

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--May 11, 1976

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

Present

*C.W. Hetherly, Chairman
Rizer Everett
Miguel Guerrero
Sid Jagger
Jean Mather
George Ramsey, III
Dean Rindy
Freddie Dixon

Absent

Linda Lewis-McGowan

Also Present

Richard Lillie, Director of Planning
Joe Liro, Assistant City Manager
Jorge Carrasco, Capital Budget Officer
Charles Graves, Director of Engineering
Maureen McReynolds, Director of Environmental
Resource Management
Dona Jakubowsky, Administrative Secretary

Commission Appointees Present

Barbara Chance
Gabriel Gutierrez

*Left at 10:15 P.M.

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of May 3 & 4, 1976.

Present

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

Also Present

*Richard Lillie, Director of Planning
*Duncan Muir, Planner
**Brian Schuller, Planner
**Evelyn Butler, Supervisor of Current Planning
Bill Lowery, Urban Transportation Department
Dona Jakubowsky, Administrative Secretary

*Attended May 3 meeting only

**Attended May 4 meeting only

C14-76-012	L.L. McCandless, et al: 108 Academy Drive, also bounded by Melissa Lane	<u>"C" Commercial, 2nd H & A (Tract & "B" Residence, 2nd H & A (Tract 2) to "C-2" Commercial, 2nd H & A (Tract 1) & "O" Office 2nd H & A (Tract 2)</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and staff recommendation to deny the requested zoning change unless the applicant is willing to delete access to Melissa Lane and to provide a buffer along Melissa Lane, and unless street modifications such as those mentioned in the staff recommendation can be accomplished. If those measures can be accomplished, the staff recommends granting "O" Office, 1st H & A on Tract 2 and "C-2" Commercial, on only that area of Tract 1 for which parking can be provided. He added that this area can only be determined after the proposed variance and special permit are considered and that the buffer and vehicular access restrictions would require a restrictive covenant. He reminded the members that the request had been postponed twice to allow the applicant time to work with the neighbors to see if a plan could be designed agreeable to them. Mr. Muir then told the Committee that the Urban Transportation Department had reviewed the site plan and had some concerns. Mr. Bill Lowery, representing the Urban Transportation Department, was in attendance to speak to those concerns.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. A. Bates Brownson, 1015 Melissa Lane.	AGAINST
Roy J. & Nancy A. Henderson, 209 Academy	AGAINST
Mr. Sidney B. Morris, 213 Bonniview	AGAINST
James H. Johnston, 220 Bonniview	AGAINST
Mary B. Hutson, 212 Le Grande	AGAINST
Mrs. C.A. Schutze, Sr., 1101 S. Congress	FOR
Robert Penn Fowler, 1218 Hillside	FOR
Roane Puett, 201 Academy	FOR
PETITION, 118 signatures	AGAINST

PERSONS APPEARING

Terry Weeks (Representing Applicant)	
Bob Binder (Representing Applicant)	
Ann Crockett, 112 Academy Dr.	FOR
Wayne Gronquist	AGAINST
Roy & Nancy Henderson, 209 Academy	AGAINST
A. Bates & Patricia Brownson, 1015 Melissa Ln.	AGAINST
Mrs. Sidney B. Morris, 213 Bonniview	AGAINST
David G. Heine, 111 Bonniview	AGAINST
Mary B. Hutson, 212 Le Grande	AGAINST
J.C. Hutson, Rt. 5, Box 139-C	AGAINST
John T. & Mildred L. Blake, 1211 Ravine Dr.	AGAINST
Bernard & Kathleen Mollberg, 512 Academy	AGAINST
Linda Tollefsned, 209 Academy Dr. #2	AGAINST
Chris & Alice Nelson, 209 Academy #3	AGAINST
Lissa Tate, 1212 Hillside Ave.	AGAINST
Mrs. E.E. Schroeder, 211 Academy Dr.	AGAINST
Toni House Knight, 1103 Hillside Ave.	AGAINST
Clifford Enders	AGAINST
Mrs. John Mason	AGAINST

