

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--February 10, 1976

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

Present

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

Absent

Linda Lewis-McGowan
George Ramsey, III

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant
Director of Planning
Lonnie Davis, Director of Building
Inspection
Evelyn Butler, Supervisor of Current
Planning, Planning Department
Bill Lowery, Urban Transportation Department
Dona Jakubowsky, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of February 3, 1976.

Present

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

Also Present

Evelyn Butler, Supervisor of Current
Planning, Planning Department
Brian Schuller, Planner
Duncan Muir, Planner
Dona Jakubowsky, Administrative Secretary

C14-76-001 O.D. Kendrick:
500-504 West 37th Street

"B" Residence, 2nd H & A to
"O" Office, 1st H & A

STAFF REPORT:

Subject tract is the east half of a larger vacant tract located at the intersection of a minor residential street, West 37th Street, and a major arterial street, Guadalupe Street, in north central Austin. The residential street has an existing right-of-way of 50 feet in front of subject tract because 10 feet of additional right-of-way was dedicated at the time the tract was previously rezoned to "B", Second Height and Area.

Surrounding zoning and land uses include apartments in "B", First Height and Area zoning on the east, older duplexes and triplex in "O" Office zoning on the south, undeveloped "C"-zoned land to the west, and land in transition to apartments or offices on the north.

The single-family neighborhood exists to the east along this narrow street. On the east, West 37th Street intersects Home Lane, a very narrow street with 25 feet of right-of-way. A request for apartment zoning on two of the residential lots was denied in 1973, as an intrusion into the neighborhood.

The applicant has submitted a plan for development of a medical clinic on subject tract and the vacant land to the west. The office structures are one-story in height and the applicant plans to live in a second-story residence. The intensity of development shown is less intensive than that which is permitted by the existing "B", Second Height and Area zoning. The staff feels that the proposed development will be more compatible with the residential neighborhood to the east than dense apartments.

STAFF RECOMMENDATION:

The plan for the proposed medical clinic and residence indicates a less intense land use than that which existing zoning permits. If the applicant is willing to restrict the use of office zoning to that shown by the site plan, the staff recommends that "O" Office, First Height and Area be granted.

NOTICE: Restriction to a site plan will require a restrictive covenant.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Frank A. Bryant, 2609 Maria Anna Rd.
Earl Eastburn, 6100 Mountainclimb Dr.
E.T. Stryhr, 1908 Cliff St.
Odas Jung, P.O. Box 678
William F. Trafton, 3700 Guadalupe
J.W. Howeth, 505 West 38th St.
Don J. Jadson

FOR
FOR
FOR
FOR
FOR
FOR
AGAINST

PERSONS APPEARING

Jim Blake (Representing Applicant)
O.D. Kendrick (Applicant)
Stroud Kelly (North University Neighborhood Assoc.)
Roane Puett

AGAINST
FOR

C14-76-001 O.D. Kendrick--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Dr. Kendrick, told the Committee that he did not want the change in zoning to be tied to the site plan. He said that he preferred to have some flexibility to make changes if he wished. Mrs. Mather stated that it would be much better for the Committee to approve the change with the site plan and if there had to be changes later, for the applicant to return to have the changes approved. Dr. Kendrick felt that he would rather not have to go through the processes again. Mr. Bobbitt suggested that Dr. Kendrick and his architect meet with the neighborhood and devise a plan to present to the full Planning Commission on February 10. The other members were in agreement to continue this case to the Planning Commission on February 10.

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

COMMISSION ACTION:

Members reviewed the information presented and heard Mr. Stroud Kelly of the North University Neighborhood Association speak. Mr. Kelly told the members that he had spoken to the applicant's architect and that he had indicated that Mr. Kendrick intended to withdraw the application. Mr. Kendrick was not in attendance at this Planning Commission meeting so Mrs. Mather moved that the case be postponed until the Planning Commission meeting on February 24. Mr. Jagger suggested that it be postponed until the Commission had a response from the applicant and Mrs. Mather agreed to amend her motion.

COMMISSION VOTE:

To POSTPONE the request of O.D. Kendrick for a zoning change from "B" Residence, 2nd Height and Area to "O" Office, 1st Height and Area on property located at 500-504 West 37th Street to allow the applicant time to inform the Commission of his plans for the property.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-76-002 Jack Sullivan:Rear of 1401 Morgan Lane"A" Residence, 1st H & A to"O" Office, 1st H & A

STAFF REPORT:

Subject tract is the rear half of a residential lot which fronts a minor residential street, Morgan Lane, in south Austin. The purpose of the request is to permit additional customer parking for the plant nursery business facing Ben White Boulevard to the south. Subject tract has been paved with asphalt since the filing of this zoning request.

Single-family residences abut this tract on the east and north. The rear half of the lot to the west is used for storage and growing of nursery stock for the same nursery. This land use requires special permit approval in "A" Residence in order to legalize that use. The applicant has filed for a special permit.

C14-76-002 Jack Sullivan--Contd.

Due to the depth of the lots along the south side of Morgan Lane, the staff feels that there is a possibility that the rear portions of the lots can be combined with the commercial enterprises to the south without detrimentally affecting the neighborhood along Morgan Lane if buffering is provided. The staff recommends privacy fencing be provided along the eastern and northern boundaries of subject tract. If the rear half of the lot to the east is rezoned, the fence requirement along the eastern border could be eliminated. If the special permit for the nursery stock and growing on the lot to the west is disapproved, a fence should also be required there. In addition, the staff recommends a 50-foot building setback from the northern border in the event the lot is not used for parking.

