

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--April 13, 1976

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

Present

Miguel Guerrero, Action Chairman
Rizer Everett
Sid Jagger
Linda Lewis-McGowan
Jean Mather
Dean Rindy

Absent

C.W. Hetherly
George Ramsey, III

Resigned

O.P. "Bob" Bobbitt

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
David Earl Holt, Director, Public Libraries
Charles Graves, Director of Engineering
Maureen McReynolds, Director of Environmental
Resource Management
Lonnie Davis, Director of Building Inspection
John German, Assistant Director of Public
Works
Evelyn Butler, Supervisor of Current
Planning
Bill Perkins, Planner
Bill Lowery, Urban Transportation Department
Dona Jakubowsky, Administrative Secretary

County Representatives

Johnny Voudouris, County Commissioner
Dave Preble, County Engineer

ZONING

The following zoning changes were considered by the Zoning Committee at meeting held on April 6, 1976

Present

Jean Mather, Acting Chairman
Rizer Everett
Miguel Guerrero
Dean Rindy
Linda Lewis-McGowan

Absent

O.P. "Bob" Bobbitt
Sid Jagger

Also Present

Tom Knickerbocker, Assistant Director
of Planning
Brian Schuller, Planner
Duncan Muir, Planner
Bill Lowery, Urban Transportation Department
Dona Jakubowsky, Administrative Secretary

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

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and staff recommendation to grant the request subject to provision of 5 feet of right-of-way to expand West 38th Street.

CITIZEN COMMUNICATION**WRITTEN COMMENT**

E.R. Stryck, 500 W. 35th St.

FOR

J.W. Howeth, 505 W. 38th St.

FOR

PERSONS APPEARING

David Woollett (Applicant)

Stroud Kelly (North University Neighborhood Assoc.)

AGAINST

Janis Linder (Hyde Park Neighborhood Assoc.)

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and discussed actions previously taken at the meetings in February and March. Mr. Muir explained that the case had been postponed so that the owners' desires could be expressed. He added that the owners had sent letters to the Planning Department asking that their property be rezoned as requested. Mr. Woollett, the applicant, told the Committee that he wanted the property re-zoned so that he could sell the land as it was a financial burden for him to keep it. Representatives of the neighborhood expressed concern over the high density that "B" zoning would allow and the increase in traffic that would result, especially in the alley behind the property. Mrs. Mather felt that "O" Office would be better for the lot. Mr. Muir told her that "O" Office would allow the apartments which were planned for the lot. He also indicated that the Committee could not consider "O" Office zoning as an alternative because it was less restrictive than the requested "B". To permit an "O" Office recommendation the owner would have to amend his application to "O" to be considered after further notification at a later date. Mr. Guerrero thought that "O" Office would not help to alleviate any of the problems and he was concerned about the owner's situation. He reminded the Committee members that the owner needed the zoning change so that he could sell the lot. Although the other members were in sympathy with the owner's problem they felt that the requested "B" Residence, 2nd H & A zoning was too dense for the area. Ms. Lewis-McGowan moved that the request be denied and Mrs. Mather seconded the motion.

AYE: Messrs. Everett and Rindy; Mmes. Mather and Lewis-McGowan

NAY: Mr. Guerrero

ABSENT: Messrs. Bobbitt and Jagger

COMMISSION ACTION:

Members reviewed the information presented and Mrs. Mather read the minutes of the Zoning Committee meeting. Mr. Guerrero indicated that he still felt the same way about the owner's situation that he did at the Committee meeting. Mr. Jagger asked if the case could be postponed as he had been informed that the prospective buyer of the property, Mr. Roane Puett, was revising his site plan and wished to present to the neighborhood. Mr. Lillie said that it could be postponed to the meeting of April 27. Ms. Lewis-McGowan made a motion to this effect and Mr. Jagger seconded it.

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 on property located at 501 West 38th Street to the Planning Commission meeting of April 27, 1976.

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

ABSENT: Messrs. Hetherly and Ramsey

C14-76-012 L.L. McCandless, et al:
108 Academy Drive, also
bounded by Melissa Lane

"C" Commercial, 2nd H & A (Tract 1) &
"B" Residence, 2nd H & A (Tract 2) to
"C-2" Commercial, 2nd H & A (Tract 1)
& "O" Office, 2nd H & A (Tract 2)

Mr. Duncan Muir, representing the Planning staff, told the members that the staff had received a request for a postponement but that there had not been enough time to notify the property owners in the area.

CITIZEN COMMUNICATION

WRITTEN COMMUNICATION

Robert Penn Fowler, 503 W. 14th St.	FOR
Jim Frederick, 1201 San Antonio	FOR
Central Texas Equipment, 127 E. Riverside	FOR
Mrs. Carl B. Sterging, 305 LeGrande	AGAINST
Sidney B. Morriss, et ux, 213 Bonniview	AGAINST
James H. Johnston, 220 Bonniview	AGAINST
Mary B. Hutson, 212 LeGrande	AGAINST
Mr. A. Bates Brownson, 1015 Melissa Lane	AGAINST
James C. Hutson, Rt. 5, Box 139 C	AGAINST

PERSONS APPEARING

Terry Weeks (Representing Applicant)	
Chris Nelson, 209 Academy Dr., #3	AGAINST
Alice M. Nelson, 209 Academy Dr., #3	AGAINST
Roy Henderson, 209 Academy Dr., #1	AGAINST
Nancy Henderson, 209 Academy Dr., #1	AGAINST

COMMITTEE ACTION:

The neighborhood representatives present were in agreement with a postponement. Mr. Everett made a motion that the request for a zoning change be postponed and the motion was seconded by Mr. Rindy.

