

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--March 9, 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

*Left meeting at 7:15 PM and
returned at 9:52 PM

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant
Director of Planning
Maureen MacReynolds, Director of
Environmental Resource Management
Lonnie Davis, Director of Building
Inspection
Joe Liro, Administrator of Management
Services and Budget
Evelyn Butler, Supervisor of Current
Planning, Planning Department
Bill Perkins, Planner
Betty Baker, Planning Technician
Stephanie Storms, Office of Environmental
Resource Management
Dona Jakubowsky, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at meetings held on March 1 & 2, 1976.

Present

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

*Present at March 2 meeting only.

**Arrived at 7:15 PM.

***Present at March 1 meeting only.

Also Present

Tom Knickerbocker, Assistant
Director of Planning
Maureen MacReynolds*** Director of
Environmental Resource Management
Duncan Muir*** Planner
Brian Schuller§ Planner
Bill Bulloch*** Assistant Director of
Urban Transportation
Bill Lowery, Urban Transportation Department
Stephanie Storms§ Office of Environmental
Resource Management

C14-75-076	The University of Texas System:	"A" Residential, 1st H & A to
	701-731 Exposition Blvd.	"O" Office, 1st H & A (as
	2611-2703 West 8th Street	<u>amended</u>)
	700-736 Newman Street	
	2624-2710 Lake Austin Blvd.	

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that "O" Office be granted as it is appropriate zoning at the intersection of two major arterials where commercial zoning and use has been established on an adjacent tract.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mr. Robert C. Sneed (Representing Applicant)

Mrs. Virginia Bedinger, 2413 Marlton Dr.

Mrs. Brenda B. Harris

Mr. Vincent R. Arnold, 701 Newman

Mr. James Ney

FOR (w/limitations)

FOR (w/limitations)

AGAINST

AGAINST

COMMITTEE ACTION:

(NOTE: The Committee decided to discuss both the request for a zoning change and the request for a special permit at the same time. The Planning staff however, made two separate recommendations. See Special Permit #C14p-75-058, Safeway Stores, Inc. for further information.)

Members reviewed the information presented. Mr. Robert Sneed, Representing both the Safeway Stores, Inc. and the University of Texas System, explained the changes in landscaping on the site plan and said that a request would be made for administrative approval of these changes. Mr. Rindy asked Mr. Sneed where 7th Street would be crossed. Mr. Sneed told him that the Urban Transportation Department felt that if the proposed grocery store is constructed on this site, approximately 70' of 7th Street should be closed where it intersects with Lake Austin Boulevard and Newman Street to change the 7th Street access to Lake Austin Boulevard. Mr. Bill Lowery, representing the Urban Transportation Department, explained to the Committee that there is a very severe angle at this intersection which allows as many as 18 conflicting movements. He said that wherever possible intersections should be built at 90o angles (which allows only 12 conflicting movements), and this is especially important when the intersection involves a major arterial such as Lake Austin Boulevard. Mr. Rindy then wondered if this would have any effect on the existing shopping center located across the street. Mr. Vincent Arnold, owner of the Big Bear Grocery Store which is located in that shopping center, answered Mr. Rindy by saying that he felt it would adversely affect his business by limiting the access to his store. Mr. Schuller told the Committee that they were not considering the closing of 7th Street at this time, but that it would come to them as a separate application. Mrs. Mather asked Mr. Lowery if left turning movements would be allowed on Lake Austin Boulevard. Mr. Lowery said that they would be allowed and added that there are very few limitations on left turning movements in the city. Mrs. Mather stated that she felt it would test the capacity of Lake Austin Boulevard to carry that many cars, especially since they will be turning left. Mr. Rindy asked Mr. Schuller if the area had been studied to

C14-75-076 The University of Texas System--Contd.

analyze the need for businesses of different sizes. Mr. Schuller answered that this kind of analysis was done only when a large number of acres of land was involved. Mr. Rindy stated that he thought that consideration should be given to the precedent that will be set for the other land in the area that is also owned by the University of Texas. A motion was then made that the request for a zoning change be granted subject to approval of the special permit.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy said that some of the Committee members considered this use an intrusion into the neighborhood. Mrs. Mather added that she felt very strongly about that. She said that this land had been donated by Mr. Brackenridge as park land and that should not be changed without a public hearing. Mr. Bobbitt felt that on a corner of two major arteries this use would be proper and added that the neighborhood association had not objected at the public hearing. He then made a motion that the change in zoning be granted subject to approval of the special permit. The motion was seconded by Mr. Guerrero.

COMMISSION VOTE:

To GRANT the request of The University of Texas System for a zoning change from "A" Residential, 1st H & A to "O" Office, 1st H & A (as amended) on property located at 701-731 Exposition Blvd., 2611-2703 West 8th Street, 700-736 Newman Street, 2624-2710 Lake Austin Blvd., subject to the approval of the special permit to allow a Safeway Store on this property.

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

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

Mr. Richard Lillie, Director of Planning, reminded the members that they had postponed this case previously so that the desires of the owners could be heard. He then informed the Commission that two letters had been received from the applicants indicating their desire to change the zoning on this property from "A" Residence to "B" Residence 2nd H & A as had been requested.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bobbit made a motion to refer this request back to the Zoning Committee in April and Mr. Everett seconded that motion.

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

COMMISSION VOTE:

To POSTPONE the request of David C.T. & Ruth Estelle Woollett for a zoning change from "A" Residence, 1st H & A to "B" Residence, 2nd H & A, to the Zoning Committee meeting in April, 1976.

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

C14-76-004 C.E. and Eleanor West:
7007 Guadalupe Street"A" Residence, 1st H & A to
"BB" Residence, 2nd H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny "BB" Residence, 2nd H & A but to grant "BB" Residence, 1st H & A.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Don J. Jackson, 7205 Guadalupe
Mary Patzett, 410 Swanee Drive
Stanley W. Johnson, Dr., 7600 Guadalupe

AGAINST
AGAINST
FOR

PERSONS APPEARING

Charles West (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Charles West, told the Committee that he would accept the recommendation of the staff as long as it would allow him to build a duplex on the property. Mr. Everett moved that "BB" Residence, 2nd H & A be denied, but the "BB" Residence, 1st H & A be granted. Mrs. Mather seconded the motion.

AYE: Messrs. Bobbitt, Everett, Guerrero, and Rindy; Mrs. Mather
ABSENT: Mr. 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 DENY the request of C.E. and Eleanor West for a zoning change from "A" Residence, 1st H & A to "BB" Residence, 2nd H & A on property located at 7007 Guadalupe Street, but to GRANT "BB" Residence, 1st H & A on that property.

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

C14-76-005	Arthur E. Jay Crooks:	<u>"A" Residence, 1st H & A to</u>
	1001-1003 Morrow Street	<u>"D" Industrial, 1st H & A</u>
	1000-1004 Aggie Lane	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the request for this change in zoning as it would be incompatible with the established single-family neighborhood.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Rudolph R. Carlson, Rt. 2, Box 157, Manor, TX

FOR

Sylvion Kivlin, 8311 Hwy. 71 West

AGAINST

PERSONS APPEARING

Jay Crooks (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Jay Crooks, told the Committee that if the property were zoned "D" Industrial, he would be able to sell it. Mrs. Mather said that there was heavy traffic on Morrow Street, but that the change from "A" Residence to "D" Industrial was too great. Mr. Rindy explained that "D" Industrial zoning was too heavy for the single-family uses surrounding it. Mr. Everett made a motion to deny the request and it was seconded by Mrs. Mather.

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

ABSENT: Mr. Jagger

COMMISSION ACTION:

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

COMMISSION VOTE:

To DENY the request of Arthur E. Jay Crooks for a change in zoning from "A" Residence, 1st H & A to "D" Industrial, 1st H & A on property located at 1001-1003 Morrow Street and 1000-1004 Aggie Lane.

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

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

C14-76-006	Steve W. Pfuntner:	<u>"A" Residence, 1st H & A to</u>
	6301 Cameron Road, also	<u>"LR" Local Retail, 1st H & A</u>
	bounded by Glenwood Drive	

Mr. Duncan Muir, of the Planning staff, delivered the staff report and told the members that the staff recommended that this case be denied as it would be an intrusion into the neighborhood and would set a significant precedent for the three vacant lots to the south of the subject tract.