C14-76-012 L.L. McCandless, et al--Contd.**COMMITTEE ACTION:**

Members reviewed the information presented. Mr. Lowery told the Committee that the Urban Transportation Department did not feel that Academy Drive should be closed because it provides neighborhood access. He said that there are approximately 4,000 persons trips per day on Academy Drive, which is equivalent to 3,000 cars, and this traffic would move to other streets in the area if Academy Drive was closed. The applicant's representative, Mr. Terry Weeks, said that they had not been able to meet with the neighborhood. He said that the applicants had arranged meetings, but that the neighborhood representatives had not met with them. Mr. Weeks then requested a postponement for one week so that the applicants could try again to meet with the neighborhood group. Mr. Everett said that the case had already been postponed twice and he wanted to hear it. Mr. Jagger asked why the neighborhood had not met with the applicants. Mr. Wayne Gronquist spoke for the neighborhood. He said that after the final meeting had been arranged it became obvious that the neighborhood was against the reopening of the Opry House and he told Mr. Weeks that the neighborhood did not feel that they could come to an agreement. Mr. Jagger thought that Mr. Weeks really meant that he wanted the case to be continued, not postponed. The other members felt, however, that since the neighborhood representatives were present the case should be heard. Mr. Guerrero suggested that the case could be heard and continued. Ms. Mather said that the Committee would hear the case. The opposition expressed concern about traffic, noise, and people parking around their homes and blocking their driveways. They referred to the previous Texas Opry House when those problems were very prevalent. They said also that beer cans and bottles and other trash was thrown in their yards. Mr. Bob Binder, speaking for the applicant, reminded everyone that the property was presently zoned "C" Commercial and "B" Residential. He said that the land would be used for some purpose and care should be taken to assure that the use was a good one. He felt that the proposed use could be the best use for the land. He also wanted to make it clear that the proposed nightclub would not be a former Texas Opry House where 250 parking spaces were provided to accommodate crowds as large as 2500. He then urged the neighborhood to meet with the applicants to discuss the proposed use. Mr. Jagger felt that the neighborhood and applicants could discuss the situation and come to an agreement. He said that he found it difficult to believe that the club could not be screened. Discussion followed concerning the possibility of restricting the number of square feet allowed for the club, which could be done with special permit approval or to tie the zoning to a specific special permit and then put a restrictive covenant on that special permit. Mrs. Mather reminded the members that they had been strongly advised by the staff not to grant zoning or special permits subject to restrictive covenants. Mr. Rindy stated that he did not think that the Committee could force people to negotiate although he would prefer negotiation and he preferred to go ahead and vote on the zoning, not continue it for the purpose of allowing the neighborhood and applicants to meet. Mr. Jagger made a motion that the hearing be continued to May 11, allow the attorneys from each side an opportunity to meet and to give the City attorney time to prepare a report on restrictive covenants. Mr. Everett seconded the motion.

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

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

CITIZEN COMMUNICATION (Commission Hearing)

WRITTEN COMMENT

None

PERSONS APPEARING

Bob Binder (Representing Applicant)	
Terry Weeks (Representing Applicant)	
Mr. & Mrs. Lee W. Abbott, 1211 Newning Ave.	AGAINST
Mrs. T.W. Bergstrom, 508 Academy Dr.	AGAINST
John & Mildred Blake, 1211 Ravine Dr.	AGAINST
Charlotte Boyle, 516 Academy	AGAINST
Audrey M. Brizendine, 211 Academy Dr.	AGAINST
A. Bates & Pat Brownson, 1015 Melissa Lane	AGAINST
Kim Brownson, 1015 Melissa Lane	AGAINST
Jean W. Carpenter, 60-B E. Riverside	AGAINST
Seth R. Crockett, 211 Bonniview	AGAINST
Kristine Sanders Everett, 1311 Newning	AGAINST
Katie Gehlbach, 1212 Hillside	AGAINST
Virginia Gak Gray, 1218 Hillside Ave.	AGAINST
Wayne Gronquist, 303 Academy	AGAINST
Mrs. Floree Haire, 308 Le Grande	AGAINST
Mrs. Mabel Harten, 502 Academy Dr.	AGAINST
Jerry A. & Martha Lel Hawkins, 210 Academy Dr.	AGAINST
Roy & Nancy Henderson, 209 Academy Dr.	AGAINST
Mary B. Hutson, 212 Le Grande	AGAINST
James H. Johnston, 220 Bonniview	AGAINST
Mr. & Mrs. Robert Kleberg, 504 Academy Dr.	AGAINST
Toni Hause Knight, 1103 Hillside	AGAINST
Mrs. John H. Mason, 312 Le Grande	AGAINST
G.J. Mercier, 518 Academy	AGAINST
Mrs. Josten Mercier, 518 Academy	AGAINST
K.R. Meyer, 604 Academy Dr.	AGAINST
Mrs. Fred Miller, 520 Academy Dr.	AGAINST
Kathleen Mollberg, 512 Academy	AGAINST
Mrs. Sidney Morriss, 213 Bonniview	AGAINST
Chris J. & Alice M. Nelson, 209 Academy Dr.	AGAINST
Mrs. S.C. Ray, 602 Academy Dr.	AGAINST
Mrs. Edith Roberts, 1203 Newning	AGAINST
Mrs. E.E. Schroeder, 211 Academy Dr.	AGAINST
Janet Lynn Sissney, 1207 Hillside #4	AGAINST
Mrs. Carl Sterzing, 305 Le Grande	AGAINST
Lissa Tate, 1212 Hillside Ave.	AGAINST
John & Esther Wooddell, 1313 Newning	AGAINST

COMMISSION ACTION:

Members reviewed the information presented. It was learned from the representative of the applicant, Mr. Bob Binder, and from representatives of the neighborhood that a meeting between these two parties had taken place. This meeting did not result in an agreement. Mr. Binder said that the applicant had offered to put the access to the proposed club on S. Congress. The Commissioners asked the neighborhood representatives if they would accept that and they responded that they would not. They in-

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

icated that they would not accept this use in any form. Mr. Ramsey felt that there was danger of condemning the property by not allowing it to be used commercially. The neighborhood responded that it was only the proposed use they were opposing. Mr. Hetherly said that he didn't think any use in the current "C" Commercial zoning would be compatible with the character of the neighborhood. Mr. Everett moved that the request be denied and Mr. Guerrero seconded the motion.