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

COMMISSION ACTION:

Members reviewed the information as it appeared in the memorandum and, without discussion, agreed with the recommendation of the Committee.

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

COMMISSION VOTE:

To POSTPONE the request of L.L. McCandless for a zoning change from "C" Commercial, 2nd H & A (Tract 1) & "B" Residence, 2nd H & A (Tract 2) to "C-2" Commercial, 2nd H & A (Tract 1) & "O" Office, 2nd H & A (Tract 2) on property located at 108 Academy Drive, also bounded by Melissa Lane to the Planning Commission on May 11, 1976.

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

ABSENT: Messrs. Hetherly and Ramsey

C14-76-018 Tri-Towers North:
801 West 24th Street

"C" Commercial 3rd H & A to
"C-1" Commercial, 3rd H & A

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

Kappa Alpha Theta Sorority, 2401 Pearl

AGAINST

PETITION submitted by commercial tenants of

Tri-Towers North - 22 names

AGAINST

PERSONS APPEARING

Barry Kosoris (Applicant)

William E. Becker (Applicant)

Mike McHone, 2104 Pearl

AGAINST

Chartier Newton (Representing commercial tenants of Tri-Towers North)

AGAINST

Buckner Hightower, 714 W. 22 ½ St.

FOR

Linda Dunlap, 558 Kinsolving

FOR

Paulina Van Bavei-Kearney, 915 E. 37th St.

AGAINST

Kate Berquist, 803 W. 24th St.

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Objections expressed by the persons appearing were the lack of off-street parking and the probable resulting traffic hazards. The Committee members felt the same concern and agreed to recommend that the requested zoning change be denied.

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

ABSENT: Messrs. Bobbitt and Jagger

COMMISSION VOTE:

To DENY the request of Tri-Towers North for a change in zoning from "C" Commercial, 3rd H & A to "C-1" Commercial, 3rd H & A on property located at 801 West 24th Street.

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

ABSENT: Messrs. Hetherly and Ramsey

C14-76-019	Charles Carpenter, et al: 1903 East Riverside Drive, also bounded by Parker Lane	"GR" General Retail, 1st H & A to "C-2" Commercial, 1st H & A
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the requested zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Joe L. Ray, et ux, 1621 Sunnyvale
PERSONS APPEARING
Joe Futch (Representing Applicant)

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to grant the requested zoning change.

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

COMMISSION ACTION:

Members reviewed the information as it appeared in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To GRANT the request of Charles Carpenter, et al for a zoning change from "GR" General Retail, 1st H & A to "C-2" Commercial, 1st H & A on property located a 1903 East Riverside Drive, also bounded by Parker Lane.

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

C14-76-027	C.H. Beardsley: 1607-1611 West Avenue	"A" Residence, 1st H & A to "B" Residence, 2nd H & A
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the request for a zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMUNICATION

Robert M. Pettus, 1610 West Ave.
Gail L. Morton, 1601 Pearl St.
Phillip A. Shaw, Jr., 1608 West Ave.
Mabel Ekman, 601 W. 17th
Mrs. Lucy Shoe Meritt, 712 W. 16th
Tommy Walker, Blooms Restaurant, 1612 Rio Grande

AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

C14-76-027 C.H. Beardsley--Contd.

PERSONS APPEARING

C.H. Beardsley (Applicant)	
Stan Miller (Representing Applicant)	
George Shelley, 1700 West Ave.	AGAINST
Mrs. George E. Shelley, 1700 West Ave.	AGAINST
Robert M. Pettus, 1610 West Ave.	AGAINST
John Harold	AGAINST
Phillip A. Shaw, Jr., 1608 West Ave.	AGAINST
Mike McHone (Save University Neighborhoods)	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The residents of the neighborhood expressed concern over the increase in traffic that would be caused by the proposed project. The Committee members felt that the requested zoning was too dense for the neighborhood and agreed to recommend that the request be denied.

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

COMMISSION ACTION:

Members reviewed the information presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To DENY the request of C.H. Beardsley for a zoning change from "A" Residence, 1st H & A to "B" Residence, 2nd H & A on property located at 1607-1611 West Avenue.

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

<u>C14-76-022</u>	<u>John J. Stokes, Sr.:</u>	<u>"C" Commercial, 3rd H & A to</u>
	<u>307 West 12th Street</u>	<u>"C-2" Commercial, 3rd H & A</u>

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to grant the request for a zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Steve Reed (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to grant the requested zoning change.

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

C14-76-022 John J. Stokes, Sr.--Contd.

COMMISSION ACTION:

Members reviewed the information as presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To GRANT the request of John J. Stokes, Sr. for a zoning change from "C" Commercial, 3rd H & A to "C-2" Commercial, 3rd H & A on property located at 307 West 12th Street.

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

ABSENT: Messrs. Hetherly and Ramsey

C14-76-020 Hazel Goodnight Starkey:
4714-4802 S. Congress Ave.

"C" Commercial, 1st H & A &
"A" Residence, 1st H & A to
"DL" Light Industrial, 1st H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the requested "DL" Light Industrial on the entire tract, but that if the applicant amends his application to "DL" Light Industrial and "A" Residence on the area west of a line 25 feet to the east of the bluff along Williamson Creek and its tributary, to grant the amended request.

