, Betts, and Parrish; Mmes. Drayer, Harrison, and Smith

ABSENT: Don Chapman, Norma Guerra, Roxanne Williamson, Ada Simond, and Katherine Hart

PLANNING COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the Landmark Commission.

PLANNING COMMISSION VOTE:

To APPROVE a zoning change from "B" Residence, 2nd H & A to "B-H" Residence-Historic, 2nd H & A on the Boardman House, located at 602 West 9th Street.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett

C14h-75-013 J.W. McLaughlin Home:"B" Residence, 2nd H & A to

Mr. & Mrs. Frank W. McBee, Jr., Owners
800 San Antonio Street

"B-H" Residence-Historic, 2nd H & A

STAFF REPORT:

The J.W. McLaughlin Home is just north of the designated National Register Bremond District. To the north of the site is a new office building. The McLaughlin Home was built between 1875 and 1876. It has Victorian-Italianate features. The exterior is stucco which has recently been painted and some restoration has been done. The structure was originally owned by Mr. McLaughlin and is presently owned by Mr. and Mrs. Frank W. McBee, Jr. This building seems to meet criteria (a), (c), (e), (f), and (g).

The present zoning is "B" Residence, 2nd Height and Area.

CITIZEN COMMUNICATION:

WRITTEN COMMENT

Mr. & Mrs. Frank McBee, Jr. (Applicants)

Mrs. Charles A. Duffy, 706 San Antonio

FOR

Sam Houston Clinton, Jr., 600 West 7th Street

FOR

Roger Joseph, P.O. Box 7

FOR

C14h-75-013 J.W. McLaughlin Home--Contd.

PERSONS APPEARING

Don Goldston representing Mr. and Mrs. McBee, stated that the Mechanic's Lien Contract does indicate that the main work was finished by 1876 although additional work was done in 1878. He stressed that the roof is the original tile brick. He believes the structure also meets criteria (k) because Dr. McLaughlin was a very prominent Texas physician. He pointed out that the property is so situated as to be an excellent buffer to the Bremond Block.

LANDMARK COMMISSION ACTION:

Because of her childhood visits for immunizations by Dr. McLaughlin, Ina Ray Smith Made a motion that this structure be given Historic zoning as it met items (a), (c), (e), (f), and (g) of the criteria. The motion was seconded by Janie Harrison.

AYE: Messrs. Creer, Bell, Betts, and Parrish; Mmes. Drayer, Harrison, and Smith
ABSENT: Don Chapman, Norma Guerra, Roxanne Williamson, Ada Simond, and Katherine Hart

PLANNING COMMISSION ACTION:

Members reviewed the information presented and agreed with the recommendation of the Landmark Commission.

PLANNING COMMISSION VOTE:

To APPROVE a zoning change from "B" Residence, 2nd H & A to "B-H" Residence-Historic, 2nd H & A on the J.W. McLaughlin House, located at 800 San Antonio Street.

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

| | | |
|--------------------|--|--|
| <u>C14h-75-015</u> | <u>Boswell Rent House:</u> Mr. Theodore J. Siff, Trustee 609 West 9th Street | <u>"O" Office, 2nd H & A to</u> <u>"O-H" Office-Historic, 2nd H & A</u> |
|--------------------|--|--|

STAFF REPORT:

According to information determined by the staff, this structure was built in 1906 by Mr. and Mrs. William A. Boswell for rental property. Persons, who in the past, owned the entire block, 103, were Ezekiel B. Turner, George F. Moore and Galen Crow. Turner owned this block from 1859 through 1867 and was affiliated in a law partnership with ex-Governor Pease. George F. Moore owned this block from October, 1867 through July, 1870; and prior to his death was Chief Justice of the State Supreme Court. Crow acquired the block in July of 1870 and owned portions of it until his death in 1903. Crow earned his fame and fortune prior to his arrival in Texas. He was a reknown Civil War hero, mined gold in Montana and was one of Austin's early property owners.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mark Levbarg, 807 Rio Grande
Mary B. James, P.O. Box 2202
Silas J. Maxwell, 709 Harris Avenue
Don Connell, M.D.
Jim Robertson, 1012 Rio Grande
Terry Tannen, 607 West 9th Street

FOR
AGAINST
AGAINST
FOR
FOR
FOR

C14h-75-015 Boswell Rent House--Contd.