COMMISSION VOTE:

To DENY 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.

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

<u>C14-76-028</u>	<u>John William Turner:</u>	<u>"A" Residence, 1st H & A to</u>
	5222 Woodrow Avenue	<u>"O" Office, 1st H & A</u>
	1401 North Loop Boulevard	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the request for "O" Office zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENT

L.W. Golden, 4508 Spanish Oak Tr.
Mrs. Setna Massey, 1310 Harriet Ct.

FOR
AGAINST

PERSONS APPEARING

William Gene Turner (Representing Applicant)
John William Turner (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. John Turner, explained that the subject property is adjacent to his home and he plans to use the existing house as an office. Mr. Jagger and Mr. Everett asked Mr. Lillie if there was not some provision that would allow Mr. Turner to use this house as an office without the "O" Office zoning. Mr. Lillie replied that there was only one provision that allows a resident to use his own home as an office if it was zoned "B", but that this property was currently zoned "A" and Mr. Turner did not plan to live there. Mr. Everett made a motion that the request be denied and Mr. Guerrero seconded the motion.

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

COMMISSION ACTION:

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

To POSTPONE the request of Dan Theodore Stathos, Jr. for a zoning change from "A" Residence, 1st H & A to "O" Office, 1st H & A (as amended) on property located at

C14-76-030 Dan Theodore Stathos, Jr.--Contd.

104 East Gibson Street and 1329-1333 South Congress Avenue, until the Travis Heights Neighborhood Plan is reviewed by the Commission.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

<u>C14-76-031</u>	<u>Ruth Catherine Gross, Trustee:</u>	<u>"A" Residence, 1st H & A to</u>
	824 Airport Boulevard	<u>"D" Industrial, 1st H & A (Tract 1)</u>
	915 Shady Lane	<u>& "O" Office, 1st H & A (Tract 2)</u>

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant "D" Industrial on Tract 2 and deny "O" Office on Tract 1.

CITIZEN COMMUNICATION

WRITTEN COMMENT

J. Alren Bauer, Airport & Shady Lane

FOR

PERSONS APPEARING

Ruth Gross (Applicant)

J.D. Bower (Representing Applicant)

Peninnah Thurmond

FOR

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Ruth Gross, the applicant, said she wished to amend her application to provide only a narrow strip of 20 feet of "O" Office to allow a driveway for access to Shady Lane. Mr. Jack Bower, a representative of the applicant, explained to the Committee that the property had been for sale for about four years and that an offer had been made to buy it for the purpose of building a warehouse on the land. He said that large trucks will be driving in and out of the warehouse area and that they will need room to turn around. He said that the existing house would remain and a relative of the prospective buyer would live there. Mr. Everett told Mr. Bower that the Committee members were concerned about these large trucks moving out onto Shady Lane which is a residential area, and a school exists near the property. Mr. Jagger asked if the members could meet with the buyer to see if some other solution could be worked out. Ms. Peninnah Thurmond was present to represent Mr. Ponce, the prospective purchaser and the owner of Ponce Steel and Fabricating Co. She said that approximately four trucks would use the driveway three times a day. Ms. Mather suggested that, since the lot was deep and the house sits forward on it, more land could be designated as "D" to allow more room for a turn-around. The members agreed to continue the hearing to May 11 so that the applicant could meet with the prospective buyer to work out a solution to the problem of turning the trucks around.

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

C14-76-031 Ruth Catherine Gross, Trustee--Contd.

CITIZEN COMMUNICATION (Commission Hearing)

WRITTEN COMMENT

None

PERSONS APPEARING

Ruth Gross, 2400 West 7th St. (Applicant)

Peninnah Thurmond, Rt. 7, Box 875 B

T.D. Bowar, 4001 Pebble Path

FOR

FOR

COMMISSION ACTION:

Members reviewed the information presented. The applicant, Ms. Ruth Gross, amended her application to "O" Office only on the east 70' of Tract 1 and withdrew the request on the western 200' of Tract 1 and "D" Industrial on Tract 2. The members were in agreement to accept this amendment.

COMMISSION VOTE:

To GRANT the request of Ruth Catherine Gross for a zoning change from "A" Residence, 1st H & A to "D" Industrial, 1st H & A on Tract 1 and "O" Office, 1st H & A on Tract 2 (as amended), on property located at 824 Airport Boulevard.

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

ABSENT: Ms. Lewis-McGowan

<u>C14-76-032</u>	<u>Delta Investments:</u>	<u>"LR" Local Retail, 1st H & A to</u>
	6301 Monsanto Drive, also	<u>"GR" General Retail, 1st H & A</u>
	bounded by Montopolis Drive	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Ben Wash (Applicant)

John B. Meadows (Representing Applicant)

George Prosser, 600 Montopolis

FOR

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Ben Wash, explained that a restaurant specializing in barbeque is currently operating on this property and the request for a change in zoning is to allow the serving of beer on the premises. All the members agreed that it would be proper to serve beer at this restaurant, but felt that "GR" General Retail was too intense for the neighborhood and expressed regret that "GR" zoning was required for the purpose of serving alcoholic beverages and hoped that, with the proposed changes in the zoning ordinance, this would be corrected. Mr. Rindy moved that the request be denied and Mr. Everett seconded the motion.