C14-76-006 Steve W. Pfuntner--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENTS

Vergel J. McFarland, 1400 Glenwood	FOR
B.T. Dorothy Barton, 1405 Glenwood	AGAINST
Mr. & Mrs. Louis R. Kincl, 1303 Glenwood	AGAINST
Mr. & Mrs. O.W. Hielscher, Sr., 6201 Belfast	AGAINST
Mrs. Wesley Heslgren	AGAINST
John M. Chambber, 1402 Glenwood	AGAINST
Betty Parks, 1407 Glenwood	AGAINST
Evelyn Parker, 6204 Belfast	AGAINST
Thelma Heather, 1408 Glenwood	AGAINST
Lyndon J. Conlee, 1308 Glenwood	AGAINST

PERSONS APPEARING

Elvis Schulze (Representing Applicant)
Steve Pfuntner (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mrs. Mather asked Mr. Bill Lowery of the Urban Transportation Department, if this case had been reviewed by the Department and he replied that it had not. He added that, in studying the staff map, he felt that it would be more desirable to have the access on Glenwood Drive rather than Cameron Road. Mr. Everett referred to the statement made by the applicant that 10' of his property on Cameron Road was designated in the Major Arterial Plan to be acquired by the City for right-of-way to increase Cameron Road from 80' to 90', and that this 10' of right-of-way was noted as a condition of the staff in this applicant's request for a zoning change last year. Mr. Everett felt that this fact made the case somewhat special and made a motion to grant "LR" Local Retail, 1st Height and Area, subject to a covenant restricting the use to the sale of boats and requiring a special permit. The motion died for lack of a second. Mrs. Mather felt that the proposed privacy fence would not be an adequate buffer to the residential area. Mr. Guerrero referred to the written comments from the neighborhood residents which listed among their major concerns the noise from demonstrating boat motors. Mr. Pfuntner said that he did run the motors for short intervals of time and only during the daytime. Maureen McReynolds, Director of the Office of Environmental Resource Management told the Committee that boat motor noise levels generally range between 72 and 75 decibels from 100' away, which is about three times the acceptable noise level established by the U.S. Department of Housing and Urban Development. She added, however, that due to the freeway being so close to this residential area that the noise level there is greater anyway. Mr. Rindy said he could not see how the noise could be buffered without going to a great expense and made a motion that the request be denied. The motion was seconded by Mr. Guerrero.

AYE: Messrs. Guerrero and Rindy; Mrs. Mather
NAY: Mr. Everett
ABSTAIN: Mr. Bobbitt
ABSENT: Mr. Jagger

C14-76-006 Steve W. Pfuntner--Contd.

COMMISSION ACTION:

Members reviewed the information presented and Mr. Bobbitt read the minutes from the Zoning Committee meeting. Mr. Guerrero made a motion to deny the request and Mrs. Mather seconded the motion.

COMMISSION VOTE:

To DENY the request of Steve W. Pfuntner for a zoning change from "A" Residence, 1st H & A to "LR" Local Retail, 1st H & A on property located at 6301 Cameron Road, also bounded by Glenwood Drive.

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

ABSTAIN: Mr. Bobbitt

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

<u>C14-76-007</u>	<u>Ella Pheffar, et al:</u>	<u>"A" Residence, 1st H & A to</u>
	<u>2108-2202 Redwood Avenue</u>	<u>"C" Commercial, 1st H & A</u>

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny "C" Commercial, but to grant "GR" General Retail, subject to approval of a special permit. The condition was acceptable to the applicant.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Frank R. Rundell Co., Inc., P.O. Box 455

FOR

L.C. Schumann, 2012 Redwood

FOR

Vivian Huebner, Rt. 1, New Ulm, TX.

FOR

May Olive Miller, Rt. 1, New Ulm, TX.

FOR

Mrs. Albert Bron, Rt. 1, Del Valle, TX.

FOR

PERSONS APPEARING

Lowell Clayton (Representing Applicant)

Tom White (Representing Applicant)

Oran Lee Roberts

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The opposition expressed concern about increased taxes on adjacent residential property which may be caused by this rezoning. This caused discussion among the Committee members about leaving a 40-foot buffer of "A" adjacent to the residential properties to the west. The applicant's plan indicated 40 feet of green space along this border. Mr. Rindy felt that to grant "C" Commercial with a buffer of "A" Residential would set a precedent for more "C" zoning. Mr. Bobbitt suggested that this use would be permitted under "GR" General Retail with a special permit. Mr. Tom White, representative of the applicant, said he would agree to that. The members agreed that the "GR" zoning would be better for the area than "C". Mrs. Mather made a motion to deny "C" Commercial, but to grant "GR" General Retail, excluding 40 feet of "A" Residential on western boundary and requiring special permit approval.

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

ABSENT: Mr. Jagger

C14-76-007 Ella Pheffar, et al--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To DENY the request of Ella Pheffar for a change in zoning from "A" Residence, 1st H & A to "C" Commercial, 1st H & A on property located at 2108-2202 Redwood Avenue, but to GRANT "GR" General Retail, 1st H & A, excluding 40 feet of "A" Residential on the western boundary, subject to special permit approval.

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

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

C14-76-008 IBM Corporation:
11400 F.M. Road 1325

"D" Industrial, 1st H & A to
"D" Industrial, 3rd H & A

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and their recommendation to grant "D" Industrial, 3rd Height and Area excluding a 100-foot corridor along F.M. 1325 and the planned extensions of West Loop and MoPac Expressway.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Enviroquip, Inc., 2526 Kramer Ln.

FOR

Chaparral Investments, Ltd., 1552 American

Bank Tower

FOR

Charles M. Christensen, 1552 American Bank Tower

FOR

Tom Nelsey, 1552 American Bank Tower

FOR

Jeanne Smith Umstatld, 3000 Wade Ave.

FOR

Donald S. Thomas, Trustee, P.O. Box 1148

FOR

PERSONS APPEARING

Mr. Whorrall (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mrs. Mather asked the applicant's representative, Mr. Whorrall, if IBM intended to cover the entire building site with the proposed building. Mr. Whorrall replied that they did not and explained that at the present time there are three buildings, that the site consists of 100 acres and when construction is complete, about 1/100 of the acreage will be covered. He explained further that the requested 3rd Height and Area was to allow greater height for the building, not coverage of more area. Mr. Everett made a motion to grant the requested 3rd Height and Area as the staff suggested with the exclusion of a 100-foot corridor along F.M. 1325 and the planned extensions of West Loop and MoPac Expressway.

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

ABSENT: Mr. Jagger

C14-76-008 IBM Corporation--Contd.

COMMISSION ACTION:

Members reviewed the information presented in the memorandum and agreed with the recommendations of the Committee.

COMMISSION VOTE:

To DENY the request of IBM Corporation for a zoning change from "D" Industrial, 1st H & A to "D" Industrial, 3rd H & A on the entire area located on 11400 F.M. Road 1325, but to GRANT "D" Industrial, 3rd H & A in the area excluding a 100-foot corridor along F.M. 1325 and the planned extensions of West Loop and MoPac Expressway.

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

<u>C14-76-009</u>	A.H. Neighbors, Jr., Executor: 6919-7013 E. Riverside Drive 2109-2201 and 2207-2217 Maxwell Lane	<u>"A" Residence, 1st H & A to "MH" Mobile Home, 1st H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the requested zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMENT

D.B. Thrasher, 1102 W. 9th St.
Acie Datson, 2109 Thrasher Lane

FOR
AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the staff to grant the requested "MH" Mobile Home zoning.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of A.H. Neighbors, Jr. for a change in zoning from "A" Residence, 1st H & A to "MH" Mobile Home, 1st H & A on property located at 2919-7013 E. Riverside Drive and 2109-2201 and 2207-2217 Maxwell Lane.

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

C14-76-010	Theta XI Assoc. of Texas, Inc.:	"B" Residence, 2nd H & A to
	900 W. Martin Luther King, Jr. Blvd.	"O" Office, 2nd H & A
	1900 Pearl Street	

Mr. Duncan Muir, of the Planning staff, delivered the staff report and the staff recommendation to deny the requested "O" Office zoning unless the applicant could show provision of adequate off-street parking. He then told the members that the applicant had presented a plan for off-street parking to the Planning and Building Inspection Departments and that this plan was acceptable with modifications.