CITIZEN COMMUNICATION

WRITTEN COMMENT

George L. Sanders, 4800 S. Congress
Marlton O. Metcalfe, Jr., 4800 S. Congress
Jesus Ozuna, 310 Heartwood
W.D. Echols, 237 Heartwood

FOR
FOR
AGAINST
AGAINST

PERSONS APPEARING

John Payne
Stella Osuna

AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Since the applicant or a representative was not present, Mrs. Mather asked Mr. Muir if he had spoken to either about the staff's alternate suggestion. Mr. Muir said that he had spoken to the applicant's representative, Mr. Thurman, but that he had not indicated whether the applicant would accept the alternative zoning. The members agreed that the requested zoning was too close to the adjacent residential area without some type of buffering such as the "A" Residence suggested by the staff, and recommended that the request be denied.

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

ABSENT: Messrs. Bobbitt and Jagger

C14-76-020 Hazel Goodnight Starkey--Contd.

COMMISSION ACTION:

Members reviewed the information presented. The members of the Zoning Committee explained to the other Planning Commission members what had transpired at their meeting and why they had voted as they had. They indicated that they had not liked the requested zoning for that area and had agreed to recommend denial for that reason. Mr. Jagger felt like he did not know enough about the case to vote on it and said he would abstain. The other members were in agreement with the recommendation of the Committee.

COMMISSION VOTE:

To DENY the request of Hazel Goodnight Starkey for a zoning change from "C" Commercial, 1st H & A and "A" Residence, 1st H & A to "DL" Light Industrial, 1st H & A on property located at 4714-4802 South Congress Avenue.

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

C14-76-021	Hardin Associates, Inc.: Rear of 5555 N. Lamar Blvd.	"C" Commercial, 1st H & A to "C-2" Commercial, 1st H & A
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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

None

PERSONS APPEARING

Phil Mockford (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to recommend that the requested zoning be granted.

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

COMMISSION ACTION:

Members reviewed the information as presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To GRANT the request of Hardin Associates, Inc. for a zoning change from "C" Commercial, 1st H & A to "C-2" Commercial, 1st H & A on property located at the rear of 5555 N. Lamar Blvd.

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

C14-76-023	Mrs. Douglas Martin:	"A" Residence, 1st H & A to
	5610 Clay Avenue	<u>"C" Commercial, 1st H & A</u>

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the requested zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Alvin Schade, 5701 Adams Ave.	AGAINST
Paul A. Oman, 5615 A Adams Ave.	AGAINST
Mrs. Joseph Gayetsky, 5702 Jeff Davis	AGAINST
John C. Horton, 904 San Antonio St.	FOR
William Champion, Box 4-1641, Anchorage, Alaska	FOR

PERSONS APPEARING

Ora Lee Moore (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and agreed to deny the requested zoning change.

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

COMMISSION ACTION:

Members reviewed the information as presented in the memorandum and without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To DENY the request of Mrs. Douglas Martin for a zoning change from "A" Residence, 1st H & A to "C" Commercial, 1st H & A on property located at 5610 Clay Avenue.

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

C14-76-024	Barbara Brawner Owen:	"A" Residence, 1st H & A and
	3001 Manchaca Road	<u>"BB" Residence, 1st H & A to</u>
	2003 Lightsey Road	<u>"O" Office, 1st H & A</u>

Mr. Duncan Muir, representing the Planning staff, told the members that a request for a postponement based on medical problems had been received, but it was too late to allow notification of the neighborhood.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Thomas M. Lasseter, 3000 Del Curto Rd.	AGAINST
Frank Gagliano, et ux, 2008 Cody Ct.	AGAINST
Jake R. Fritsch, 2001 Cody Ct.	FOR

C14-76-024 Barbara Brawner Owen--Contd.

PERSONS APPEARING

Mrs. Frank Gagliano, 2008 Cody Ct.
Charles Horton, 3003 Manchaca

AGAINST
AGAINST

COMMITTEE ACTION:

Mrs. Mather asked if there was anyone present to speak and received an affirmative answer. Mrs. Frank Gagliano, representing the neighbors, told the Committee that she was opposed to the requested zoning change and that she and the others in attendance wished to have the hearing as scheduled. Mrs. Mather asked her if she would be agreeable to continuing the hearing to the full Planning Commission meeting on April 13. She and the others present agreed, but asked if the sign announcing the public hearing could be removed. Mr. Charles Horton, also from the neighborhood, explained that there was a sign on the property saying the property was already zoned "C" Commercial. Mr. Rindy asked the staff to investigate and have the sign removed. Mr. Everett moved that the public hearing be continued on April 13 and Ms. Lewis-McGowan seconded the motion.

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Barbara Owen (Applicant)
Frederick Close, 2010 Cody Court
Charles Horton, 3003 Manchaca Road
George Bourianoff, 2012 Cody Court
Sandra Gagliano, 2008 Cody Court
Gregg Smith, 2003 Cody Court
Michael Conroy

AGAINST
AGAINST
AGAINST
AGAINST
AGAINST
AGAINST

COMMISSION ACTION:

Members reviewed the information presented. The applicant, Mrs. Owen, told the Commission of her plans for the lot, which were for an apartment complex of approximately 22 units. She said that the complex would be beautifully done and would not detract from the character of the neighborhood. Most of the members felt, however, that 22 units was too dense for the area and would add too much traffic to the already heavily traveled Manchaca Road. Mrs. Mather made a motion that "BB" Residence be granted subject to approval of a special permit and Mr. Jagger seconded the motion.

COMMISSION VOTE:

To DENY the request of Barbara Brawner Owen for a zoning change from "A" Residence and "BB" Residence, 1st H & A to "O" Office, 1st H & A on property located at 3001 Manchaca Road and 2003 Lightsey Road, but to GRANT "BB" Residence on the entire tract subject to approval of a special permit.