STAFF RECOMMENDATION:

The requested zoning and stated purpose can be compatible with adjacent more restrictive land uses if buffering is provided. If the applicant is willing to provide privacy fencing along the eastern and northern borders and a 50-foot building setback along the northern border, the staff recommends that "O" Office 1st Height and Area be granted.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

William Gogle, 4505 Pack Saddle Pass
Dennis Bauerle
C.B. Carpenter, 510 S. Congress Ave.
Wilbern A. Scott, 1317 Morgan Lane

FOR
FOR
FOR
AGAINST

PERSONS APPEARING

Jack Sullivan (Applicant)
Gilbert Godena, 1504 Morgan Lane

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Jack Sullivan, told them that he intended to use the subject lot for parking only. Mrs. Mather asked Mr. Sullivan if, since he owns a nursery, he would consider evergreen shrubs for buffering instead of a privacy fence and he replied that he would agree to that. The Committee agreed to recommend that the request be approved subject to a 6-foot evergreen hedge for buffering along the eastern and northern borders and a 50-foot building setback along the northern border.

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

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 request of Jack Sullivan for a change in zoning from "A" Residence, 1st Height and Area to "O" Office, 1st Height and Area on property located at the rear of 1401 Morgan Lane, subject to a 6-foot evergreen hedge for buffering along the eastern and northern borders and a 50-foot building setback along the northern border.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-76-003	David C.T. & Ruth Estelle Woollett:	"A" Residence, 1st H & A to
	501 West 38th Street	"B" Residence, 2nd H & A

STAFF REPORT:

Subject lot fronts a major arterial, West 38th Street, a short distance east of its intersection with another major arterial. West 38th Street is planned to be widened to 44 feet by fiscal year 1978-79. The widening of West 38th Street west of Guadalupe Street has been accomplished.

Subject tract is presently vacant. Surrounding land uses include vacant land to the east and south, a residential structure to the west, and single-family residences to the north. The applicant plans to combine subject lot with the vacant land to the east for the purpose of constructing apartments. That land is presently zoned "B", Second Height and Area. An application for a zoning change from "B", Second Height and Area to "O" Office, First Height and Area is being heard this month on the undeveloped lot to the south. A medical clinic is planned there. Last month a request for "O" Office, First Height and Area was processed on the lot to the west of subject lot. The Planning Commission recommended that request subject to street right-of-way and a requirement that the existing structure be maintained. The City Council will hear that case February 5, 1976.

STAFF RECOMMENDATION:

The requested zoning is compatible with the existing "B", Second Height and Area zoning on land to the east and south. The planned right-of-way on West 38th Street requires 5 feet from subject tract. If the applicant is willing to provide 5 feet of right-of-way to expand West 38th Street, the staff recommends that "B" Residence, Second Height and Area be granted.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

Frank G. Bryant, 2609 Maria Anna Rd.	FOR
E.T. Stryhr, 1908 Cliff St.	FOR
Odas Jung, P.O. Box 668	FOR
J.W. Howeth, 505 W. 38th St.	FOR
William F. Trafton, 3700 Guadalupe	FOR
Roane Puett, 505 W. 12th St.	FOR

PERSONS APPEARING

Roane Puett (Representing Applicant)	
Stroud Kelly (North University Neighborhood Assoc.)	AGAINST
Janis Linder (Hyde Park Neighborhood Assoc.)	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Roane Puett, the applicants' representative, told the Committee that he intended to buy the subject property if it was rezoned since he already owns the property adjacent to it. He also said that he plans to build apartments on this property and presented a rough site plan. The members wondered if the zoning change could be tied to the site plan since the owners had not presented it themselves. Mr. Muir, of the Planning staff, informed the Committee that the zoning could be tied to the site plan since Mr. Puett had been given legal authorization to request the

C14-76-003 David C.T. & Ruth Estelle Woollett--Contd.

zoning. Concern was expressed among most of the members about allowing more "B" zoning in the area, but Mr. Jagger pointed out that "B" zoning was already well established there. Mrs. Mather felt that "O" Office would be better. Mr. Bobbitt asked if Mr. Puett's three lots to the east could be tied to the site plan also, even though they were not a part of the application. Mr. Jagger suggested approving the zoning change subject to restricting those three lots to the site plan as an answer to that question. Mr. Guerrero made a motion that this request be continued to the full Planning Commission on February 10 to allow time for the applicant and Mr. Puett to meet with the neighborhood groups to discuss future development of the site.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Roane Puett, representing the applicant, presented a site plan to the Commission and to the neighborhood groups present. It was felt by the Commission members and by the Hyde Park and North University Neighborhood Associations that the zoning that was being requested was too dense for the neighborhood. The members discussed the possibilities of what could be done with the property. Mrs. Mather said that she would prefer "O" Office tied to a site plan. Mr. Puett explained that the owners of this property needed to sell it for financial reasons and he urged the members not to make a decision that would be detrimental to the owners. Mr. Hetherly told the members that he thought the Commission was getting too involved with designing. He said that the vote should be on the zoning only and if some members felt that the zoning was too intense for the area, they should vote to deny it. He also said that he felt that spreading the proposed apartment complex out on three lots was better than putting it on two lots. Mrs. Mather made a motion that the case be postponed to allow the owners time to decide if they wished to apply for another type of zoning or if they wanted to resubmit the same application.

COMMISSION VOTE:

To POSTPONE the request of David C.T. & Ruth Estelle Woollett for a zoning change from "A" Residence, 1st Height and Area to "B" Residence, 2nd Height and Area on property located at 501 West 38th Street to allow the owners of the property time to resubmit the application either for the same request or for a request for some other type of zoning.