| | |
|--|---------------------------|
| John T. Curtis, 507 West 7th | FOR |
| Abigail Havens, 506 West 7th | FOR |
| Suzanne Coleman, 505 West 13th | FOR |
| Janie Hickie, 1308 West Avenue | FOR |
| Bonnie Reed, 502 West 14th, Apt. 2 | FOR |
| PERSONS APPEARING | |
| Armand L. Ablanado, 12005 Presa Drive | INFORMATION COMMENTS ONLY |
| John C. Horton, 904 San Antonio | AGAINST |
| Mildred Webb Bugg, 602 West 9th Street | FOR |

LANDMARK COMMISSION ACTION:

No motion was made, but Mr. Creer requested a voice vote from members of the Commission regarding the historic zoning of 609 West 9th Street and asked those who were in favor to indicate by a show of hands. The vote was seven (7) to one (1) as follows:

AYE: Bill Parrish
 NAY: Wayne Bell, Charles Betts, Don Chapman, Philip Creer, Janie Harrison, Roxanne Williamson, and Ina Ray Smith

| | | |
|--------------------|-------------------------------|--|
| <u>C14h-75-016</u> | <u>Estill Home:</u> | <u>"O" Office, 2nd H & A to</u> |
| | Mr. Theodore J. Siff, Trustee | <u>"GR-H" General Retail-Historic,</u> |
| | 809 Rio Grande | <u>2nd H & A</u> |

STAFF REPORT:

The Estill home was built c. 1887 for William B. Estill and his wife Katherine Crow who was the oldest daughter of Galen Crow. Data on former owners of this block is reflected in C14h-75-015. Mr. Estill arrived in Austin apparently in 1881, as he is not shown in the 1880 census. He was employed as a salesman for various firms and retired in 1895. Mr. Estill died in 1899 while visiting in Arkansas. His widow, Katherine Estill resided in the structure until her death in 1917. This structure was used as a manse for the First Presbyterian Church from 1918 until 1927. Subsequent occupancy indicates this structure was used as rental property.

William Sidney Porter (O. Henry) is thought to have visited the home at the time the Estills resided there, however, no verification can be made. The exterior of the structure has been altered numerous times and bears little resemblance to the original structure. (Photographs of the original structure were provided to the staff by Earl Cornwell).

CITIZEN COMMUNICATION

(See C14h-75-015)

LANDMARK COMMISSION ACTION:

No motion was made, but Mr. Creer requested a voice vote from members of the Commission regarding the historic zoning of 809 Rio Grande and asked those who were in favor to indicate by a show of hands. The vote was seven (7) to one (1) as follows:

AYE: Bill Parrish
 NAY: Wayne Bell, Charles Betts, Don Chapman, Philip Creer, Janie Harrison, Roxanne Williamson, and Ina Ray Smith

C14h-75-016 Estill Home--Contd.

The Commission then discussed the use change request from "O" to "GR" and Wayne Bell made a motion that the Commission recommend the use change request for more permissive uses in order to preserve the structures. His motion was seconded by Roxanne Williamson.

Mr. Betts did not feel he was sufficiently informed as to the over-all effect of more permissive zoning in the neighborhood. He did, however, favor neighborhood preservation; but he felt the preservation of historic structures was a separate responsibility and until specific neighborhood concepts were established, he thought the Commission was going beyond its responsibility to make a recommendation for a zoning change when the structure was not designated historic. Mr. Bell felt that the Commission could make a statement in favor of more permissive zoning.

Bill Parrish stated he would not favor such a recommendation because of the parking problems. Mr. Bell then withdrew his motion with permission from Ms. Williamson, and stated that if the Planning Commission desired a recommendation from the Landmark Commission it could be provided.

PLANNING COMMISSION ACTION:

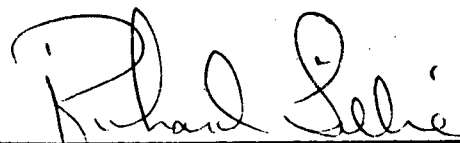
Members reviewed the information presented and a letter from the applicant requesting withdrawal and were in agreement to APPROVE the withdrawal.

PLANNING COMMISSION VOTE:

To APPROVE the request of Mr. Theodore J. Siff for a WITHDRAWAL of the application for a zoning change from "O" Office, 2nd H & A to "GR-H" General Retail-Historic, 2nd H & A on the Estill Home, located at 809 Rio Grande.

AYE: Messrs. Bobbitt, Guerrero, Jagger, Ramsey, and Rindy; Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Hetherly and Everett



Richard Lillie
Executive Secretary