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

"LR" Local Retail, 1st H & A to
"GR" General Retail, 1st H & A

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

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

COMMISSION ACTION:

Members reviewed the information as it appeared in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To POSTPONE the review of the landscape plan which was requested by the action of the Planning Commission meeting of March 9, 1976, until after the City Council hearing.

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

ABSENT: Messrs. Hetherly and Ramsey

SPECIAL PERMITS

C14p-76-007	David B. Barrow, Jr.:	The Greystone Townhouses - A
	3519-31 Greystone Drive &	<u>nine unit apartment project</u>
	7425-37 Wood Hollow Drive	

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and staff recommendation to approve this request for a special permit subject to departmental requirements and recommendations. He cited two requirements from the Building Inspection Department; the first concerning the height and gate latches of the fence enclosure around the pool and the other dealing with the acreage required for an apartment dwelling group.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David Barrow, Jr. (Applicant)

James M. Perdue, Jr., 4016 Greystone (Northwest
Area Civic Association)

FOR

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. David Barrow, told the Committee that he did not understand or feel the need to comply with Urban Transportation's recommendations and, after discussion, the Committee members agreed to delete these as a condition for approval. Mr. Rindy asked Mr. Barrow if he would consider trading the sidewalk requirement for shrubs or trees. Mr. Barrow answered that he intended to leave all the shrubs in place that were already there. Mr. Rindy then moved that the request for a special permit be approved subject to departmental requirements and recommendations with the exception of the recommendations of Urban Transportation. Mr. Everett seconded the motion.

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

ABSENT: Messrs. Bobbitt and Jagger

C14p-76-007 David B. Barrow, Jr.--Contd.

COMMISSION ACTION:

Members reviewed the information as presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To APPROVE the request of David B. Barrow, Jr. for a special permit for a nine unit apartment project called The Greystone Townhouses, to be located at 3519-3531 Greystone Drive and 7425-7437 Wood Hollow Drive, subject to departmental requirements and recommendations with the exception of those from Urban Transportation.

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

ABSENT: Messrs. Hetherly and Ramsey

<u>C14p-76-008</u>	<u>Lowell Clayton:</u>	<u>Car Leasing Agency (National Car</u>
	2108-2202 Redwood Avenue	<u>Rentals)</u>

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and staff recommendation to approve the special permit subject to compliance with departmental recommendations and requirements. He added that the site plan had been revised to meet departmental requirements and that the east and south sides of the lot was proposed to be buffered with an evergreen hedge.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Lowell Clayton (Applicant)

Ora Lee Nobles

FOR

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Lowell Clayton, told the Committee that he had some questions about Urban Transportation's requirement for a standard sidewalk along Redwood Avenue as far as possible from the street. He explained that the Urban Transportation Department had mistakenly thought that there were curbs along that street. Also he questioned the Planning Department's requirement for a subdivision to incorporate both tracts into one. He said that this would not be required since the proposed building "straddles" the two properties and the staff that were present agreed with him. Mr. Everett moved to approve the request for a special permit subject to departmental requirements and recommendations, with the exception of Urban Transportation's regarding sidewalks and Planning Department's regarding the requirement of a subdivision. The motion was seconded by Ms. Lewis-McGowan.

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

ABSENT: Messrs. Bobbitt and Jagger

C14p-76-008 Lowell Clayton--Contd.

COMMISSION ACTION:

Members reviewed the information presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To APPROVE the request of Lowell Clayton for a special permit for a car leasing agency to be located at 2108-2202 Redwood Avenue, subject to departmental requirements and recommendations excluding Urban Transportation's regarding sidewalks and Planning Department's regarding the requirement of a subdivision.

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

ABSENT: Messrs. Hetherly and Ramsey

C14p-76-009 John J. Stokes, Sr.:
307 West 12th Street

A club and sandwich bar on the 8th
level of the existing Stokes Parking
Garage. Proposed seating for 50.

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and staff recommendation to approve the request for a special permit.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Steve Reed (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Steve Reed, told the Committee that the applicant was in agreement with all departmental requirements and recommendations. The Committee then agreed to approve the requested special permit subject to departmental requirements and recommendations.

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

ABSENT: Messrs. Bobbitt and Jagger

COMMISSION ACTION:

Members reviewed the information presented in the memorandum and, without discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To APPROVE the request of John J. Stokes, Sr. for a special permit for a club and sandwich bar to be located on the 8th level of the existing Stokes Parking Garage at 307 West 12th Street, with a proposed seating capacity of 50 people, subject to departmental requirements and recommendations.

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

ABSENT: Messrs. Hetherly and Ramsey

STREET VACATIONS

C10v-76-002 Street Vacation

Request to vacate a portion of Hodges Street between Crockett and Live Oak

Mr. Lillie delivered the staff report and the staff recommendation that the street vacation request be approved subject to provision of a turn-around and retention of easements.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request to vacate a portion of Hodges Street between Crockett and Live Oak subject to provision of a turn-around and retention of easements.

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

ABSENT: Messrs. Hetherly and Ramsey

C10v-76-003 Street Vacation

Request to vacate a portion of excess right-of-way on Sunshine Drive approximately 260 feet north of Houston Street.

Mr. Lillie delivered the staff report and the staff recommendation to approve the request for street vacation.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request to vacate a portion of excess right-of-way on Sunshine Drive approximately 260 feet north of Houston Street.

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

ABSENT: Messrs. Hetherly and Ramsey

C10v-76-004 Street Vacation

Request to vacate a portion of Woodmont Avenue between Sharon Lane and Johnson Creek.

Mr. Lillie delivered the staff report and the staff recommendation to approve the request for a street vacation subject to retention of easements.

C10v-76-004 Street Vacation--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request to vacate a portion of Woodmont Avenue between Sharon Lane and Johnson Creek.