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

C14-76-114 Jack and Lucille Kelly:
 300-302 West 42nd Street
 4200 Avenue C

"A" Residence, 1st H & A to
"B" Residence, 2nd H & A

Mr. Duncan Muir, representing the Planning staff, told the Committee that the applicant had requested that this case be postponed indefinitely and that the request for postponement had been received in the required time limit.

C14-76-114 Jack and Lucille Kelly--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Doris Balton, 5318 Western Hills Dr.
Joe R. Long, Box 222
C.D. Hare
Kenneth H. Higgins, 4205 Avenue C
Lessie C. Fromberg, 4203 Avenue C
Karen Jo Vavra, 413 Avenue C
L.T. Rogers, 4506 Spanish Oak Trail
Sidney Rich, 4215 Avenue C
Marjorie Luckey Zugher
Dorothy Luckey Schultz
Dean Rose, 4201 Avenue C
Vivian M. Green, 4206 Avenue
Mattie Lee Seymour, 4211 Avenue
Merle G. Franke, 4102 Avenue D
Mildred L. Cooke, M.D., 4210 Avenue C

FOR
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AGAINST
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PERSONS APPEARING

None

COMMITTEE ACTION:

Members received the request for a postponement and were in agreement to grant that request.

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

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 POSTPONE the request of Jack and Lucille Kelly for a zoning change from "A" Residence, 1st H & A to "B" Residence, 2nd H & A on property located at 300-302 West 42nd Street and 4200 Avenue C, indefinitely.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-75-119 Carlos J. Caceres:
1714 East 38th Street

"A" Residence, 1st H & A to
"C" Commercial, 1st H & A

STAFF REPORT:

Subject tract is a residential lot developed with a residence within a single-family neighborhood in east Austin. In an accessory structure to the rear, a silk screen decal business has been conducted in violation of existing zoning. Subject application is made to legalize the business.

STAFF RECOMMENDATION:

The requested zoning is incompatible with the surrounding single-family neighborhood. The staff recommends that this request be denied.

C14-75-119 Carlos J. Caceres--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. H.L. Cooper, 1707 E. 38th St.	AGAINST
R.R. Jackson, 5700 Bullard	AGAINST
Billie B. Brock, 1721 East 38th St.	AGAINST
C.L. Hyltin, 3811 Cherrywood Rd.	AGAINST
G.P. Longmire, 1721 E. 38 ½ St.	AGAINST
Woodrow W. Anderson, 1720 E. 38th St.	AGAINST
Louis Mecey, 3808 Sycamore Dr.	AGAINST
Laird Palmer, 1708 E. 38 ½ St.	AGAINST
Rose Virginia Nicliolas, 3809 Sycamore	AGAINST
Artur E. Pihlgren, 109 W. 5th St.	AGAINST
Richard M. Buratti, P.O. Box 702	AGAINST
Martha L. Priestley, 1711 Giles	AGAINST
Mrs. Lois H. Gamble, 1713 E. 28 ½ St.	FOR
Roo Hines, P.O. Box 5516	FOR
Tommy Neel, Rt. 1, Box 1814, Manor, Texas	FOR
Chester M. Arnold, 1712 E. 38th St.	FOR
Mrs. Leona Waggoner, 1710 E. 38th St.	FOR
Mrs. Bernard F. Foster, 1710 E. 38th St.	FOR
Gertrude F. Young, 15027 Monrad Dr., Houston, TX	AGAINST
E.L. Stryls, 1908 Cliff St.	AGAINST
Mrs. E.M. Richardson, 6702 Willamette	AGAINST
H.D. Carpenter, 1705 E. 38th St.	AGAINST
Mrs. V.M. Rinsey, 1709 E. 38th St.	AGAINST
Nayland R. Barter, 1725 E. 38th St.	AGAINST
Mr. & Mrs. Emmitt C. Hubble, 2406 W. Southcross, San Antonio, TX	AGAINST
Bernard J. Schillberg, 1706 Giles St.	AGAINST
H.R. Lanford, 4004 Cherrywood Rd.	AGAINST
Roy L. McCuiston, 3805 Willowbrook Dr.	AGAINST
George Gillar, Rt. 2, Box 547	AGAINST

PERSONS APPEARING

Carlos Caceres (Applicant)	
Adrienne D. Diehr, 1726 Giles	AGAINST
H. Ed Calahan, 1700 E. 38th St.	AGAINST
Mr. & Mrs. Frank Thomas, 1727 E. 38th St.	AGAINST
John L. Bogle, 803 Kinney Ave.	AGAINST
John L. Prater, Jr., 3501 Vineland Dr.	AGAINST
Mrs. L.G. Moreno, 1724 Giles	AGAINST
Violet Franklin, 3900 Wrightwood Rd.	AGAINST
Ralph H. Franklin, 3900 Wrightwood Rd.	AGAINST
Ethyl Taylor, 3703 Vineland Dr.	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Carlos Caceres, applicant, told the Committee that this business had been operated in the back of the house for 20 years and that he had inherited it from the previous owner. He said that he had not been aware that the previous owner had not had a

C14-75-119 Carlos J. Caceres--Contd.

permit to operate the business. The members were in agreement with the recommendation of the Planning Department that the requested zoning was incompatible with the surrounding single-family neighborhood.

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

COMMISSION ACTION:

Members reviewed the information as appeared on the memorandum and agreed with the recommendation of the Committee.