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

C14-76-032 Delta Investments--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 DENY the request of Delta Investments for a zoning change from "LR" Local Retail, 1st H & A to "GR" General Retail, 1st H & A, on property located at 6301 Monsanto Drive, also bounded by Montopolis Drive.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

<u>C14-76-033</u>	<u>Carl Shia:</u> 2608-2610 Manor Rd., also bounded by Walnut Avenue	<u>"B" Residence, 2nd H & A to</u> <u>"LR" Local Retail, 2nd H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and staff recommendation to deny the requested zoning. He added, however, that if the applicant amends the application to "O" Office, 1st H & A, and is willing to provide 10 feet of right-of-way on Manor Road and 5 feet of right-of-way on Walnut Avenue to accommodate his development, the staff will recommend approval.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Eve W. Jackson, 2700 Manor Rd.

AGAINST

PERSONS APPEARING

Harriet Owen (Representing Applicant)

Alvin L. Youngblood, 3201 Walnut Ave.

NO OPINION

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Harriet Owen, the applicant's representative, told the Committee that the applicants did not understand that they would have to dedicate part of their land for right-of-way. She explained that they did not intend to build on the land, but were requesting the zoning change to market it. The members had all received a call from Reverend Carrington, who lives next door to the subject property, and said that he had been ill and had not been able to study the case or to attend the public hearing. Mr. Rindy said that he had asked Reverend Carrington if a week would be long enough for him and he had indicated that it would. For this reason, Mr. Rindy moved that the hearing be continued to May 11 and Mr. Guerrero seconded the motion.

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

C14-76-033 Carl Shia--Contd.

CITIZEN COMMUNICATION (Commission Hearing)

WRITTEN COMMENT

None

PERSONS APPEARING

Harriet Owen (Representing Applicant)

COMMISSION ACTION:

Members reviewed the information presented. Ms. Harriet Owen, representing the applicant, said that the applicant did not want to dedicate the requested right-of-way, but was willing to do so to have it zoned "LR" as requested. Ms. Mather expressed concern for the residence in the rear of the property. Mr. Jagger suggested zoning the back 10 feet of the property "A" Residential and the other members were in agreement with that suggestion. Ms. Owen also agreed to that change.

COMMISSION VOTE:

To DENY the request of Carl Shia for a zoning change from "B" Residence, 2nd H & A to "LR" Local Retail, 2nd H & A, but to GRANT "LR" Local Retail, 1st H & A excluding the north 10', subject to the applicant providing R.O.W. on Manor Rd. and 5' of R.O.W. on Walnut Ave.

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

ABSTAIN: Mr. Dixon

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14-76-034	Robert Barnstone & Carlos Puentes: 202 West 31st Street, also bounded by Cedar Street	<u>"A" Residence, 1st H & A to</u> <u>"BB" Residence, 1st H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "BB" Residence be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

First English Lutheran Church, 3001 Whitis

James T. Noton, 107 W. 32nd St.

Seth S. Searcy, III, 121 Laurel Lane

Joe Marks, 3009-3011 Whitis (Owner)

Fred M. Bullard, 206 W. 33rd

Richard L. Schott, 116 Laurel Lane

Martyn T. Conrey, 3115 Hemphill Park

Mrs. C.L. Kelly, Sr., 3100 Whitis

Laura McCaleb, 3105 Cedar St.

Austin Presbyterian Theological Seminary,
100 E. 27th St.

Mr. J.L. Telford, 3105-3107 Whitis

University Federal Credit Union, 3005 Cedar St.

Mr. Robert C. Harrington, 3107 Hemphill Park

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

C14-76-034 Robert Barnstone & Carlos Puentes--Contd.

Mrs. Myrtle G. Goetz, 204 W. 31st St.	AGAINST
W.W. Sharp, 113 W. 32nd St.	NO OPINION
PERSONS APPEARING	
Robert Barnstone (Applicant)	
Carlos Puentes (Applicant)	
Mrs. Myrtle Goetz, 204 W. 31st St.	AGAINST
Mrs. Amy Joyce Parks, 208 N. 31st St.	AGAINST
Mr. & Mrs. J.L. Telford, 3105 Whitis Ave.	AGAINST
Fred M. Bullard, 206 W. 33rd St.	AGAINST
Stroud Kelly (North University Neighborhood Assoc.)	AGAINST
Laura McCaleb, 3105 Cedar St.	AGAINST
Merle Franks (First English Lutheran Church)	AGAINST
Martha Ann Sibley	AGAINST
John Gilbert	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the staff to deny the request.

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

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 Robert Barnstone and Carlos Puentes for a zoning change from "A" Residence, 1st H & A to "BB" Residence, 1st H & A on property located at 202 West 31st Street, also bounded by Cedar Street.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

<u>C14-76-035</u>	<u>Mr. & Mrs. Anthony R. Bertucci:</u>	<u>"A" Residence, 1st H & A to</u>
	1001 West Oltorf Street	<u>"O" Office, 1st H & A</u>
	2400 South 5th Street	

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "O" Office be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Janet Sandidge, 1101 W. Oltorf	FOR
V.O. McCoy, Austin Lake Estates	FOR

PERSONS APPEARING

Anthony Butucci (Applicant)	
Margaret Loera, 609 Fletcher St.	AGAINST

C14-76-035 Mr. & Mrs. Anthony R. Bertucci--Contd.