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

ABSENT: Messrs. Hetherly and Ramsey

C10v-76-005 Street Vacation

Request to vacate McAdams Street south of West 29th Street.

Mr. Lillie delivered the staff report and the staff recommendation to approve the request for a street vacation.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request to vacate McAdams Street south of West 29th Street.

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

ABSENT: Messrs. Hetherly and Ramsey

PUBLIC HEARINGS

C14h-76-005 William Pillow House:
1407 West 9th Street

"A" Residence, 1st H & A to
"A-H" Residence-Historic,
1st H & A

Mr. Lillie delivered the staff report and the recommendation of the Historic Landmark Commission to grant the requested Historic zoning on the William Pillow House.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14h-76-005 William Pillow House--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to grant the request for a zoning change.

COMMISSION VOTE:

To GRANT the request for a zoning change from "A" Residence, 1st H & A to "A-H" Residence-Historic, 1st H & A on property located at 1407 West 9th St.

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

ABSENT: Messrs. Hetherly and Ramsey

C14h-76-006 Carver Branch Library: Undesignated to "H" Historic
1165 Angelina Street

Mr. Lillie delivered the staff report and the recommendation of the Historic Landmark Commission to grant the request for Historic zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

David Earl Holt, Director, Austin Public Libraries

Mrs. O.B. Conley

FOR

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to recommend that the request be granted.

COMMISSION VOTE:

To GRANT the request for a zoning change from Undesignated to "H" Historic on property located at 1165 Angelina Street.

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

ABSENT: Messrs. Hetherly and Ramsey

C17-76-014 Clarksville
Consideration of the plan developed for the
Clarksville neighborhood.

Mr. Lillie introduced Mr. Bill Perkins, of the Planning staff, who presented the final conceptual plan for the Clarksville community.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mary Baylor (Clarksville Neighborhood Council)

John Henneberger

FOR

FOR

C17-76-014 Clarksville--Contd.**COMMISSION ACTION:**

Members reviewed the information presented and were concerned about the two areas that were designated as planned unit developments. When asked who owned this land, Mr. Perkins replied that it was owned by various people and that the City owned some of it. He said that the City had purchased it originally for the Crosstown Expressway. Ms. Mather felt it was unfair that the City had purchased this land for a nominal cost and that now they could profit from it. She and the other members felt that land should be returned to the owners from whom it was purchased. Mr. Jagger felt that same concern but did not think it could be returned to the owners. He suggested instead, that the neighborhood form a quasi-public body and purchase the land for the original purchase price. Mr. Rindy still was concerned about the planned unit development designation of those two areas. He said that with all the work that is planned, he was afraid that Clarksville will become a prime target for real estate ventures because the quality of life is going to change dramatically. Mr. Jagger considered this concern unfounded. He said that any development in Clarksville will be done by individuals and not by large developers because the area is not large enough. Mr. Perkins added that, anticipating this problem, the City is putting in narrow, but improved streets and that Clarksville is being considered as an historic district. Mrs. Mather moved that the conceptual plan be approved subject to review by the appropriate boards and commissions and Mr. Rindy seconded the motion. Mr. Jagger still felt that the Planning Department should be asked to investigate the possibility of selling the City owned land to a quasi-public body. Ms. Lewis-McGowan preferred not to vote on a motion which included something that must be investigated to determine the legality of it. She then made a substitute motion to approve the conceptual plan subject to review by the appropriate boards, commissions and departments; to delete the term planned unit development from the blocks between 10th and 11th Streets; and have the Planning Department investigate the legality of returning the city owned land back to the owners from whom the City purchased the land, or their heirs, or to a quasi-public corporation at the original acquisition price.

COMMISSION VOTE:

To APPROVE the conceptual master plan for improvements in the Clarksville area with the provision that appropriate boards, commissions and departments review elements within their areas of concern when specific and detailed designs are proposed, and the deletion of the term Planned Unit Development from the blocks between 10th and 11th Streets, and have the Planning Department check into the legality of returning the City-owned land back to the owners from whom the City purchased the land, or their heirs, or to a quasi-public corporation at the original acquisition price.

AYE: Messrs. Everett, Guerrero, Jagger, and Rindy; Mes. Lewis-McGowan and Mather

ABSENT: Messrs. Hetherly and Ramsey

C2-76-002 Subdivision Ordinance
Amendments to street standards in selected
areas of extraterritorial jurisdiction (ETJ)

Mr. Lillie delivered the staff report and recognized Mr. Charlie Graves, Director of the Engineering Department, who explained what the proposed policy contained.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Jarrel Hart

FOR

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy asked Mr. Dave Preble, County Engineer, if this proposal would increase the County's maintenance cost. Mr. Preble replied that in comparison to the type of maintenance that the County has now, the proposed policy would make the County's job easier. Mr. John German, Assistant Director of Public Works, told the Commission that his department had worked closely with the County and with other departments in the City and they agreed with the proposed standards, but recommended strongly that the urban standards remain in effect for all development within the 2-mile ETJ. Mr. Jagger and Ms. Mather expressed concern about the required 64' of right-of-way width recommended for all local or residential streets in the selected areas. Their concern was for the trees that may have to be cut down to allow this right-of-way. Mr. Graves told them that they would strive to use the more barren areas for the streets and that the trees and other natural foliage would be saved wherever possible beyond this 64'. The members were in agreement to recommend that the proposed amendments to street standards in selected areas of the extraterritorial jurisdiction be approved.

COMMISSION VOTE:

To APPROVE the amendments to street standards in selected areas of the extraterritorial jurisdiction (ETJ).