CITIZEN COMMUNICATION
WRITTEN COMMENTS

Bonner McLane, 901 W. M.L. King, Jr. Blvd.	FOR
Sam E. Dunnam, 1711 Esperson Bldg., Houston, TX	FOR
Mary Catherine Wilcox, 809 W. 19th St.	FOR
Phillip Jameson, The College Houses, Inc., 1906 Pearl	AGAINST
Marion B. Findlay, 910 W. 19th St.	AGAINST
Howard L. Lenett, Inter-Cooperative Council, 510 W. 23rd. St.	AGAINST

PERSONS APPEARING

A.L. Moyer, 1803 West Ave. (Applicant)	
Mack Ray Hernandez (Representing Applicant)	
James R. Jones, 1900 Woodland	AGAINST
William Meacham, 510 W. 23rd St.	AGAINST
Steven Deutchman, 2208 Pearl St.	AGAINST
Mike McHone (Save University Neighborhoods)	AGAINST
Jim Dodd	AGAINST
John Affee	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. They learned from citizen testimony that the main objections to the zoning change was the kind of use intended which they felt would require more parking spaces than is legally required of the owners and that to provide these parking spaces, virtually the entire front and side yards of the house would have to be paved. The other primary concern was that of traffic generation. Members asked the applicant, Mr. Moyer, and his representative, Mr. Hernandez, if they had realized before they purchased the property that they would have to get a zoning change. Mr. Hernandez answered that they did, and that they had started immediately to accomplish this. The Committee wondered why the City permits had been issued before the zoning change was a reality and Mr. Muir told them he would have to find that information for them and would give them an answer at the Planning Commission meeting the following week. All the members were concerned about the parking and the amount of pavement it would require, and about the traffic in the area. Mr. Rindy said that he thought that the Committee and the Commission had started to do two things: (1) to move away from strip zoning, and (2) to protect inter-city neighborhoods. He said that because of the number of parking spaces that would be necessary, this use would be aesthetically undesirable

C14-76-010 Theta XI Assoc. of Texas, Inc.--Contd.

and that the increase in traffic would be too great for this intersection. On these bases he moved to deny the request and Mrs. Mather seconded the motion.

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

COMMISSION ACTION:

Members reviewed the information presented and Mr. Bobbitt asked Mr. Lonnie Davis, Director of Building Inspection, to tell the Commission why the building permit had been issued prior to a change in zoning. Mr. Davis told them that the application stated that the permit was for remodeling of the existing structure to be used as a rooming house and that the permit was not issued for a beauty shop. Mr. Hetherly explained that the Commission could take one of two actions and they were: (1) to refer it back to the Zoning Committee, or (2) take action to grant or deny. Mr. Bobbitt felt that the concern for parking that had been expressed by the staff, the Committee, and the neighborhood had been answered by the new plat plan that had been submitted. He added that he did not feel that this use would cause any more traffic problems than any other use. Mrs. Mather and Mr. Rindy both felt that the new parking plan constituted new evidence and that the case should be brought back before the Committee and the neighborhood. Mr. Jagger suggested that if action were taken immediately, the neighborhood association could appear before the City Council much sooner and state their objections there. Mrs. Mather moved that the request be denied and Mr. Rindy seconded the motion. Mr. Bobbitt made a substitute motion that the request be granted subject to revisions made by the staff on the new parking plan and the motion was seconded by Mr. Everett.

COMMISSION VOTE:

To GRANT the request of Theta XI Assoc. of Texas, Inc. for a zoning change from "B" Residence, 2nd H & A to "O" Office, 2nd H & A on property located at 900 W. Martin Luther King, Jr. Blvd. and 1900 Pearl Street subject to revisions made by the staff on the new parking plan submitted by the applicant.

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

<u>C14-76-011</u>	<u>Mrs. Myrtle Seiders Cuthbertson:</u>	<u>"A" Residence, 1st H & A to</u>
	<u>3801 Bailey Lane, also bounded</u>	<u>"LR" Local Retail, 1st H & A</u>
	<u>by West 38th Street</u>	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny this request as an intrusion into a residential neighborhood.

C14-76-011 Mrs. Myrtle Seiders Cuthbertson--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Oran Lee Williams, 300 Edna St., Del Rio, TX.	FOR
Mary Helen Bunten, 204 Grandview Pl., San Antonio, TX.	FOR
Dorothy C. Evans, 7525 Park Pl. #2, Houston, TX.	FOR
Addphn A. Miller, 1208 Lake Terrace Dr., Elgin, TX.	FOR
John R. Crawford, 2006 Lebermanfen	FOR
Mary Frances Tullos, 3811 Bailey Ln.	FOR
Don J. Jackson, 3810 Mexican Parkway	AGAINST

PERSONS APPEARING

Mary Margaret Quadlander (Representing Applicant)
Myrtle Seiders Cuthbertson (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mary Margaret Quadlander, the applicant's representative, explained that this business had been a family business for many years. She expressed the view that this neighborhood was not residential in character and cited several businesses and medical facilities around the subject property as the basis for her opinion. Mrs. Mather asked about the parking requirement and wondered what the Urban Transportation Department had commented on that subject. Mr. Bill Lowery, representing the Urban Transportation Department, answered that he had not seen the plan before, but that his department did not encourage head-in type parking because of the danger of cars backing onto the street. He explained that when there is a change in zoning, off-street parking is usually required regardless of what has existed in the past. After discussion and consideration it was determined that the required number of parking spaces could be provided without using head-in parking. The members then turned their attention to the impact this zoning might have on the neighborhood. It was suggested that "LR" be denied but that "O" Office be granted subject to a covenant restricting use to a retail nursery and requiring a special permit.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To DENY the request of Mrs. Myrtle Seiders Cuthbertson for a zoning change from "A" Residence, 1st H & A to "LR" Local Retail, 1st H & A on property located at 3801 Bailey Lane, also bounded by West 38th Street, but to GRANT "O" Office, 1st H & A subject to a covenant restricting use to a retail nursery and requiring a special permit.

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

C14-76-012	L.L. McCandless, et al: 108 Academy Drive, also bounded by Melissa Lane	<u>"C" Commercial, 2nd H & A (Tract 1) &</u> <u>"B" Residence, 2nd H & A (Tract 2) to</u> <u>"C-2" Commercial, 2nd H & A (Tract 1) &</u> <u>"O" Office, 2nd H & A (Tract 2)</u>
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Mr. Duncan Muir, representing the Planning staff, told the members that there had been some discussion of a request for a postponement but that a written request had not been received by the Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Alice Miller, 112 Academy Dr.	FOR
John Charles, III, P.O. Box 1011, San Marcos, TX.	FOR
Larry W. Murphree, P.O. Box 1011, San Marcos, TX.	FOR
Roane Puett, 505 W. 12th St.	FOR
Dr. Roy Defoe Kirkland, 400 Academy Dr.	FOR
Floreene Rickey, P.O. Box 3155	FOR
U.L. Rusche, Jr., P.O. Box 3155	FOR
A. Dennis Fitzgerald of Imperial 400 National, Inc.	FOR
Ann Crockett, 112 Academy	FOR
Mary Bertha Hutson, 212 LeGrande	AGAINST
Ray and Nancy Henderson, 209 Academy, Apt. 1	AGAINST
David G. Heine, 212 Bonniview	AGAINST
Stuart M. Purcell, 210 Academy Dr.	AGAINST
The A. Bates Brownson Family, 1015 Melissa Lane	AGAINST
Seth R. Crockett, 211 Bonnie View	AGAINST
Mrs. Mildred Blake, 1211 Ravine Dr.	AGAINST
Mr. & Mrs. James C. Hutson, Rt. 5, Box 139C	AGAINST
Mr. & Mrs. Sidney B. Morris, 213 Bonniview	AGAINST
Petition to the City Council from the residents of Fairview Park (78 signatures)	AGAINST

PERSONS APPEARING

Wayne Gronquist, 303 Academy	AGAINST
James Mason, 312 Le Grande	AGAINST
Mrs. Jinnie Bergstroue, 508 Academy #1	AGAINST
Nancy Henderson, 209 Academy #1	AGAINST
Mrs. John H. Mason, 312 Le Grande	AGAINST
Roy J. Henderson, 209 Academy #1	AGAINST
Ann Crockett, 112 Academy Dr.	FOR

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Wayne Gronquist, representing the neighbors, told the Committee that he would like to request a postponement to allow time for the owners and neighbors to get together and come to a mutual agreement. He said that Mr. Joe Ternus, Director of the Urban Transportation Department, had offered to assist in plans for parking and street modifications that may be acceptable to the neighborhood. Mr. Bobbitt told Mr. Gronquist that while the Committee endorsed the action they were proposing, there was a requirement of 7 days notice for postponement and that the Committee would have to

C14-76-012 L.L. McCandless, et al--Contd.

vote on that. Mr. Rindy made a motion to postpone the request for 30 days and Mr. Everett seconded the motion.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To POSTPONE action on the request of L.L. McCandless, et al for a zoning change from "C" Commercial, 2nd H & A (Tract 1) and "B" Residence, 2nd H & A (Tract 2) to "C-2" Commercial, 2nd H & A (Tract 1) and "O" Office, 2nd H & A (Tract 2) on property located at 108 Academy Drive, also bounded by Melissa Lane for 30 days.