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

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 Mr. & Mrs. Anthony R. Bertucci for a zoning change from "A" Residence, 1st H & A to "O" Office, 1st H & A on property located at 1001 West Oltorf Street and 2400 South 5th Street.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14-76-036 Barry & Suzie L. Vance: "A" Residence, 1st H & A to
2303-2305 Bluebonnet Lane "O" Office, 1st H & A

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that the request for "O" Office be denied, but if the applicant amends the application to "B" Residence, the staff will recommend approval.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Austin Housing Authority, 205 Chicon
Joe Gilbreth, 2401 Bluebonnet

FOR
FOR

PERSONS APPEARING

Pascual Piedfort (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Pascual Piedfort, told the Committee that the applicant felt that the "B" Residence zoning recommended by the staff would be more damaging to the neighborhood than the requested "O" Office. He said that the applicant wished to build a small professional or semi-professional office on the property and the "B" zoning would allow apartments. The Committee agreed with him but were concerned with the different kinds of uses allowed under "O" Office. Mr. Jagger suggested that "O" Office be granted subject to a restrictive covenant limiting the use to an office. The other members were in agreement.

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

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 Barry & Suzie L. Vance for a zoning change from "A" Residence, 1st H & A to "O" Office, 1st H & A on property located at

C14-76-036 Barry & Suzie L. Vance--Contd.

2303-2305 Bluebonnet Lane, subject to a restrictive covenant limiting the use to an office.

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

<u>C14-76-037</u>	<u>Frances X. Bouchard:</u> 1502 Spyglass Drive, also bounded by Barton Skyway	<u>"LR" Local Retail, 1st H & A to</u> <u>"C-2" Commercial, 1st H & A</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to deny the requested zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant was not present and Mr. Schuller indicated that the applicant knew the date and time of the public hearing and he had expected him to come. The members preferred not to discuss the case without the applicant present and Mr. Jagger moved that it be continued to after the last item on the agenda. Mr. Guerrero seconded the motion.

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

The applicant had still not arrived after all other agenda items had been heard so the Committee decided to go ahead and hear the case. Ms. Mather agreed with the staff that the requested zoning was too intensive for the area. Mr. Everett also agreed and moved that the request be denied. Mr. Rindy seconded the motion.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion to deny the request and Mr. Everett seconded the motion.

COMMISSION VOTE:

To DENY the request of Frances X. Bouchard for a zoning change from "LR" Local Retail, 1st H & A to "C-2" Commercial, 1st H & A on property located at 1502 Spyglass Dr., also bounded by Barton Skyway.

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

C14-76-038 George Hausmann:
1208 East 51st Street

"BB" Residence, 1st H & A to
"O" Office, 1st H & A (as amended)

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the requested "GR" General Retail zoning be denied, but if the applicant amends the application to "O" Office, the staff would recommend approval.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. Alejandro La Fuente, 1206 E. 51st St.	AGAINST
Mrs. H.H. Bartling, 1210 E. 51st St.	AGAINST
Wayne Gronquist, 508 W. 12th St.	AGAINST
Emma Ella Cravatt, 1216 E. 51st St.	AGAINST
Ethel Hartman, 2200 Manor Rd.	AGAINST

PERSONS APPEARING

George Hausmann (Applicant)	
Don Bird (Representing Applicant)	
Thomas Hausmann, Rt. 1, Box 313-C, Cedar Creek, TX	FOR
Mrs. Louise Hausmann, Rt. 1, Box 313-C, Cedar Creek, TX	FOR
Bonnie Cummins, 906 Terrace Mountain Dr.	FOR
Robert M. Woliver, 8704 Point West Dr.	AGAINST
Ethel Hartman, 2200 Manor Rd.	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Don Bird, the applicant's representative, told the Committee members that the applicant wished to live in the existing house and conduct a knife sharpening business there. He asked the Committee to consider granting the requested "GR" General Retail zoning to allow this business, but said that the applicant was amending his application to request "O" Office. The members were concerned about granting "GR" General Retail because of the intensity of the uses it would allow. Mr. Everett made a motion to grant "O" Office as amended by the applicant and Mr. Rindy seconded the motion.

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

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 George Hausmann for a zoning change from "BB" Residence, 1st H & A to "O" Office (as amended), 1st H & A on property located at 1208 East 51st Street.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14-76-039	H. Richards Oil Company: 2915 East 1st St., also bounded by Pleasant Valley Rd.	<u>"C" Commercial, 1st H & A & "A" Residence, 1st H & A to "C" Commercial, 1st H & A (As amended)</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the requested zoning. He said that if the applicant amends the application to "C" Commercial excluding approximately the southern 150 feet, the staff will recommend approval.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Richard D. Jones (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Richard Jones, explained that in the process of making plans to build a new warehouse to replace the old one it was learned that the property was zoned "A" Residential. He said that the applicant wished to amend his request to "C" Commercial excluding the southern 150 feet of the property as recommended by the staff. Mr. Everett moved that the amended request be granted.