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

ABSENT: Messrs. Hetherly and Ramsey

C2-76-003 Expressway & Major Arterial Plan
Consideration of an amendment to the Expressway & Major
Arterial Plan, to delete the Crosstown Expressway.

Mr. Lillie read the following memorandum addressed to the Planning Commission from Mr. Lillie and Mr. Joe Ternus, Director of Urban Transportation.

C2-76-003 Expressway & Major Arterial Plan--Contd.

"As a result of a cooperative planning effort by the City of Austin, County of Travis and the Texas Highway Department, the Austin Transportation Plan, 1962-1982 was published in 1967. In 1969, the City Council, based on the recommendation of the Planning Commission, approved an Expressway and Arterial Plan which contained, among other facilities, the Crosstown Expressway.

In 1969, a revised Expressway and Major Arterial Plan was adopted by the City Council on the recommendation of the advisory committee of the Austin Transportation Study and the City Planning Commission. This revised plan also included the Crosstown Expressway.

Since the late 1960's substantial changes have been made in public attitude towards transportation, the impacts of transportation facilities, and utilization of transportation modes. As a result, transportation considerations today include all modes of transportation (roadways, pedestrian ways, bicycle ways, and public transportation) and, equally important, the implications and impacts of transportation on the community's neighborhoods, environment and life styles. Based on these major changes, which have been focused clearly through the Austin Tomorrow Goals Program, it is believed that the Crosstown Expressway is not currently in the city's best interest.

While we do not believe that the Crosstown Expressway, as currently envisioned is needed nor can be constructed, alternatives that will continue improved mobility for Austin citizens should be submitted and approved prior to official removal of this facility. A review of the existing Expressway and Major Arterial Plan would indicate many facilities that are not compatible with the City's current attitudes. Even though these discrepancies exist, we do not believe that it is appropriate to dismantle the Plan without an alternative solution. This solution is currently being developed by the Austin Transportation Study Office and by our departments as a part of the City's comprehensive planning program.

An alternative to deleting a part of the Expressway and Major Arterial Plan would be a policy statement by the Planning Commission and the City Council that it does not believe that the Crosstown Expressway is compatible with our community goals and that the City administration be directed to insure that alternative facilities and programs be developed and recommended in a new transportation plan. This policy statement would have the same practical effect of altering the present expressway and major arterial plan. Consideration of this policy statement is requested."

Mr. Lillie explained that the Austin Transportation study was already in the process of studying alternatives to the Crosstown Expressway.

C2-76-003 Expressway & Major Arterial Plan--Contd.CITIZEN COMMUNICATION
WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Everett stated that crosstown traffic flow had always been one of Austin's biggest problems and he felt that an alternative was needed. He said further, that some homes had already been destroyed to allow the Crosstown Expressway to be constructed and that now, it was not going to be built. He felt that more foresight should be used in planning the city's facilities and hoped that the plans for the alternative to the Crosstown Expressway would project further into the future. Mr. Bill Lowery, representing the Urban Transportation Department, agreed with him and added that the Transportation Study Office felt a need for a more flexible planning process and a more generalized view of where the route will go without expressing it in such detail. Ms. Lewis-McGowan expressed concern that the residential neighborhoods would be most affected if the Crosstown Expressway was deleted and no feasible alternative was offered, because the need for traffic flow would still exist. Mr. Rindy asked if the City Council had taken action on this subject recently. Mr. Lillie answered that some members of the Council had indicated their interest in deleting it from the plan and asked that the Planning Commission review it and give them their recommendations. All the members agreed that the Crosstown Expressway was not the proper crosstown thoroughfare. Mr. Jagger felt that any action should be a part of the total transportation plan. Mr. Rindy made a motion that the Planning Commission accept the recommendation of the staff and Ms. Mather seconded the motion.

COMMISSION VOTE:

TO ADOPT A POLICY STATING THAT the Planning Commission believes that the Crosstown Expressway is not compatible with Austin's community goals and that the City administration should be directed to insure that alternative facilities and programs be developed and recommended in a new transportation plan.

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

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Hetherly and Ramsey

C14-76-029 Farmers Market:
Pleasant Valley Rd. &
S. Lakeshore Drive

"I-A" Interim-Residence,
1st H & A to "C" Commercial,
1st H & A

Mr. Lillie delivered the staff report and explained that this case had come directly to the Planning Commission, by-passing the Zoning Committee, at the request of the City Council. He then pointed out some of the departmental comments and told the members that the City Council had not seen these comments, but would see the comments that the Commission decided to include

C14-76-029 Farmers Market--Contd.

in their recommendation. Mr. Lillie reminded the Commission and others present that the use is proposed for only three years, and the zoning runs with the land and can only be changed by further action of the City Council. This means that if the zoning for this temporary experiment is not rolled back by the Council at the end of three years, this current zoning action will continue in force.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Paul H. Wendler (Austin National Bank)

AGAINST

PERSONS APPEARING

Johnny Voudouris, County Commissioner

FOR

Dave Preble, County Engineer

FOR

Dave Speller

FOR

Pat Kearney

FOR

Paul Wendler (Austin National Bank)

AGAINST

Allan Robinson

AGAINST

Randy Humphrey

AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Most of the members liked the idea of a farmers market, but objected to the location. Ms. Lewis-McGowan did not want "C" Commercial zoning so close to the lake. Mr. Everett felt that a central downtown location would be more appropriate. Mr. Guerrero thought that the Commission needed more time to consider the proposal and Ms. Mather agreed, adding that she thought that the cooperation between the City and the County was good. Mr. Jagger said that only the zoning should be considered and that if the members did not want "C" Commercial zoning in this area they should vote to deny it. He added that he did not feel that the farmers market would be an intrusion into the neighborhood. He said that it was not a single family neighborhood but was built with apartment complexes and that most apartment dwellers liked to be near shopping centers. Mr. Everett disagreed and made a motion that the request be denied because it was an intrusion into a residential neighborhood. Ms. Lewis-McGowan seconded the motion, saying that she was concerned about the increase in traffic on Riverside, especially when this road is widened, and that she felt the farmers market could be more appropriately located. Mr. Jagger offered a substitute motion to approve the request for a farmers market subject to departmental requirements and recommendations and a restrictive covenant limiting the use to a farmers market only and limiting the zoning to the area covered by the site plan approved by the Commission and a restrictive covenant which will revert the use to park use at the end of three years.