COMMISSION VOTE:

To DENY the request of Carlos J. Caceres for a zoning change from "A" Residence, 1st Height and Area to "C" Commercial, 1st Height and Area on property located at 1714 East 38th Street.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-75-126 East Industrial District: Int. "AA" Residence, 1st H & A to
(excluding Tracor & Motorola) "D" Industrial, 1st H & A
3000-4800 Blocks of Ed
Bluestein Blvd.
6000-6807 Martin Luther King,
Jr. Blvd.

STAFF REPORT:

Subject tracts are four tracts within an industrial area recently annexed in east Austin. Boundaries of the area are the M-K-T railroad on the east and south, Ed Bluestein Boulevard on the west, and Martin Luther King, Jr. Boulevard on the north excluding two existing residential areas. Industrial developments within the area include the Tracor and Motorola installations.

The industrial master plan designations for smaller tracts with this area were established by a series of separate actions dating from 1963 to 1973. The Tracor tract and all land north to M.L. King Boulevard was designated for industrial uses in 1963. In 1966, the industrial designation on the land presently developed as Craigwood Subdivision and the land to the east over to the railroad was changed back to residential to permit the single-family subdivision. Later in 1969, the land to the east of Craigwood Subdivision to the railroad was changed back to industrial.

Another area toward the south end of this industrial area remains residential by master plan designation and use. This area and the aforementioned Craigwood single-family neighborhood should receive some measure of buffer-protection as the industrial tracts are zoned.

The staff recommends buffering be provided by the property owners of industrial land which abuts other boundaries of the two mentioned residential areas consisting of one or more of the following:

C14-75-126 East Industrial District--Contd.

1. A 6-foot privacy fence or landscaped screening.
2. A 50-foot strip of "A" Residence to be used as open space or landscaped area.
3. A 100-foot building setback.

STAFF RECOMMENDATION:

"D" Industrial zoning is consistent with the master plan designation and established uses of subject tract. The abutting residential areas should receive buffering from the intensive uses. With proper buffering, the staff recommends that "D" Industrial, 1st Height and Area be granted on Tracts 1 through 4.

Note: Privacy fencing, landscaped screening, and building setbacks would require a restrictive covenant.

The staff notes that in the most recent zoning case involving an industrial tract on South IH 35, the Planning Commission recommended the front 25 feet along the highway be maintained as a scenic area*, but allowing for driveway access. This condition, as well as the buffering conditions, if recommended, would require a restrictive covenant.

After last month's hearing which included the entire industrial area the Planning Commission voted to:

1. GRANT "E" Heavy Industrial on Tracts 2 and 3 and "D" on the remainder of the Tracor property, subject to 35 feet of "A" Residence and a 100 foot building setback adjacent to Craigwood subdivision and a 25 foot scenic area* along Ed Bluestein Boulevard, and
2. GRANT "D" Industrial on the entire ownership of the Motorola property, subject to 50 feet of "A" Residential and a 100 foot building setback adjacent to residential area and a 25 foot scenic area along Ed Bluestein Boulevard, and
3. POSTPONE action on all the other properties, which are tonight's four subject tracts, pending response from the owners of these properties.

The zoning for the Tracor and Motorola tracts will be heard by the City Council this Thursday, February 5, 1976.

During the past month the staff notified all individual owners of land within the four tracts of tonight's hearing and encouraged them to either contact the staff or attend the hearing to express their interests. The staff has been contacted by the owner of Tract 2 that he desires "D", 1st Height and Area zoning, and that he is willing to provide a residential buffer along his western border adjacent to Craigwood Subdivision of 50 feet of "A" and a six-foot privacy fence, and that he is willing to provide a 25-foot scenic area along Martin Luther King, Jr. Boulevard. Mr. Sam Dixon has indicated his interest to construct a car wash on his tract, which is within Tract 1. A number of the owners or representatives of subject tracts should be present tonight.

*SCENIC AREA: no buildings, parking areas, signs or business use of any kind, except access driveways & landscaping, will be allowed in this area.

C14-75-126 East Industrial District--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

C.B. Carpenter, 510 S. Congress Ave.

FOR

Steve Gage, Jr., P.O. Box 32446, San Antonio, TX

FOR

PERSONS APPEARING

Alex Pope (Representing James Ross, Owner)

FOR

Russell Peyton (Representing Frank McBee, Owner)

FOR

Tom Curtis (Representing O.P. Bobbitt, Trustee)

FOR

Ben Hibbitts (Owner)

FOR

C.G. Ellison

AGAINST

Nathanial Roden

AGAINST

Clara Ellison

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Muir, of the Planning staff, gave the staff report and told the Commission that all the owners of the tracts involved had been contacted by mail and that some were present. He then read the list of names of the owners. After hearing from the owners and residents in the area the Committee agreed to recommend that "D" Industrial, 1st Height and Area excluding 50' of "A" Residence to be maintained adjacent to the residential areas, subject to a 25-foot scenic area adjacent to Ed Bluestein Boulevard and East Martin Luther King, Jr. Boulevard and a 6-foot privacy fence or landscape shield adjacent to the residential areas be granted.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT "D" Industrial, 1st Height and Area excluding 50' of "A" Residence to be maintained adjacent to the residential areas, subject to a 25-foot scenic area adjacent to Ed Bluestein Boulevard and East Martin Luther King, Jr. Boulevard and a 6-foot privacy fence or landscape shield adjacent to the residential areas on property located at 3000-4800 Blocks of Ed Bluestein Blvd. and 6000-6807 Martin Luther King, Jr. Blvd. called East Industrial District.