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

<u>C14-76-013</u>	<u>Newell Salvage Co. of Austin:</u>	<u>"A" Residence, 1st H & A to</u>
	<u>710 Industrial Blvd. also bounded</u>	<u>"E" Heavy Industrial, 1st H & A.</u>
	<u>by St. Elmo Rd. & Terry-O Lane</u>	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the request be denied unless the applicant will agree to a 25-foot landscaped area around the entire property consisting of evergreen shrubs and trees and an agreement that the City of Austin may inspect the operation of the furnaces to insure compliance with the Texas Clean Air Act.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Earl R. Cuny, 101913 East St. Elmo Rd.	FOR
Centex Materials, Inc., P.O. Box 2252	FOR
J.C. McKinnon, 623 Industrial Blvd.	FOR

PERSONS APPEARING

W.N. Gremillion, Jr., 1007 NBC Bldg., San Antonio, Texas (Representing Applicant)	
R.H. Mercer, 1007 NBC Bldg., San Antonio, Texas (Representing Applicant)	
Tom Triesch, 710 Industrial Blvd.	FOR
Claude Hargrave	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bill Gremillion, a representative of the applicant, told the members that his applicant would agree to inspection of their operation of the furnaces by the City, but that he did

C14-76-013 Newell Salvage Co. of Austin--Contd.

not understand the reasons for the recommendation of a 25-foot landscaped area around the entire property. Mr. Everett explained that this landscaped area would present a more pleasing view to the motorists on I-35. Mr. Rindy referred to a point which was brought out in the staff recommendation that the Board of Adjustment had issued a variance for expansion of this non-conforming use, and stated that he was curious about this action and wondered if, in effect, the Board had made a zoning change. Mr. Muir said that it did seem a little odd to approve expansion of a non-conforming use and that this may have been beyond their authority. Mr. Bobbitt asked Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management, to express her department's views on the use. She answered that the Environmental Department had not commented on the existence of the industrial use. Their concern, she said, was spot zoning to a heavy industrial use in this area without a study to consider whether this kind of use was compatible in the area. She added that the proposed use was a relatively clean one. Mr. Rindy said that the area is designated as industrial and is being used that way. He said further that the use is not only pre-existing but tolerated and maintained and for that reason he was inclined to grant the zoning change with the conditions as recommended by the staff. He then made a motion to grant the change in zoning subject to a 25-foot landscaped area around the entire property and inspection of the furnace operation by the City. The motion died for lack of a second. Mr. Rindy felt a time limit should be added concerning the landscaping and Mr. Muir suggested that the landscape plan be brought back to the Zoning Committee for approval in April. Mrs. Mather moved that the zoning change be granted subject to City inspection of the furnace operation and Zoning Committee approval of a landscape plan in April.

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

ABSENT: Mr. 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 GRANT the request of Newell Salvage Co. of Austin for a zoning change from "A" Residence, 1st H & A to "E" Heavy Industrial, 1st H & A on property located at 710 Industrial Blvd. also bounded by St. Elmo Rd. & Terry-O Lane subject to City inspection of the copper smelting furnaces and approval of a landscape plan to be presented at the April Zoning Committee meeting.

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

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

C14-76-014	Roosevelt Taylor, Jr.: 1900 Poquito Street 1908-1910 Martin Luther King, Jr. Blvd.	<u>"A" Residence, 1st H & A to</u> <u>"LR" Local Retail, 1st H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the requested zoning change subject to dedication of one-half the additional right-of-way, 15 feet, necessary to increase Martin Luther King, Jr. Boulevard to 90 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Arthur A. Franzetti, 2601 Lansburton

AGAINST

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Everett moved that the zoning change be granted subject to dedication of 15 feet of right-of-way to increase Martin Luther King, Jr. Boulevard to 90 feet. Mr. Guerrero seconded the motion.

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

ABSENT: Mr. Jagger

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Roosevelt Taylor, Jr., for a zoning change from "A" Residence, 1st H & A to "LR" Local Retail, 1st H & A on property located at 1900 Poquito Street and 1908-1910 Martin Luther King, Jr. Boulevard, subject to dedication of 15 feet of right-of-way to increase Martin Luther King, Jr. Boulevard to 90 feet.

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

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

C14-76-015	Odus S. Crumley, et al: 8815-8829 North Lamar Blvd. 602 Deen Avenue	<u>Interim "A" Residence, 1st H & A to</u> <u>"C" Commercial, 1st H & A (Tract 1)</u> <u>"O" Office, 1st H & A (Tract 2) and</u> <u>"B" Residence, 1st H & A</u>
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C14-76-015 Odus S. Crumley, et al--Contd.

fence or landscape buffer along the east and west "A" Residential borders and one-half the additional right-of-way, 5 feet, to increase Deen Avenue from 50 to 60 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Cecil P. Benedict, 504 Oakley Ct.

Robert Higginbotham, 8723 North Lamar Blvd.

FOR

FOR

PERSONS APPEARING

Odus Crumley (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Odus Crumley, the applicant, explained that he had requested "O" Office on Tract 2 so that he could put in a driveway for access to Deen Avenue. Mr. Muir said that the staff would not like to see any more commercial use on Deen Avenue and the minimum width for a one-way drive is 15 feet. The members were in agreement that access should not be allowed on Deen Avenue, as it is a residential street. Mr. Everett expressed concern about the possibility of flooding. Mr. Crumley told him that the warehouses would be above the flood plain. A motion was made and seconded to grant the staff recommendation.

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

ABSENT: Mr. 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 GRANT "C" Commercial, 1st H & A on Tract 1, subject to provision of a privacy fence or landscape buffer and a 25-foot building setback along border with the single-family residence and the DENY "O" Office and "B" Residence on Tracts 2 & 3, but to GRANT "BB" on Tracts 2 & 3, subject to provision of a privacy fence or evergreen hedge along the east and west "A" Residential borders and one-half the additional right-of-way, 5 feet, to increase Deen Avenue from 50 to 60 feet.

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

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

C14-76-016 Mrs. William A. Schumann: . . "A" Residence, 1st H & A to
4712 Harmon Avenue "O" Office, 1st H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the requested zoning change subject to a privacy fence and a 25-foot building setback along the north property line.

C14-76-016 Mrs. William A. Schumann--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Manuel Campos, 908 E. 48th Street
Snowden and Meyer, 2011 Anchor Lane
Robert R. Yoarra, 910 E. 48th Street

FOR
FOR
AGAINST

PERSONS APPEARING

Jim Dyess (Representing Applicant)
Buck Miller

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Jim Dyess, representing the applicant, explained to the Committee that Mrs. Schumann's two daughters would fall heir to this property upon Mrs. Schumann's death and that it was the mother's wish to divide the property evenly. He said that a 25-foot building setback along the north property line would make the property virtually useless if divided and asked that this requirement not be a part of the zoning change. Mr. Rindy suggested that the size of the buffer zone be reduced. Mrs. Mather felt that the Committee should not concern itself with the problem of how the property would be divided, but only with the zoning change itself. She added that she did not think that "O" Office should be granted without some buffering and made a motion that the request be granted subject to a 10-foot evergreen buffer along the north property line. The motion was seconded.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Mrs. William A. Schumann for a zoning change from "A" Residence, 1st H & A to "O" Office, 1st H & A on property located at 4712 Harmon Avenue, subject to a 10-foot evergreen buffer along the north property line.