COMMISSION VOTE:

To APPROVE the request for a zoning change from "I-A" Interim-Residence, 1st H & A to "C" Commercial, 1st H & A on property located at Pleasant Valley Rd. & S. Lakeshore Drive to allow construction of a farmers market at this site, subject to the following restrictions:

1. Compliance with departmental requirements and recommendations;
2. Restrictive covenant limiting use to a farmers market only;
3. Restrictive covenant limiting the zoning change to the area covered by the site plan approved by the Commission;

C14-76-029 Farmers Market--Contd.

4. Restrictive covenant limiting building to the site plan approved by the Commission;
5. Restrictive covenant which will revert the land to park use at the end of three years.

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

NAY: Mr. Rindy and Ms. Lewis-McGowan

ABSENT: Messrs. Hetherly and Ramsey

C20-76-002 Zoning Ordinance

Consideration of an amendment to the Zoning Ordinance to consider recommendations of the Sign Committee.

Mr. Lillie introduced Mr. Bob Miller, Chairman of the Sign Committee, who explained the proposed sign ordinance.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Hugh Hornsby (Member of Sign Committee)

FOR

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger and Ms. Mather both wondered what effect the recommendation for a 25' set-back would have on trees. Mr. Miller told them that existing trees would be allowed to remain but if new trees were planted, they could not obscure the sign from view. Ms. Mather asked also about the minimum height requirements and Mr. Miller answered that that was already in the old sign ordinance. Ms. Mather added that she did not feel that it was necessarily a good requirement. Mr. Rindy wondered if a "no-sign" zone could be designated. Mr. Miller replied that he was not sure, but thought that property owners might object on the basis that they were being singled out. Mr. Lillie said that that would have to be done with zoning. He then suggested that the Commission continue the hearing at their next meeting on April 27 and ask Mr. Miller and Mr. Lonnie Davis, Director of Building Inspection, to be in attendance. He said that this would allow them to study and consider the new ordinance. Most of the members thought they would like to have more time and agreed to continue the hearing at their meeting on May 11.

COMMISSION VOTE:

To CONTINUE THE PUBLIC HEARING on the consideration of an amendment to the Zoning Ordinance to consider recommendations of the Sign Committee to the Planning Commission meeting of May 11, 1976.

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

ABSENT: Messrs. Hetherly and Ramsey

C3-76-001 Environment: Creeks and Waterways
Consideration of the construction of a lift station
on Barton Creek by Sid Jagger.

Mr. Sid Jagger explained to the Commission members and others present that because the Water/Wastewater Bond failed in December of 1975, there were no funds to provide service to several approved subdivision plats in the Barton Creek watershed. In an effort to provide this service, he agreed to underwrite the initial cost of a lift station and force main to be constructed in the Zilker Park area under an agreement with other developers in the area who will pay proportionately for their use of the service.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Paul Darden (Representing Applicant)

Melvin Ware (Representing Applicant)

Don Walden (Citizens Board of Natural Resources and
Environmental Quality)

Joe Riddell

AGAINST

COMMISSION ACTION:

Members reviewed the information presented and discussed the recommendations that were made by the Environmental Board. Mr. Everett made a motion that the request for a lift station be approved subject to recommendations made by the Citizens Board of Natural Resources and Environmental Quality and Mrs. Mather seconded the motion. Mr. Rindy felt that this was setting a major precedent, that the effects on development on watersheds would be significant, and that the Commission did not have enough information on these effects to approve the project at this time.

COMMISSION VOTE:

To APPROVE the request of Sid Jagger for a lift station to be constructed on Barton Creek, subject to the route recommended by the developer, city departments, and the parks board; review by the Environmental Resource Management Office of the final design plans and the creek permit; and that approval of this project should not set a precedent for future developer financed projects which expand the city utility system.

AYE: Messrs. Everett and Guerrero; Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Hetherly and Ramsey

C2-76-001 Comprehensive Plan
Distribution of sections for review and comment and;
Distribution of schedule for completion of remaining work.

C2-76-001 Comprehensive Plan--Contd.

Mr. Lillie told the Commission that, because the hour was so late, he would see that this item was included on their agenda for the Planning Commission meeting on April 27. No action was taken.

C6-76-001 Capital Improvements Program
Distribution of schedule

Mr. Lillie distributed the C.I.P. schedule to the members and told them he would have this item included on the agenda for the Planning Commission meeting on April 27 for discussion. No action was taken.

R814-76 Guidelines for Planned Unit Developments

Amendment to Guidelines to permit less than 10' separation between detached structures where at least one wall has a 2-hour fire rating and no openings. Consideration requested by Mr. Jan Grierson, Architect.

Mr. Lillie told the Commission that, because the hour was so late, he would see that this item was included on their agenda for the Planning Commission meeting on April 27. No action was taken.