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

ABSTAIN: Mr. Bobbitt

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-75-131 Balcor Realty Investors:
400 East Anderson Lane (Loop 111)
also bounded by Gessner Drive

"GR" General Retail, 3rd H & A to
"C-2" Commercial, 3rd H & A

STAFF REPORT:

Subject tract is part of an office building which exists at the intersection of a collector street, Gessner Drive, and a major highway, Research Boulevard, in north Austin. The purpose of subject request is to establish a nightclub within the office building. Surrounding zoning is "GR" General Retail. If "C-2" zoning is established, a special permit will also be required for this use.

C14-75-131 Balcor Realty Investors--Contd.

STAFF RECOMMENDATION:

"C-2" Commercial zoning for nightclubs, bars or lounges is an appropriate use within an established office building and is compatible within the commercial district which exists along Research Boulevard. The staff recommends that "C-2" Commercial, Third Height and Area be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Charles E. Scott, P.O. Box 9564

AGAINST

PERSONS APPEARING

Tom Heaton (Representing Applicant)

Charles Scott, P.O. Box 9564

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. They were told by Mr. Charles Scott, a tenant in the subject building, that if a bar were allowed in the building, the insurance rates of the tenants would be raised. This fact concerned the members. Mr. Everett made a motion that the Committee recommend that this application be denied and the motion was seconded by Mrs. Mather.

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

NAY: Mr. Guerrero

COMMISSION ACTION:

Mr. Everett reported that more information was expected on the insurance rates. Mrs. Mather felt that the case should be postponed until this information was presented.

COMMISSION VOTE:

To POSTPONE the request of Balcor Realty Investors for a zoning change from "GR" General Retail, 3rd H & A to "C-2" Commercial, 3rd H & A on property located at 400 East Anderson Lane (Loop 111) also bounded by Gessner Drive until the next regular Planning Commission on February 10, 1976.

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

NAY: Mr. Hetherly

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

COMMISSION ACTION:

Mr. Hetherly read a letter addressed to him from Mr. E.L. Kirkman of the State Board of Insurance. The letter said that, "A nite club with dining and dancing and/or floor show would increase the insurance rate on the building from the current published rate of .34¢ to \$1.10. The 80% coinsurance rate from current .23¢ to \$1.30 per Hundred dollars insurance. The previous listed occupancies of lounge, bar and tavern would not have a great effect on the insurance rate." Mr. Bobbitt asked if the Commission could limit the use to exclude dining and/or dancing and Mr. Lillie replied that it could. Mr. Everett reminded the members that this was an important case since this was the first time that the matter of insurance has been brought up. Mr. Bobbitt said that the applicant would still have to apply for a special permit even

C14-75-131 Balcor Realty Investors--Contd.

if the zoning was approved and that restrictions could be placed on it at that time. The other members agreed that that would be the best time to discuss restrictions.

COMMISSION VOTE:

To GRANT the request of Balcor Realty Investors for a zoning change from "GR" General Retail, 3rd Height and Area to "C-2" Commercial, 3rd Height and Area on property located at 400 East Anderson Lane (Loop 111) also bounded by Gessner Drive.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14-75-132 Carolyn Knapé Martin:
 600 West 8th Street, also

"B" Residence, 2nd H & A to
"O" Office, 2nd H & A

STAFF REPORT:

Subject tract is a small corner lot containing an old residential structure within an old neighborhood west of the downtown area. Two major arterial streets border this tract. Surrounding land use is a mixture of office, multi-family residential, and low-density residential.

Planning Commission and City Council zoning policy for this area has been to grant a maximum of "O" Office zoning to encourage preservation of the unique character of this old neighborhood. The "O" Office District is the most restrictive business district, and it lends itself to mixed business and residential uses.

Second Height and Area which permits structure height of 60 feet presently exists on subject tract and the rest of the neighborhood. In two cases, one heard last month, the Planning Commission has recommended zoning changes with a restriction to maintain the existing residential structures.

STAFF RECOMMENDATION:

The requested zoning is consistent with zoning policy for this area. The staff recommends that "O" Office, 2nd Height and Area be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. W.W. Crouch, 1432 Valley Rd.,
Bartlesville, Okla.
Horace C. Barnhart, Jr., 707 Rio Grande
H.B. Wiley, 707 Rio Grande
Sam Houston Clinton, Jr., 600 W. 7th St.

FOR
FOR
FOR
FOR

PERSONS APPEARING

J.C. Martin (Representing Applicant)

C14-75-132 Carolyn Knapé Martin--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mrs. Mather asked the applicant's representative, Mr. J.C. Martin, if the applicant intended to preserve the existing buildings and he said that they did. The Committee was in agreement to recommend that the change in zoning be granted subject to a restrictive covenant prohibiting the removal of existing structures.

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

COMMISSION ACTION:

Members reviewed the information as it appeared on the memorandum. Mr. Rindy said that he wanted to encourage residential use in the central city area and would prefer that the zoning remain at "B" Residential.

COMMISSION VOTE:

To GRANT the request of Carolyn Knapé Martin for a zoning change from "B" Residence, 2nd Height and Area to "O" Office, 2nd Height and Area subject to a restrictive covenant prohibiting removal of existing structures.

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

NAY: Mr. Rindy

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

PLANNED UNIT DEVELOPMENTS

<u>C814-76-001</u>	<u>Crow and Associates, Inc.:</u> Loop 360 and Great Hills Dr.	A request for 256 detached single-family units, 120 townhouse units with additional proposed commercial and multi-family acreage and common open space called, "Great Hills" #2, a planned unit development.
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STAFF REPORT:

This is an application for a Planned Unit Development on 126.02 acres in The Great Hills property north of Loop 360 and east of the existing Great Hills Golf Course.