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

<u>C14-76-017</u>	<u>Glastron Boat Company:</u>	<u>"D" Industrial, 1st H & A to</u>
	9000-9300 Reid Drive	<u>"D" Industrial, 3rd H & A</u>
	9000-9300 United Drive	
	9137-9161 Research Boulevard (U.S. 183)	
	2800-3000 Industrial Terrace	
	9400 Business Drive	

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to grant the zoning change as requested.

C14-76-017 Glastron Boat Company--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

J.C. Evans Construction Co, Inc., 9111 Reid Dr. FOR

Austin Northwest Development Co., Box 2885,
Houston, TX FOR

PERSONS APPEARING

William B. Gaston (Representing Applicant)
Oscar W. Holmes, 2800 Industrial Terrace FOR

COMMITTEE ACTION:

Members reviewed the information as presented. Mr. William B. Gaston, President of Glastron, explained that the Glastron Boat Company was a non-conforming use and would like this zoning change to be brought to a conforming use. Mr. Bobbitt suggested that a 25-foot landscape buffer be a condition of the zoning change. Mr. Gaston opposed that provision, saying the Texas Highway Department was asking a right-of-way dedication for the widening of the highway and if a 25-foot buffer was also required there would not be enough land for employee and customer parking. Mr. Jagger then suggested that the 25-foot landscape buffer be related to the existing property line and Mr. Gaston said he would have no problem with that. Mr. Bobbitt said that it may be a very long time before the Highway Department takes that right-of-way. Mrs. Mather still felt that with the proposed widening of the highway there was no point in requesting the 25-foot landscape buffer area and Mr. Guerrero added that if the Highway Department does take this land, they will landscape it. Mrs. Mather moved that the requested zoning change be granted and the motion was seconded.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Glastron Boat Company for a zoning change from "D" Industrial, 1st H & A to "D" Industrial, 3rd H & A on property located at 9000-9300 Reid Drive, 9000-9300 United Drive, 1937-1961 Research Blvd (U.S. 183), 2800-3000 Industrial Terrace, and 9400 Business Drive.

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

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

PLANNED UNIT DEVELOPMENTS

C814-76-001 Crow & Associates, Inc.:
Loop 360 & Great Hills Drive

A request for 259 detached
single-family units, 120
townhouse units with addi-
tional proposed com cial
and multi-family acreage and
common open space called,
"Great Hills" #2, a planned
unit development.

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

Mr. Brian Schuller, representing the Planning staff, reported to the Committee that this item was heard previously by the Committee and final action by the Planning Commission was postponed for 90 days or earlier at the request of the applicant. A letter from the applicant requesting final action by the Planning Commission was misinterpreted as a request to have additional information heard by the Zoning Committee. Since this case had been scheduled for public hearing on the agenda the Zoning Committee should hear from any interested persons at this time.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

None

PERSONS APPEARING

None

COMMITTEE ACTION:

To postpone the request for 90 days or earlier at the request of the applicant.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Tom Knickerbocker, representing the Planning staff, told the Commission that this item was appearing on the agenda at the request of the owner since the hold on water and wastewater had been lifted. He added that the owner was not in favor of the previous action to postpone for 90 days. The members were in agreement, however, that this request should not be approved until the completion of the consultant's study of the Lake Austin area.

COMMISSION VOTE:

To POSTPONE the request of Crow & Associates, Inc. for 259 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, for 60 days or earlier at the request of the owner.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

SPECIAL PERMITS

<u>C14p-75-058</u>	<u>Safeway Stores, Incorporated:</u>	<u>Food Store</u>
	701-731 Exposition Blvd.	
	2611-2703 West 8th Street	
	700-736 Newman Drive	
	2624-2710 Lake Austin Blvd.	

Mr. Brian Schuller, representing the Planning staff, told the members that the staff had indicated that the building should be oriented away from the residential uses to the north on West 8th St. which fronts on Newman and the residences to the east facing subject tract and also that driveways should not occur along W. 8th St. and along Newman Drive except at the south end where across from existing "C"

C14p-75-058 Safeway Stores, Incorporated--Contd.

Commercial zoning. In addition, the staff required that the applicant provide a landscape plan along the north and east side of the tract to further buffer the residential uses. The landscape plan has been provided and indicated the trees to be retained as well as all additional plantings. This current plan proposes additional landscaping on the interior of the parking lot as well as the incorporation of an atrium in the building to preserve the large pecan tree at the north end of the tract. Mr. Schuller said further that the staff feels that since there are no openings to the north or to the east, and because Safeway will landscape those areas, this would not be detrimental to those residential lots surrounding the proposed grocery store.

CITIZEN COMMUNICATION
WRITTEN COMMENT

None

PERSONS APPEARING

Mr. Robert C. Sneed (Representing Applicant)

Mrs. Virginia Bedinger, 2413 Marlton Dr.

Mrs. Brenda B. Harris

Mr. Vincent R. Arnold, 701 Newman

Mr. James Ney

FOR (w/limitations)

FOR (w/limitations)

AGAINST

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Robert Sneed, Representing both the Safeway Stores, Inc. and the University of Texas System, explained the changes in landscaping on the site plan and said that a request would be made for administrative approval of these changes. Mr. Rindy asked Mr. Sneed where 7th Street would be crossed. Mr. Sneed told him that the Urban Transportation Department felt that if the proposed grocery store is constructed on this site, approximately 70' of 7th Street should be closed where it intersects with Lake Austin Boulevard and Newman Street to change the 7th Street access to Lake Austin Boulevard. Mr. Bill Lowery, representing the Urban Transportation Department, explained to the Committee that there is a very severe angle at this intersection which allows as many as 18 conflicting movements. He said that wherever possible intersections should be built at 90o angles (which allows only 12 conflicting movements), and this is especially important when the intersection involves a major arterial such as Lake Austin Boulevard. Mr. Rindy then wondered if this would have any effect on the existing shopping center located across the street. Mr. Vincent Arnold, owner of the Big Bear Grocery Store which is located in that shopping center, answered Mr. Rindy by saying that he felt it would adversely affect his business by limiting the access to his store. Mr. Schuller told the Committee that they were not considering the closing of 7th Street at this time, but that it would come to them as a separate application. Mrs. Mather asked Mr. Lowery if left turning movements would be allowed on Lake Austin Boulevard. Mr. Lowery said that they would be allowed and added that there are very few limitations on left turning movements in the city. Mrs. Mather stated that she felt it would test the capacity of Lake Austin Boulevard to carry that many cars, especially since they will be turning left. Mr. Rindy asked Mr. Schuller if the area had been studied to analyze the need for businesses of different sizes. Mr. Schuller answered that this kind of analysis was done only when a large number of acres of land was involved. Mr. Rindy stated that he thought that consideration should be given

C14p-75-058 Safeway Stores, Incorporated--Contd.

to the precedent that will be set for the other land in the area that is also owned by the University of Texas. Mr. Jagger made a motion that the request for a special permit be granted subject to compliance with departmental requirements and recommendations. Mr. Guerrero seconded the motion.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Safeway Stores, Incorporated for a special permit for the construction of a food store to be located at 701-731 Exposition Blvd., 2611-2703 West 8th Street, 700-736 Newman Drive, and 2624-2710 Lake Austin Blvd. subject to compliance with departmental requirements and recommendations.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C14p-76-002 Jack Sullivan:Nursery Plants Storage

1403 Morgan Lane

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the special permit subject to compliance with departmental recommendations and requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jack Sullivan (Applicant)

James G. Boyle, 3804 Clawson Road

AGAINST

Gilbert S. Godina, 1504 Morgan Lane

AGAINST

Deborah Moll, 3804 Clawson Road

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Jack Sullivan, told the Committee that he would comply with the staff recommendations. The concerns expressed by the neighborhood were possible increase in traffic and inadequate drainage. Mrs. Mather pointed out that one of the staff recommendations concerned drainage, so that this problem would be solved. Mr. Everett made a motion that the special permit be approved subject to compliance with department requirements and recommendations and Mr. Guerrero seconded the motion.

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

COMMISSION ACTION:

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

C14p-76-002 Jack Sullivan--Contd.

COMMISSION VOTE:

To APPROVE the request of Jack Sullivan for a special permit for nursery plants storage at 1403 Morgan Lane, subject to compliance with department requirements and recommendations.