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 subdivision has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of this plat. The Commission then

VOTED: To APPROVE the following final subdivision plat:

C8-74-36 Adirondack Trail Rd. Dedication
Adirondack Trail

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

ABSENT: Messrs. Hetherly and Ramsey

The following final subdivision is appearing before the Commission for the first time and all departmental requirements have been complied with. The staff recommends that this plat be approved. The Commission then

Final Subdivision Plats--Contd.

VOTED: To ACCEPT FOR FILING AND APPROVE the following final subdivision plat:

C8-76-15 Western Oaks 1-D
 Woodcreek Road

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

ABSENT: Messrs. Hetherly and 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 requirement and recommendations, provision of fiscal requirements and R.O.W., redesign of intersection at 1826 and Spring Valley, and street name changes.

C8-73-87 Spring Valley
 F.M. 1826 & Spring Valley Dr.

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

ABSENT: Messrs. Hetherly and 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-74-233 Resub. Lt. 1 of Kramer La. Subd.
 Kramer Lane and Lamar Blvd.

C8s-75-16 Riverside Divide, Section 2
 S. Lakeshore Blvd. & E. Riverside

C8s-75-80 McCarty Triangle Resub. Lot 1
 Parkcrest Drive & Balcones Dr.

C8s-76-23 J.D. Jennings Subdivision
 S. Center St. & South 2nd St.

C8-76-40 Resub. Lts. 6, 7, & 8 of Wendlandts Subd.
 Kinney Avenue & Nash Avenue

C8s-76-43 Balcones Little League Subd.
 Duval Road & Old Georgetown Rd.

Short Form Subdivisions--Contd.

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

ABSENT: Messrs. Hetherly and Ramsey

The Commission then

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

C8s-76-55 Bergstrom Village #2
Popham Lane & (Cardinal Lane)

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

ABSENT: Messrs. Hetherly and Ramsey

The Commission then

VOTED: To APPROVE the following short form plat:

C8s-76-33 West Loop East
Loop 360 & Lakewood Drive

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

NAY: Mr. Rindy and Ms. Lewis-McGowan

ABSENT: Messrs. Hetherly and Ramsey

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 subdivisions pending compliance with departmental requirements and recommendations.

C8s-76-45 Resub. Lt. 3, Blk. I, Spring Hill Village
Spring Hill Lane & Patrick Place

C8s-76-49 Resub. Lots 5 & 6, J.V. Walden Subd.
Oran St. & Grover Avenue

C8s-76-51 Resub. Lt. A, Farley & Assoc. Addition
Guadalupe St. & W. 37th St.

C8s-76-53 Resub. of McCarty Lane Subd.
McCarty Lane

C8s-76-56 Resub. Lt. 20, Blk. H, Spring Hill Village
Delahunty Lane

C8s-76-57 Industrial Properties Subd.
Longhorn Blvd. & Thompson Dr.

Short Form Subdivisions--Contd.

C8s-76-58 Resub. Lt. 4, Laura E. Mueller Subd.
Springdale Rd. & E. 5th Street

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
 subdivision pending compliance with departmental requirements
 and recommendations, provision of fiscal requirements, and
 a variance to exclude the balance of the tract.

C8s-76-46 Malone Addition, Section 3
Slaughter Creek Drive

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

The Commission then

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

C8s-76-47 S & G Addition
McKalla Dr. & Rutland Dr.

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
 subdivision pending compliance with departmental requirements
 and recommendations, provision of fiscal requirements and current
 tax certificates, and a variance on signature of the adjoining
 property owner.

C8s-76-52 Travis A. Brown Subdivision
F.M. Hwy. 969

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

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending variances on signature of the adjoining property owner, deleting fiscal requirements for wastewater, and permitting sewage holding tank in lieu of septic tank.

C8s-76-54 Travis County Subd. #2
F.M. 620 & Lohman Ford Rd.

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

ABSENT: Messrs. Hetherly and Ramsey

The Commission then

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

C8s-76-48 Hawkins Hill of Hope
U.S. 183

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

ABSENT: Messrs. Hetherly and Ramsey

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements and recommendations, provision of fiscal requirements and current tax certificates, and a variance to exclude the balance of the tract.

C8s-74-130 Turbine South Addition #1
Sherman Lane & Dalton Lane

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

ABSENT: Messrs. Hetherly and Ramsey

The Commission then

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

C8s-74-190 Morgan Elliot Addition
Wm. Cannon Drive

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

ABSENT: Messrs. Hetherly and Ramsey

Short Form Subdivisions--Contd.

The Commission then

VOTED: To POSTPONE the following short form subdivision pending submission of a modified plat.

C8s-76-50 3rd Resub. of Chimney Hill P.U.D., 1st Installment
Newport Lane (Private Dr.)

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

ABSENT: Messrs. Hetherly and Ramsey

PRELIMINARY SUBDIVISIONS--FILED AND CONSIDERED

The staff recommended that the following Preliminary Subdivisions be postponed indefinitely.

The Commission then

VOTED: To POSTPONE the following preliminary subdivisions indefinitely.

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

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

ABSENT: Messrs. Hetherly and Ramsey

The staff recommended that the following Preliminary Subdivision be reapproved.

The Commission then

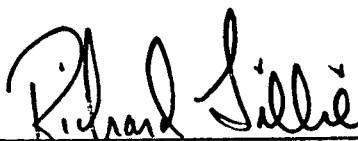
VOTED: To REAPPROVE the following Preliminary Subdivision.

C8-75-06 Northcross, Sec. 3, Resub. Northcross, Sec. 2
Burnet Road and Anderson Lane

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

ABSENT: Messrs. Hetherly and Ramsey

The meeting adjourned at 2:16 AM



Richard Lillie
Executive Secretary