Access to the site is from the West Loop through Great Hills Trail, an 80-foot street and Simons Road, a 50-foot street. An internal 50-foot wide public street system is proposed through the detached single family area.

This residential area includes 92.89 acres with 256 dwelling units proposed for a density of 2.8 units per acre. Included in this area is 17.87 acres of land or 19% to be dedicated for public park purposes and 10.16 acres or 11% to be reserved for private greenbelts, leaving 14.9 acres or 16% for street usage and 49.9 acres or 54% in single family usage.

Ninety-one detached single family lots and 165 zero-lot-line lots are proposed with open space adjacent to virtually all lots.

C814-76-001 Crow and Associates, Inc.--Contd.

In addition, townhouse, commercial and multi-family uses are proposed adjacent to Loop 360 as shown on the site plan. The staff can support the use categories in the location shown, however will require zoning and site plan review on these tracts prior to final approval.

STAFF RECOMMENDATION:

The staff recommends disapproval of the Planned Unit Development pending availability of adequate water and sewer systems.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

Glen Schmidt (Representing Applicant)

Roy Bechtol (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Brian Schuller, of the Planning Staff, discussed the departmental recommendations. The applicant's representative, Mr. Glen Schmidt, told the Committee that Crow and Associates was in basic agreement with the departmental recommendations with the exception of a few. Specifically, he said that the applicant either disagreed or found a problem with the following requirements and recommendations:

URBAN TRANSPORTATION DEPARTMENT'S #1 which requires 60 feet of right-of-way on Canyonside Drive and on Deer Valley Lane between Knoll Crest Lane and Great Hills Drive; and #2 which suggests relocation of Canyonside Drive to eliminate the excessive grade in the area of Canyonside Lane and Whispering Hills Cove.

CURRENT PLANNING SUBDIVISIONS' #2, recommending less paving, curb and gutter.

PLANNING DEPARTMENT'S #3, which is also concerned with the steep grade on Deer Valley Lane and Canyonside Drive and suggests that the latter be made into one Loop with one cul-de-sac from Simons Road; and #9, requiring the building area within each lot be reduced to reflect the actual area proposed for the structure.

ENVIRONMENTAL RESOURCE MANAGEMENT'S recommendation #4, which states that variances should be granted on the width of the loop streets and cul-de-sacs. Also, #9 which recommends that lots on slopes of 40% and greater should be at least one acre in size.

Mr. Schmidt also said that the applicant would like to meet with the Parks and Recreation Department to discuss and work out the fine points of their requirements. The members were concerned about the Water and Wastewater Department's inability to serve the area with sewage and with the applicant's disagreement with the suggestions of the departments that Canyonside Drive be changed or relocated because of the steep grade. Mr. Schmidt then asked the Committee not to disapprove the application at this time, but to postpone it until the water and sewer

C814-76-001 Crow and Associates, Inc.--Contd.

problems are resolved. Mrs. Mather expressed concern over the density of the area. The members decided to recommend that Planning Commission action on this application be postponed for 90 days or less at the request of the applicant.

AYE: Messrs. Bobbitt, Everett, Guerrero, 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 POSTPONE action on the request of Crow and Associates, Inc. for 256 detached single-family units, 120 townhouse units with additional proposed commercial and multi-family acreage and common open space called, "Great Hills" #2, a planned unit development, to be located at Loop 360 and Great Hills Drive for 90 days or less at the request of the applicant.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

SPECIAL PERMITS

C14p-76-001 David C. Graeber, Howard R. Barr
and Terry N. Throckmorton:
302 East 6th Street

Restaurant and club serving
alcoholic beverages with a
maximum seating capacity of
200 seats.

STAFF REPORT:

This is an application for a special permit to allow a lounge and restaurant for a maximum of 200 seats to be located in an existing building at 302 East 6th Street.

The applicant proposes to remodel the existing structure.

This building is not within the area exempt from parking requirements, therefore, the applicant will have to apply to the Board of Adjustment for a variance to allow off-site parking. One parking space for every two seats in the lounge is required. A variance for 100 parking spaces from the Board of Adjustments is needed.

STAFF RECOMMENDATION:

The staff recommends approval subject to compliance with departmental requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENTS

None

PERSONS APPEARING

Terry Throckmorton (Applicant)

Cl4p-76-001 David C. Graeber, Howard R. Barr & Terry N. Throckmorton--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Schuller, of the Planning staff pointed out that the Fire Prevention Department requested a floor plan drawn to scale, showing table and seating arrangement to be submitted to building official to enable that department to determine total seating capacity. All the Committee members were concerned about parking. The applicant said that he could not promise to provide the number of parking spaces required. Mr. Bobbitt felt that a study should be done on the parking in the core area and Mr. Schuller reminded him that the Austin Transportation Study is doing that now. Discussion followed about the difference in wording between the Building Inspection Department and the Planning Department concerning the parking. The Building Inspection Department says ". . . require 100 paved off-street parking spaces. Twenty-three spaces are considered nonconforming with none provided therefore a variance of 77 spaces is required from the Board of Adjustment." The Planning Department says, "Board of Adjustment approval for 100 off-site parking spaces required." Mr. Guerrero said he liked the wording of the Planning Department. Mr. Jagger made a motion that the Committee recommend approval subject to department requirements and recommendations except for the Planning Department's requirement of parking which should be changed to read like the same requirement from the Building Inspection Department. Mr. Bobbitt amended the motion to include a request for the Planning Department to provide information on feasibility on core area parking study and any studies in progress, and to report to the Planning Commission on February 10.