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

<u>C14p-76-003</u>	<u>G.L. Denison:</u>	<u>Cocktail Lounge with a seating</u>
	<u>801 Barton Springs Road</u>	<u>capacity of 106 seats called,</u>
		<u>"Denison Lounge".</u>

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve this special permit subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

G.L. Denison (Applicant)	
Deborah Myatt, 607 Bouldin	AGAINST
Mrs. Virginia Rodgers, 600 South 3rd	AGAINST
Ruby B. Turner, 602 South 3rd St.	AGAINST
Mrs. Rudie B. Williams, 603 Bouldin	AGAINST
Mrs. Noble Long, 604 South 3rd St.	AGAINST
Forest S. Pearson, P.O. Box 1976	AGAINST
Gene Saffington	FOR

COMMITTEE ACTION:

Members reviewed the information presented. Concerns expressed by the neighborhood were increase in traffic and the noise level. The applicant, Mr. G.L. Denison, said that he was offering adequate parking and that the noise would be contained inside the building which would be constructed with more than the required insulation. Mrs. Mather asked Mr. Schuller if there were any noise controls established for lounges. Mr. Schuller answered that there were none and asked Stephanie Storms from the Office of Environmental Resource Management to speak to that question. She said that Mr. Schuller was correct, that no noise controls were established at this time, but studies were being made both by her office and the Environmental Protection Agency. She added that the City did not have an ordinance covering this subject. Discussion then turned to what kind of sign would be used and if the light from it would be disturbing to the neighbors. Mr. Jagger suggested a privacy fence to help shield the neighbors from the light of the sign and from the noise in the parking lot. He expressed concern that even with the sign being placed on Barton Springs Road, it could shine over the building into the adjacent properties. Mrs. Mather moved that the special permit be approved subject to departmental requirements and recommendations and a privacy fence along the

C14p-76-003 G.L. Denison--Contd.

south property line, a report from the Building Inspection Department on the insulation of the building, and a requirement that the sign be placed on Barton Springs Road and the height not exceed that of the existing structure.

AYE: Messrs. Bobbitt, Everett, and Guerrero; Mrs. Mather
NAY: Mr. Rindy
ABSENT: Mr. 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 request of G.L. Denison for a special permit for a cocktail lounge with a seating capacity of 106 seats called, "Denison Lounge", subject to departmental requirements and recommendations and a privacy fence along south property line at termination of 3rd Street, a report from the Building Inspection Department on the insulation of the building, and a requirement that the sign be placed on Barton Springs Rd. and the height not exceed that of the existing structure.

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

<u>C14p-76-004</u>	<u>Child, Incorporated:</u>	<u>Day Care Center for 50 children called,</u>
	206 E. Annie Street, also	<u>"East Annie Child, Inc. Center"</u>
	bounded by Brackenridge St.	
	and Nickerson St.	

Mr. Brian Schuller of the Planning staff, delivered the staff report and informed the members that the staff was recommending approval of this special permit subject to departmental requirements and recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Benigno Meneses (Representing Applicant)
Ella Salazar (Representing Applicant)
Louis Saldana, 1801 Nickerson

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representatives, Mr. Benigno Meneses and Ms. Ella Salazar, explained that Child, Incorporated is a non-profit organization and offers child care facilities for children of working parents. In response to concern about the safety of the children while going to and from their cars, which was expressed by Mr. Louis Saldana, Ms. Salazar explained that it is a rule of Child, Incorporated that parents must park their

C14p-76-004 Child, Incorporated--Contd.

cars and take their children to their classroom and pick them up in the same manner. Mr. Jagger asked Ms. Salazar if funds would be available to construct the sidewalks required by the Urban Transportation Department and she replied that Child, Incorporated had had to meet this kind of requirement in the past and were prepared to do so again in this case. A motion was made and seconded to approve the request of Child, Incorporated for a special permit to operate a day care center, subject to compliance with department requirements and recommendations.

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

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bobbitt said that a request had been received from the applicant to delete the requirements of sidewalks and paving of the parking lot and alley. The members were in agreement to grant the special permit with the exclusion of the departmental requirements.

COMMISSION VOTE:

To APPROVE the request of Child, Incorporated for a special permit for a day care center for 50 children called, "East Annie Child, Inc. Center" subject to compliance with departmental requirements and recommendations, with the exception of the requirements for sidewalks and paving of the parking lot and alley.

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

C14p-76-005 R.C. Littlefield: An 11-unit Townhouse Project.
3502-3510 Red River Street

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that a maximum of nine (9) units be approved for this site which will allow more effective buffering to adjoining properties and allow the design to incorporate the saving of a 24" and 36" Live Oak not shown on site plan, and subject to departmental recommendations and requirements.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

R.C. Littlefield (Applicant)
Gordon M. Lantz, 3408 Red River
Allen Smith, 832 E. 37th St.
William C. Bednar, Jr., 834 E. 37th St.
Mr. & Mrs. William Shire, 843 E. 38th St.
Mr. & Mrs. Edmund P. Frank, Jr., 3313 Hampton Rd.
Taylor Glass, 805 E. 35th St.

FOR
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

C14p-76-005 R.C. Littlefield--Contd.

Gladys H. Goodall, 836 E. 37th St.	AGAINST
Mr. & Mrs. A.L. Horstmann, 838 E. 37th St.	AGAINST
Mrs. Shannon Ratliff, 829 E. 37th St.	AGAINST
Mrs. Monroe Hagn, 3701 Hampton Rd.	AGAINST
Mrs. Fredric Neel, 831 E. 38th St.	AGAINST
Tot Smith, 832 E. 38th St.	AGAINST
Carla Bednar, 834 E. 38th St.	AGAINST
Mr. & Mrs. Martin Legett, 3410 Greenway	AGAINST
Mrs. Sam Slaughter, 3514 Red River	AGAINST
Ernie W. Tullis, 837 E. 38th St.	AGAINST
Mrs. James R. Meyers, 818 E. 37th St.	AGAINST
Mr. & Mrs. W.O. Nelle, 840 E. 37th St.	AGAINST
Jean Nelle, 840 East 37th St.	AGAINST
Roger Pinckney, 3101 Harris Parker	AGAINST
William H. Bingham, 719 Carolyn	AGAINST
Gay Wright	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The neighborhood expressed strong opposition to the proposal, saying that they felt the 11-unit Townhouse project was too dense for the area and was therefore an intrusion into the neighborhood. The Committee members shared that view and were in agreement to recommend that the request be denied.

AYE: Messrs. Bobbitt, Everett, Guerrero, Jagger, and Rindy; 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 DENY the request of R.C. Littlefield for a special permit for an 11-unit townhouse project at 3502-3510 Red River Street.

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

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

C14p-76-006 Henry G. Schmidt, Jr.:
4003 McCarty Lane

Day Care Center for 44 children
called, "Wee Folks Day Care".

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that the request for a special permit be approved subject to departmental requirements and recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Henry G. Schmidt, Jr. (Applicant)
Louis Wade (Brodie Lane Homeowners Assn.)

NO POSITION

C14p-76-006 Henry G. Schmidt, Jr.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Louis Wade, representing the Brodie Lane Homeowners Association, told the Committee that he had presented an alternate parking plan on behalf of the neighborhood association. When asked if he agreed with the alternate parking plan, the owner Mr. Henry G. Schmidt, replied that he did. The members then agreed to recommend that the request for a special permit be approved subject to the alternate parking plan submitted by the Brodie Lane Homeowners Association and departmental requirements and recommendations.

AYE: Messrs. Bobbitt, Everett, Guerrero, Jagger, and Rindy; 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 Henry G. Schmidt, Jr. for a special permit for a day care center for 44 children called, "Wee Folks Day Care" at 4003 McCarty Lane, subject to alternate parking plan submitted by the Brodie Lane Homeowners Association and departmental requirements and recommendations.

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

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

PUBLIC HEARINGS

C2-76-002 Low Density Urban Construction Standards in Portions of the city's Extraterritorial Jurisdiction (ETJ)

The staff requested a postponement pending further negotiations between the City and the County on design standards.

COMMISSION ACTION:

Mr. Hetherly reported that the staff had requested a postponement. Mr. Jagger made a motion to postpone action to the next Planning Commission meeting on April 13 and the motion was seconded by Mrs. Mather.

COMMISSION VOTE:

To POSTPONE action to the next Planning Commission meeting on April 13, pending further negotiations between the City and the County on design standards.