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

COMMISSION ACTION:

Members reviewed the information presented and Ms. Mather read the minutes from the Zoning Committee meeting and on behalf of the Committee moved that the request be granted. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To GRANT the request of H. Richards Oil Company for a zoning change from "C" Commercial, 1st H & A & "A" Residence, 1st H & A to "C" Commercial, 1st H & A (as amended) on property located at 2915 East 1st St., also bounded by Pleasant Valley Rd.

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

C14-76-040	Lynn & Scott Storm: 1206 West 38th Street, also bounded by West 39th Street	<u>"O" Office, 1st H & A to "GR" General Retail, 1st H & A (Tract 1) and "C-2" Commercial, 1st H & A (Tract 2)</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail be granted on Tract 1, but that "C-2" Commercial be denied on Tract 2.

C14-76-040 Lynn & Scott Storm--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

John R. Crawford, 2006 Leberman
William Gerhart, 3814 Medical Pkwy.
Robert Tocker, 3814 Medical Pkwy.
Mamie E. Homeyer, 3900 Bailey Lane
Georgia B. Lucas, 1800 Lavaca
Mary Frances Tullos, 3811 Bailey Lane
Martin V. Valdez, 3902 Bailey Lane
Lena L. Pickle, 3904 Bailey Lane
Belva Miller, 3906 Bailey Lane
Don V. Jackson, 3810 Medical Pkwy.
H.V. Mayton, 3806 Bailey

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PERSONS APPEARING

Bill Scudder (Representing Applicant)
Scott Storm (Applicant)
Mary Margaret Quadlander

AGAINST (C-2 only)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Schuller told the Committee that the applicant had submitted a revised site plan. Mr. Bill Scudder, the applicant's representative requested that the request for "C-2" Commercial on Tract 2 be withdrawn. The members were in agreement to grant the request for withdrawal of the request for "C-2" Commercial on Tract 2.

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

The members then agreed to recommend that "GR" General Retail, 1st H & A on Tract 1 be granted.

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

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 Lynn & Scott Storm to withdraw the request for "C-2" Commercial, 1st H & A on Tract 2.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

To GRANT the request of Lynn & Scott Storm for a zoning change from "O" Office, 1st H & A to "GR" General Retail, 1st H & A (Tract 2).

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14-76-041	Southwest-Tex Leasing Co., Inc.: 3529-3547 Manor Road 3524-3532 Pershing Drive	<u>"A" Residence, 1st H & A to</u> <u>"GR" General Retail, 1st H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

James L. Dougherty, Jr. (Representing Applicant)
Mrs. K.J. Walker, 8727 Airport Blvd., San Antonio, TX FOR

COMMITTEE ACTION:

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

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Southwest-Tex Leasing Co., Inc. for a zoning change from "A" Residence, 1st H & A to "GR" General Retail, 1st H & A on property located at 3529-3547 Manor Road and 3524-3532 Pershing Drive.

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

ABSENT: Ms. Lewis-McGowan and Mr. Hetherly

C14-76-042	Robert Bales & Larry Bales: 419 East 30th Street, also bounded by Duval Street	<u>"C" Commercial, 2nd H & A to</u> <u>"C-1" Commercial, 2nd H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "C-1" Commercial be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mrs. J.H. Spencer, 507-B Bellevue Pl.
William J. Weeg, 509 Elmwood Pl.

AGAINST
AGAINST

PERSONS APPEARING

Larry Bales (Applicant)
Thomas Prichard (Representing Applicant)
Stroud Kelly (North University Neighborhood Assoc.)
Roger Pinkney, 3101 Harris Park Ave.

FOR
AGAINST

C14-76-042 Robert Bales & Larry Bales--Contd.

Fred Eby
T.J. Tilly
Carter Havner
William Shibe

AGAINST
AGAINST
AGAINST
AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation that "C-1" Commercial be granted.

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

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 Robert Bales and Larry Bales for a zoning change from "C" Commercial, 2nd H & A to "C-1" Commercial, 2nd H & A on property located at 419 East 30th Street, also bounded by Duval Street.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

<u>C14-76-043</u>	Northcross Associates, Ltd., et al: 2735 West Anderson Lane, also bounded by Rockwood Lane (Tract 1) 2705 West Anderson Lane, also bounded by Northcross Drive (Tract 2)	<u>"GR" General Retail, 1st H & A to</u> <u>"GR" General Retail, 3rd H & A</u>
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Mr. Duncan Muir, representing the Planning staff, told the Committee that a letter requesting postponement had been received seven days in advance and the applicant's representative indicated his intention to notify all persons notified by the Planning Department of the postponement.

COMMITTEE ACTION:

Members were in agreement to recommend that the request for postponement be granted as proper notification had been received.

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

COMMISSION ACTION:

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

COMMISSION VOTE:

To POSTPONE indefinitely the request of Northcross Associates, Ltd., et al for a zoning change from "GR" General Retail, 1st H & A to "GR" General Retail, 3rd H & A on property located at 2735 West Anderson Lane, also bounded by

C14-76-043 Northcross Associates, Ltd., et al--Contd.