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

COMMISSION ACTION:

Mr. Bill Lowery, representing the Urban Transportation Department, reported to the Commission that a long-range parking study is now underway at the Austin Transportation Study office involving the entire core area. He added that the demand for parking will be greatest during the evening hours when the supply is the greatest and therefore, the parking demand created by redevelopment in the East 6th Street area is not expected to generate significant immediate or short-range parking shortages. The discussion then turned to parking requirements on East 6th Street and the variances that had been issued by the Board of Adjustment. Mr. Hetherly asked Mr. Lonnie Davis, Director of the Building Inspection Department, to appear before the Planning Commission on February 24 to explain the procedures of his department involving parking requirements and variances and that department's relationship to the Board of Adjustment. Mr. Davis agreed to that request.

COMMISSION VOTE:

To APPROVE the request of David C. Graeber, Howard R. Barr and Terry N. Throckmorton for a restaurant and club serving alcoholic beverages with a maximum seating capacity of 200 seats, to be located at 302 East 6th Street subject to compliance with department requirements and recommendations.

AYE: Messrs. Hetherly, Bobbitt, Everett, Jagger, and R. ndy; Mrs. Mather
NAY: Mr. Guerrero
ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

OTHER BUSINESS

C13-76-001 Neighborhood Planning

Proposal to assist neighborhood groups develop information and plans for their area.

Mr. Lillie informed the members that he had met with 20 or 30 neighborhood groups since December and that a resolution had been drafted and was included in their packets. He said that he was asking for the support of the Commission in the development of this program so that it could be forwarded to the City Council in the form of the previously mentioned resolution.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Everett was concerned that there was no precise definition of what a neighborhood is. Mr. Lillie told him that this definition would be forthcoming in the next six months. Mr. Rindy asked if the Charter Revision Committee hadn't been discussing a neighborhood planning concept. Mr. Lillie said that they had been discussing it in relation to a larger geographic area than a neighborhood would be. Mr. Rindy then suggested that Paragraph C of the resolution be amended by adding "... and Charter Revision proposals if adopted." Mr. Jagger suggested that it be changed to read, "... to develop a program for the implementation of these plans." This change was acceptable to the other members and to the staff. Mr. Rindy turned again to the question of whether or not this proposal would overlap the work that has been done by other organizations on neighborhood planning. All of the members were concerned about this, and wished to make it clear that the recommendation of this concept was not intended to nullify or approve any of the work that is being or has been done by any other body. Mr. Paul Hernandez, who was in attendance at the meeting as an interested citizen, expressed a desire to speak. He stressed the need for a full-time staff to work with the neighborhood groups in east Austin. He said that the majority of the people in east Austin are too involved in earning a living, some holding two and three jobs, to be able to spend any time working with their neighborhood groups, even though the need for these kinds of organizations is great in that area. Mr. Lillie told him that the Housing and Community Development Program has been working on this problem and that some help will be forthcoming. He explained that one suggestion was to have City staff members assigned to particular neighborhood groups so that these groups would have one person to turn to all the time. Mr. Jagger made a motion to recommend the Neighborhood Planning Concept to the City Council as amended. The motion was seconded by Mrs. Mather.

COMMISSION VOTE:

To APPROVE the recommendation to the City Council of the Neighborhood Planning Concept in the form of a resolution, as amended.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

Final Subdivision Plats--Contd.

The following final subdivisions are appearing before the Commission for the first time and the staff recommends disapproval pending the determination of the City's ability to serve with water or wastewater. The Commission then

VOTED: To DISAPPROVE the following final subdivisions pending the determination of the City's ability to serve with water or wastewater.

C8-75-22 Oakside Valley
Walsh Tarlton Lane & Thousand Oaks Drive

C8-75-44 Castlewood Annex I
Davis Lane & Collingwood Lane

C8-75-47 Horseshoe Bend, Sec. 3, Phase I
Matterhorn Drive & Buckingham Drive

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

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 that this plat be disapproved. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision, pending compliance with departmental requirements and recommendations as on file with the City of Austin Planning Department, provision of required easements, and approval from Water District #10 and Municipal Utility District.

C8-75-41 Lost Creek, Section II
Lost Creek Boulevard & Whitemarsh

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To DISAPPROVE the following Short Form Subdivision pending provision of the required fiscal arrangements.

C8-75-20 Woodcliff
Cameron Road

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

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 plats:

C8s-75-212 Meadowcreek, Sec. 3, Phase 1-A
Shadywood Drive

C8s-75-215 Resub. Tract D, Cherry Creek Commercial 2
West Gate Boulevard and Stassney Lane

C8s-75-217 Greystone Center
Greystone Drive & Mo-Pac Boulevard

C8s-76-06 The Zunker Subdivision
Yager Lane & Interstate 35

C8s-76-14 Texas Bankers Addition
West 10th Street & Lavaca Street

C8s-75-218 First Resub. of J.D.T. Addition
Sprinkle Cut-off Road

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To APPROVE the following short form plat, granting a variance on signature of the adjoining property owner.

C8s-76-20 Oestrick Addition
Cuernavaca Drive

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To DISAPPROVE the following Short Form Subdivisions pending determination of the City's ability to serve with water and wastewater.

C8s-76-04 Sonesta West, Section II
U.S. 183 and Oceanaire Boulevard

C8s-76-17 Julia Mince Subdivision
U.S. Hwy. 290 West

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C2-76-001 Comprehensive Plan
Distribution of first two elements of Policies Chapter for review and comment.