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

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

C14h-74-032	Eugene Bremond House: Heritage Society 404 W. 7th Street	<u>"O" Office, 2nd H & A to</u> <u>"O-H" Office-Historic,</u> <u>2nd H & A</u>
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Ms. Betty Baker, representing the Planning staff, delivered the staff report and the recommendation of the Historic Landmark Commission to grant the historic zoning on this property.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. H.E. Baxter, 1203 Aggie Lane
Stanley Adams, President, Lamar Savings
Charles E. Sanderson, 405 W. 8th St.

FOR
FOR
FOR

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the Historic Landmark Commission.

COMMISSION VOTE:

To GRANT the change in zoning from "O" Office, 2nd H & A to "O-H" Office-Historic, 2nd H & A on property located at 404 W. 7th Street known as the Eugene Bremond House.

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

C14h-74-018	Driskill Hotel: Highland Resources, Inc. 117 W. 7th St.	<u>"C" Commercial, 4th H & A to</u> <u>"C-H" Commercial-Historic,</u> <u>4th H & A</u>
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Mr. Tom Knickerbocker, representing the Planning staff, reminded the members that this case had been postponed at the Planning Commission meeting held on January 30, to allow time for the staff and the applicants to meet and come to an understanding about what the proposed historical designation would mean.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Pauline Robinson Estate (Dacy's Shoe Store)
Martin Butler

FOR
FOR

PERSONS APPEARING

Mr. John McKay (Representing Owners)
Mr. Phillip Creer (Historic Landmark Commission)

AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Mr. John McKay, representing the applicant, told the Commission that he had contacted his clients but that they

C14h-74-018 Driskill Hotel--Contd.

had declined the offer to meet with the Historic Landmark Commission because they felt, as did he, that it would be a "unilateral discussion" designed to convince the owners that the proposed historic designation would not be a hinderance to them. Mr. Bobbitt, who had suggested the postponement at the last meeting, said that he wanted to make it clear that it was not his intention to have a "unilateral discussion", but to offer one more opportunity for the Historic Landmark Commission and the owners to meet and come to some kind of understanding. Mr. Hetherly found this a hard case because he did not want to see the building torn down, but he did not find it agreeable to designate this property as historic when the owners themselves did not wish to do so. Mr. Rindy made a motion to grant the requested historic zoning and the motion was seconded by Mrs. Mather.

COMMISSION VOTE:

To GRANT the change in zoning from "C" Commercial, 4th H & A to "C-H" Commercial-Historic, 4th H & A on the property located at 117 W. 7th Street known as the Driskill Hotel.

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

<u>C14h-76-001</u>	<u>Sheeks-Robertson House:</u>	<u>"B" Residence, 2nd H & A to</u>
	610 West Lynn	<u>"B-H" Residence-Historic,</u>
		<u>2nd H & A</u>

Ms. Betty Baker, representing the Planning staff and the Landmark Commission, told the Commission that the recommendation of the Landmark Commission was to grant the historical designation. She added that the will of the present owner involved complex future ownership and that the heirs were opposed to this zoning change, because they felt it would decrease the market value of the property.

CITIZEN COMMUNICATION

WRITTEN COMMENTS

Paul G. Reyes, 5010 Placid Place
 Dr. Kennard B. Copeland (Methodist Home),
 1111 Herring Avenue, Waco, TX

FOR

AGAINST

PERSONS APPEARING

Dan Moody (Representing Owners)
 Mrs. Dildy
 Fred Eby
 Dutch Thompson

AGAINST

FOR

FOR

FOR

COMMISSION ACTION:

Members reviewed the information presented. All the members were concerned with the fact that the owners were opposed to the proposed historic designation. They were also concerned with a point brought out by Mr. Rindy, that if the house is zoned Residence-Historic, an inventory must be conducted and necessary repairs

C14h-76-001 Sheeks-Robertson House--Contd.

will then have to be made to meet the standards for historic designation. The concern was that the owners may not be financially able to make the repairs that may be required and the City is not in a position to either buy the property or to repair the structure. Ms. Baker thought that the Historic Landmark Commission would take the initiative to locate funds for this purpose if it was necessary. She suggested that, perhaps this case could be postponed until the Landmark Commission could meet on mutual ground with the owners and come to an agreement. Mr. Jagger moved to postpone action until the inventory had been conducted. Mr. Hetherly amended the motion to include a meeting between the Historic Landmark Commission and the owners. The motion was seconded by Mr. Everett.

COMMISSION VOTE:

To POSTPONE action on the request for a zoning change from "B" Residence, 2nd H & A to "B-H" Residence-Historic, 2nd H & A on property located at 610 West Lynn, known as the Sheeks-Robertson House, until the inventory has been conducted and the owners have met with the Historic Landmark Commission.

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

C14h-76-003	Sauter-Moffatt Home: Hyde Park Baptist Church 3904 Avenue F	<u>"A" Residence, 1st H & A to</u> <u>"A-H" Residence-Historic,</u> <u>1st H & A</u>
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Ms. Betty Baker, representing the Planning staff, delivered the staff report and the recommendation of the Historic Landmark Commission to deny the request for historic zoning on this property.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Hyde Park Baptist Church (Owners)	AGAINST
Mrs. R. Rosenberg, 3806 Speedway	FOR
Mrs. Ben W. Greig, 3813 Speedway	AGAINST
Joseph E. Wiseman, 3812 Avenue G	FOR
M.H. Marcus, 3816 Avenue G	FOR
Robert E. Hill, 3816 Avenue G	FOR

PERSONS APPEARING

Janis Linder (Representing Applicant - Hyde Park Neighborhood Association)	
Jack McCreary (Representing Hyde Park Baptist Church)	AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Ms. Janis Linder, representing the Hyde Park Neighborhood Association who was the applicant in this case, told the Commission that the Association wished the Sauter-Moffatt Home to receive the historic designation as an assurance that it would not be torn down and to preserve the character of the neighborhood. Mr. Jack McCreary, representing the Hyde Park Baptist Church who owns the property, said that

C14h-76-003 Sauter-Moffatt Home--Contd.

the church had offered to give the house to the Heritage Society and allow them to move it and restore it. Mrs. Mather felt that, while this was a good solution for saving the structure itself, it would not help to preserve the character of the neighborhood. There was general agreement among the members that the house was not historic enough in character to be eligible for historic designation. Mr. Bobbitt asked Mr. McCreary if the church had put a time limit on their offer to give the structure to the Heritage Society and Mr. McCreary answered that it had not, but that they would give them six months. Mr. Jagger made a motion that the request be denied and it was seconded by Mr. Bobbitt. Mr. Rindy commented that he did not want the neighborhood association to be discouraged by this decision.

COMMISSION VOTE:

To DENY the request of the Hyde Park Neighborhood Association for a change in zoning from "A" Residence, 1st H & A to "A-H" Residence-Historic, 1st H & A on property located at 3904 Avenue F known as the Sauter-Moffatt Home.

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

C14h-76-004 Millett Opera House:
112 E. 9th Street

"C" Commercial, 4th H & A to
"C-H" Commercial-Historic,
4th H & A

Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the Commission that the recommendation of the Landmark Commission was to grant the historic designation. She added that the owner of the structure, the Austin Independent School District, was opposed to the rezoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Agnus W. Abbott

NO OPINION

PERSONS APPEARING

Woodrow Sledge (Representing owner)

AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy asked the owner's representative, Mr. Woodrow Sledge, what the long-range plans were for the building. Mr. Sledge answered that there were no plans for the structure. Mr. Rindy then suggested that one or more members of the Commission appear before the School Board and discuss the proposed historic designation with them. Mrs. Mather was in favor of this suggestion and volunteered to go to the Board. Mrs. Mather then made a motion that action be postponed so that she could appear before the School Board to present the zoning change to them. Mr. Rindy amended the motion to allow any interested Commission member to appear before the Board. Mr. Everett seconded the amended motion.

C14h-76-004 Millett Opera House--Contd.

COMMISSION VOTE:

To POSTPONE the request for a zoning change from "C" Commercial, 4th H & A to "C-H" Commercial-Historic, 4th H & A on property located at 112 E. 9th Street, known as the Millett Opera House, to allow time for a member of the Planning Commission to present the proposed zoning change to the School Board.