Rockwood Lane (Tract 1) and 2705 West Anderson Lane, also bounded by Northcross Drive (Tract 2).

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

SPECIAL PERMITS

C14p-74-053 Lynn and Scott Storm:
1206 West 38th Street

A restaurant with bar (as amended to be located within the "26 Doors Shopping Center".

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to deny the proposed "C-2" area and to approve the "GR" General Retail area subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Business Enterprises, Inc., 3829 Medical Pkwy.
John R. Crawford, 2006 Leberman
Don J. Jackson, 3810 Medical Pkwy.
Robert L. Tocker, 3814 Medical Pkwy.
William M. Gerhart, Jr., 3814 Medical Pkwy.
Ray O. Howard, 3808 Bailey
Lena L. & Robert L. Pickle, 3904 Bailey
Mamie F. Homeyer, 3900 Bailey
J.H. Mayton, et al, 3806 Bailey
Belva Miller, 3906 Bailey
Bessie Maddox, 3906 Bailey
Georgia B. Lucas, 1800 Cambridge Tower
Mary Frances Tullos, 3811 Bailey Ln.
Martin W. Valdez, 3902 Bailey Ln.

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PERSONS APPEARING

Mr. Bill Scudder (Representing Applicant)
Scott Storm (Applicant)
Mary Margaret Quadlander

AGAINST (C-2 area only)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Bill Scudder, representing the applicants, requested a withdrawal of the "C-2" area. He said that the proposed use had required this designation to be allowed to install the wine and cheese shop, but that this use was no longer planned. The Committee, in their action

Cl4p-74-053 Lynn and Scott Storm--Contd.

on the zoning, granted the request for withdrawal. Mr. Guerrero moved that the Committee recommend that the request for a special permit be approved subject to compliance with ordinance requirements and departmental recommendations. Mr. Everett seconded the motion.

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

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 APPROVE the request of Lynn and Scott Storm for a special permit for a restaurant (as amended) to be located within the "26 Doors Shopping Center" at 1206 West 38th Street.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

Cl4p-76-010 Dearl W. & Evelyn M. Heard:
5708 Whitebrook Drive

A day care center for 24 children
called, "Heard's Smiling Faces
Day Center".

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation that the request be approved with a maximum of 15 children, subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Austin Savings & Loan, 1008 Lavaca

Allan & Evelyn Buchhorn, 5706 Whitebrook

Mr. James C. Toliver, et ux, 5704 Whitebrook

James G. Anderson, 5805 Whitebrook

PETITION, 15 Signatures of Residents

AGAINST

AGAINST

AGAINST

AGAINST

AGAINST

PERSONS APPEARING

Dearl Heard (Applicant)

Estella Wilson, 5804 Whitebrook

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. Dearl Heard, told the Committee that he was in agreement with the recommendation of the staff to allow only 15 children. The neighborhood residents were concerned about the traffic and the noise that would be generated by this use. Ms. Mather stated that she believed that a day care center in a residential area was a negative thing and preferred to limit the amount of children to 12. Mr. Jagger pointed out that under the ordinance, 12 children would be allowed without a

C14p-76-010 Dearl W. & Evelyn M. Heard--Contd.

special permit, since the director plans to reside in the house. He therefore felt that it would be better to allow 15 children and require a special permit, as it could be more restrictive. The other members were in agreement with him and voted to approve the special permit to allow a maximum of 15 children.

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

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 APPROVE the request of Dearl W. & Evelyn M. Heard for a day care center for 15 children called, "Heard's Smiling Faces Day Center", subject to compliance with ordinance requirements and departmental recommendations.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14p-76-011 Child, Incorporated:
4507-4509 Manchaca Road

A day care center for 33
children.

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Benigno Meneses L. (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather noted that the sidewalk which is already on the lot is abutting the existing driveway and asked Mr. Schuller if there was some way to protect the people using the sidewalk from the cars on the driveway. Mr. Schuller answered that the Public Works Department, Urban Transportation, and Planning Department could work with the applicant to solve that problem. Mr. Rindy suggested that an evergreen buffer be required on the north and east sides of the property and the other members agreed. He then made a motion that the request for a special permit for a day care center be approved subject to departmental recommendations and ordinance requirements, and a narrow solid planted buffer on the north property line and a 10-foot planted buffer on the east side, and the construction of a barrier to physically separate the sidewalk from the driveway.

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

Cl4p-76-011 Child, Incorporated--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Child, Inc. for a day care center for 33 children, to be located at 4507-4509 Manchaca Rd, subject to departmental recommendations and ordinance requirements and a narrow, solid planted buffer on the north property line, a 10-foot planted buffer on the east side, and the construction of a barrier to physically separate the sidewalk from the driveway.

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

ABSTAIN: Mr. Guerrero

ABSENT: Ms. Lewis-McGowan and Mr. Hetherly

<u>Cl4p-76-012</u>	<u>Child, Incorporated:</u>	<u>A day care center for 30</u>
	704 Vargas Road	<u>children.</u>

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve for a maximum of 15 children subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mr. Rufus Rosemond, 702 Vargas Rd.

FOR

Robert T. Flores, 600 Vargas Rd.