NO ACTION REQUIRED, DISTRIBUTION ONLY.

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM
Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action to be taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivisions have appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of these plats. The Commission then

VOTED: To APPROVE the following final subdivision plats:

C8-74-33 Woodland Village @ Anderson Mill, Sec. 2, Phase 1
Anderson Mill Road

C8-75-04 Millrun Village @ Anderson Mill
Millright Parkway and Timbercrest Lane

C8-75-24 Colony Park Hills 1-B
Colony Loop Drive & Valleyfield Drive

C8-75-34 Village @ Quail Creek, Section II
Parkfield Drive & Kramer Lane

C8-75-42 Jolly Oaks, Phase II
Old U.S. Hwy. 183 & Anderson Mill

C814-75-08 Summerwood, Section III
Summerwood Drive

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To APPROVE the following final subdivision plat:

C8-74-06 Northview Hill, Section III
Cavvy Drive and Yucca Drive

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

NAY: Mrs. Mather and Mr. Rindy

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

Final Subdivision Plats--Contd.

The Commission then

VOTED: To APPROVE the following final subdivision plat:

C8-75-09 Balcones Oaks
Elmwood Drive & Broad Oaks Drive

AYE: Messrs. Hetherly, Bobbitt, and Everett; Mrs. Mather

NAY: Messrs. Guerrero and Rindy

ABSENT: Messrs. Jagger and Ramsey; Ms. Lewis-McGowan

The staff reported that the following final subdivision has complied with all departmental requirements, but recommends disapproval pending the determination of the City's ability to serve with water or wastewater. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending the determination of the City's ability to serve with water or wastewater.

C8-75-35 Longhorn Business Park, No. 2
F.M. 1325 and Kramer Lane

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The staff reported that the following final subdivision has complied with all departmental requirements, but recommends disapproval pending the completion of the consultant's study of the Lake Austin area. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending the completion of the consultant's study of the Lake Austin area.

C814-74-013 Lakewood, Section I (Re-Dist.)
Lakewood Drive and Loop 360

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending provision of required fiscal arrangements and current tax certificates.

C814-74-011 The Trails, Phase 1-B
Briargate and Mesa Drive

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

Short Form Subdivisions--Contd.

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-76-08 Resub. Lot A, Austin Northwest Subdivision
Anderson Lane & Shoal Creek Boulevard

C8s-76-11 Ron Bryant Subdivision
Oltorf Street

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivisions, pending compliance with departmental requirements as on file with the City of Austin Planning Department and provision of required easements.

C8s-76-05 Resub. Tract 2, C.A. Freund Industrial
Ben White Boulevard

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department and granting variances on required street width and on required signature of the adjoining owner.

C8s-76-07 W.D. Morrow Addition
F.M. 973 & Johnson Road

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department and

Short Form Subdivisions--Contd.

provision of required fiscal arrangements, easements, and current tax certificates.

C8s-75-220 Tom Hutchison Addition
Steck Avenue & Shoal Creek Boulevard

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

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and provision of current tax certificates, plat showing 100 year flood plain, and letter of approval for water service from Water District 14.

C8s-75-99 Rawhide Ridge
Rawhide Trail

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

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department and granting of variance required on signature of the adjoining property owner.

C8s-76-12 The Tommy Curry Addition
Goodrich Avenue

C8s-76-15 Woodrow Knappe Subdivision
Goodwin Avenue

C8s-76-16 Luciano Castro Subdivision
Thaxton Road

C8s-76-18 Lt. & S. ½ of Lt. 9, Blk. 2, Freewater Addition
South 2nd Street

C8s-76-21 Ben White, I
Ben White Boulevard

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

Short Form Subdivisions--Contd.

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, provision of required easements, and granting a variance required on signature of the adjoining property owner.

C8s-76-13 Walnut Place, Sec. 7
Sansom Road & Springdale Road

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To 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-75-216 Redist. Roger's Hill
F.M. 969 & F.M. 3177

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following Short Form Subdivision pending completion of the consultant's study on the Lake Austin area.

C8s-76-19 Craig-Thomas Addition
Pearce Road

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

The Commission then

VOTED: To POSTPONE the following Short Form Subdivision to the Planning Commission meeting on February 24, 1976 for further consideration for water and sewer disposal.

C8s-76-09 Haskel Subdivision
U.S. Highway 290 & F.M. 1826

Short Form Subdivisions--Contd.

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

PRELIMINARY SUBDIVISIONS--FILED AND CONSIDERED

The staff recommended that the following Preliminary Subdivision be approved subject to departmental requirements as on file with the City of Austin Planning Department.

The Commission then

VOTED: To APPROVE the following Preliminary Subdivision subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-46 Beaconridge IV
South First Street & Meadow Lea Lane

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

The Commission then

VOTED: To APPROVE the following Preliminary Subdivision subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-49 Great Hills V
Spicewood Springs Road & Adirondack Trail

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

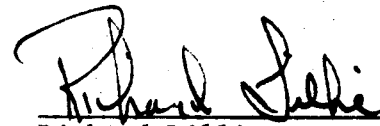
The Commission then

VOTED: To DISAPPROVE the following Preliminary Subdivision pending the determination of the City's ability to serve with water.

C8-75-44 Castlewood Annex
Davis Lane & Collingwood

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

The meeting adjourned at 10:30 PM.

A handwritten signature in cursive script, appearing to read "Richard Lillie", written over a horizontal line.

Richard Lillie
Executive Secretary