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

OTHER BUSINESS

C2-76-001 Comprehensive Plan

Progress report by Mr. Jim Wells, Chairman of the Austin Tomorrow On-Going Committee

Mr. Hetherly introduced Mr. Jim Wells, Chairman of the Austin Tomorrow On-Going Committee. Mr. Wells reported that the Committee had presented 4 of the 9 topic areas for the Commission's review, comments, suggestions, and changes. He added that another area would be voted on the following day, leaving 3 more to be completed. Mr. Wells explained that when all 9 topic areas had been completed they would become a portion of the Comprehensive Plan on which a public hearing would be held and would ultimately be heard by the City Council.

No action required.

C6-76-001 Capital Improvements Program

Discussion on timing and suggested process to be followed in March, April & May. Mr. Joe Liro.

Mr. Lillie introduced Mr. Joe Liro, Management Services & Budget Administrator. Mr. Liro explained that this year, instead of the Planning Commission receiving the reports from the departments one at a time, all departmental projects would be submitted at once without analysis or comment. Then after review by the Commission, the Committee meetings will be organized along functional rather than departmental lines. He said that the meetings concerning environment, transportation and Austin Tomorrow would be more concentrated than the other meetings. After review of all the projects, the entire package will be reviewed comprehensively.

The Commission members were in general agreement that the proposed plan was a good one. No action was required.

R-800 Pre-Application Processing

Discuss desirability to distribute pre-application to members of the Planning Commission.

R-800 Pre-Application Processing--Contd.

Mr. Lillie explained that some members had expressed a desire to receive pre-applications for review. He suggested that, perhaps attendance at the pre-application meetings would be more informative. Mr. Rindy said he wished to have the pre-applications mailed to him. Mrs. Mather, Mr. Guerrero, and Mr. Rindy all requested that a schedule of the pre-application meetings be mailed to them. Mr. Lillie agreed to do so.

No action was required.

C17-76-014 Clarksville

Discuss study and set a PUBLIC HEARING FOR APRIL 13, at 7:30 PM, for consideration of the plan developed for the Clarksville neighborhood.

Mr. Knickerbocker introduced Mr. Bill Perkins, of the Planning staff, who explained that the basic intent of the Clarksville plan is to provide physical improvements in the area. Mr. Rindy said that his concern is that the Clarksville area will be improved to the point that it will become a prime area for upper middle class development. Mr. Perkins told him that the Clarksville community was aware of this possibility.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR APRIL 13, AT 7:30 PM for consideration of the plan developed for the Clarksville neighborhood.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C17-76-015 Housing & Community Development Program

Discuss desirability to continue the involvement of the sub-committee on the housing element.

Mr. Knickerbocker explained that no action was required on this item, but that the Commission's feelings about continuing the sub-committee of the Planning Commission and Community Development Commission were being requested. He said that there was a lot of work yet to be done and if the sub-committee was continued, reports on the actions of this sub-committee will be more frequent than they have been in the past.

The Commission members were in agreement to continue the sub-committee of the Planning Commission and Community Development Commission on the housing element.

No action was required.

C7-76-001 Lake Austin Study

Discuss need to establish several work sessions to consider results of the study.

Mr. Lillie told the Commission members that although the consultants had been in the city for four days the previous week, the study was not far enough along to discuss it at this point.

No action required.

C20-74-009 Tree Ordinance
Committee Report

Mr. Everett reported that two meetings had been held and that the original proposal had been reviewed. He said that this proposal would be rewritten and shortened. He added that one of the new things that would come from this committee was that some of the new, undeveloped areas will be handled without an ordinance at all. He then told the Commission members that they would be notified when the revisions had been made.

No action was required.

C12-75-001 Approach Main
Committee Report.

Mr. Bobbitt reported that 10 meetings had been held and that certain conclusions had been reached, but that there would be further meetings and a report would be forthcoming.

No action was required.

C1-75 Minutes

COMMISSION VOTE:

To APPROVE the January 13 and January 30, 1976 Planning Commission Minutes.

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

SUBDIVISIONS

R105-76

SUBDIVISION MEMORANDUM

Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action 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:

C8-72-88 Oak Forest, Section 3
Danwood Drive & Fireoak Drive

C8-75-39 Barrington Oaks, Section 4
Spicewood Springs Rd. & Parliment Pl.

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

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 #2
F.M. 1325 & Kramer Lane

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

The following final subdivisions are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends that these plats 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.

C814-76-02 Summerwood, Section 4
Summerwood Drive

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

Final Subdivision Plats--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision, until sewer is available and pending a street name change from Oak Run Drive to South Port Drive and compliance with departmental requirements and recommendations.

C814-75-06 Oak Run
Banister Lane & Morgan Lane

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

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision, pending a street name change of Terrace Cove and compliance with departmental requirements and recommendations.

C8-75-49 The Great Hills V
Adirondack Trail

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

NAY: Mr. Rindy

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

The Commission then

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

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

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

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

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

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

Final Subdivision Plats--Contd.

C8-76-04 Oak Forest Villas
Oak Knoll Dr. & U.S. Hwy. 183

C8-76-01 Barrington Oaks, Section 5
D-K Ranch Road

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form plats:

C8s-76-12 Tommy Curry Addition
Goodrich Avenue

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

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

The Commission then

VOTED: To APPROVE the following short form plat:

C8s-76-09 Haskel Subdivision
U.S. Hwy. 290 West

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

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-76-17 Julia Mince Subdivision
U.S. 290

C8s-76-34 Tynes Commercial Corner
Manchaca & Stassney Lane

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

Short Form Subdivisions--Contd.

The Commission then

VOTED: To POSTPONE the following short form plat pending the completion of the Lake Austin Study.

C8s-76-26 Wild Basin Wilderness
Wild Basin Ledge Road

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

The staff reported that the following short form plats have not complied with all departmental requirements and recommended that they be disapproved. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending provision of a development permit and compliance with departmental requirements and recommendations.

C8s-76-33 West Loop East
Lakewood East

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending availability of sewer, provision of easements, granting a variance on signature of adjoining owner, and compliance with departmental requirements and recommendations.

C8s-76-35 Exxon Subdivision
I.H. 35

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending Health Department approval of water supply and septic tank, granting a variance on signature of adjoining owner, and compliance with departmental requirements and recommendations.

C8s-76-36 Wildflower Addition
Lake Hill Drive & Wildflower Lane

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

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending dedication of addition right-of-way on Parmer Lane and compliance with department requirements and recommendations.

C8s-76-37 Resub. Lot 1, River Oak Lake Est., Sec. 3
Parmer Lane & Lamar Blvd.

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending required fiscal arrangements, approval of Water District #12, and compliance with departmental requirements and recommendations.

C8s-76-31 D & P Pitts Subdivision
F.M. 973

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

PRELIMINARY SUBDIVISIONS--FILED AND CONSIDERED

The staff recommended that the following Preliminary Subdivision be postponed for 60 days or until completion of the Lake Austin Study.

The Commission then

VOTED: To POSTPONE the following preliminary subdivision for 60 days or until completion of the Lake Austin Study.

C814-75-002 The Courtyard
F.M. 222 & Loop 360

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

The Commission then

VOTED: To POSTPONE the following preliminary subdivision for 60 days or until completion of the Lake Austin Study.

C8-76-04 Oak Forest Villas
Oak Knoll Dr. & Hwy. 183

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

Preliminary Subdivisions--Contd.

The Commission then

VOTED: To POSTPONE the following preliminary subdivisions to March 23, 1976.

C8-76-02 Rona (Great Hills) Dr. Street Dedication
 Rona (Great Hills) Dr. & Hwy. 183

C8-76-03 Great Hills (Rona) Dr. Street Dedication
 Great Hills (Rona Dr. & Hwy. 183

The Commission then

VOTED: To POSTPONE the following preliminary subdivision.

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

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

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

The Commission then

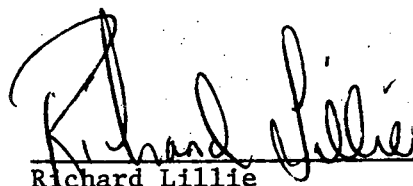
VOTED: To DISAPPROVE the following preliminary subdivision pending the determination of the City's ability to serve with water or wastewater.

C8-74-55 Woodland Village at Anderson Mill, Sec. 2, Ph. 2
 Anderson Mill Rd. & Millwright Parkway

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

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

The meeting adjourned at 11:45 PM.



Richard Lillie
Executive Secretary