FOR

Mr. Lee Houston, et ux, 700 Vargas Rd.

FOR

Joe K. Dobie, 4401 Avenue "A"

FOR

PERSONS APPEARING

Benigno Meneses L. (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Benigno Meneses L., the applicant's representative, said he accepted the staff's recommendation to allow only 15 children, but that he wanted to fence only the two sides of the play yard because the lot in the rear was vacant. Mr. Schuller said that it was vacant at the present time, but it was zoned "A" Residential and was subject to development. Mr. Guerrero said that it was a heavily wooded lot and if it was not fenced the children may be in danger of getting lost in it. Mr. Meneses said that what he meant was he did not want to install a privacy fence, but would put up a chain link fence. Mr. Jagger made a motion to approve the special permit request for 15 children, subject to ordinance requirements and departmental recommendations, excluding the back of the lot from the requirement for a privacy fence and requiring instead a chain link fence until the lot is developed, at which time a privacy fence must be installed.

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

ABSTAIN: Mr. Guerrero

C14p-76-012 Child, Incorporated--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Child, Incorporated for a day care center to be located at 704 Vargas Road for 15 children only, subject to ordinance requirements and departmental recommendations, excluding the back of the lot from the requirement for a privacy fence and allowing instead a chain link fence, until such time that lot is developed, thus requiring a privacy fence.

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

ABSTAIN: Mr. Guerrero

ABSENT: Ms. Lewis-McGowan and Mr. Hetherly

C14p-76-013 Lehndorff Management Ltd., Inc.: A day care center for 60
Woodland Avenue children.

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the request subject to compliance with ordinance requirements and departmental recommendations and provision of information relative to adequate buffering to protect the adjoining residential uses.

CITIZEN COMMUNICATION

WRITTEN COMMENT

C.M. Rogers, 800 Leonard

AGAINST

PERSONS APPEARING

Phil Mockford (Representing Applicant)

Ed Galwardi, 1909 Woodland

AGAINST

Bill Patton

AGAINST

Charlie Green, 1906 Crooked Ln.

AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Phil Mockford, told the Committee that the applicant preferred access onto Woodland. The members did not feel that they should have that access. Ms. Mather said she could not vote for approval for 60 children. She said that there was no way to buffer the noise from that many children and she did not think that that extra burden should be put on this single family neighborhood. Mr. Everett agreed and moved to deny the request. Ms. Mather seconded the motion.

AYE: Ms. Mather and Mr. Everett

NAY: Mr. Guerrero and Mr. Rindy

ABSTAIN: Mr. Jagger

The motion resulted in a tie vote and Mr. Guerrero made a motion to approve subject to ordinance requirements and departmental recommendations and a 20-foot solid planted buffer on the west side and a 10-foot solid planted buffer on the south side.

AYE: Messrs. Everett, Guerrero and Rindy

NAY: Ms. Mather

ABSTAIN: Mr. Jagger

C14p-76-013 Lehndorff Management Ltd., Inc.--Contd.

COMMISSION ACTION:

Members reviewed the information presented and Ms. Mather read the minutes of the Zoning Committee meeting. Ms. Mather then made a motion on behalf of the Committee to approve the request subject to ordinance requirements and departmental recommendations and a 20-foot solid planted buffer on the west side and a 10-foot solid planted buffer on the south side.

COMMISSION VOTE:

To APPROVE the request of Lehndorff Management Ltd., Inc. for a day care center for 60 children to be located on Woodland Avenue, subject to ordinance requirements and departmental recommendations, and a 20-foot solid planted buffer on the west side and a 10-foot solid planted buffer on the south side.

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

C14p-76-014 Charles Carpenter, et al: Mixed-drink bar.
 1908 East Riverside Drive

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Joe L. & Joann Ray, 1621 Sunnyvale

AGAINST

PERSONS APPEARING

Mr. Joe Futch (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to recommend that the request for a special permit be approved.

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

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 APPROVE the request of Charles Carpenter, et al for a mixed-drink bar to be located at 1908 East Riverside Drive, subject to compliance with ordinance requirements and departmental recommendations.

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

C14p-76-015	Commerce Development Company, Inc.: 5555 North Lamar Boulevard	A supper club and lounge called, " <u>The Alliance Wagonyard</u> ", an <u>extension of the existing use in Commerce Park.</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the request for a special permit subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Ralph Graham (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the staff to approve the request for a special permit.

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

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 APPROVE the request of Commerce Development Company, Inc. for a supper club and lounge called "The Alliance Wagonyard", an extension of the existing use in Commerce Park, located at 5555 North Lamar Boulevard, subject to compliance with ordinance requirements and departmental recommendations.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14p-76-016	Francis X. Bouchard: 1502 Spyglass Drive	<u>A lounge with food and mixed beverage called, "The Ridgetop".</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to deny the request for a special permit for this use.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

None

C14p-76-016 Francis X. Bouchard--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather was concerned that if additional parking was required it would destroy the existing landscape. Mr. Jagger said he would have to abstain from voting, but he would only be in favor if the applicants received a variance from the Board of Adjustment on the parking. Mr. Rindy stated that this was located close to City Park and moved to deny the request. Mr. Everett seconded the motion.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the request be denied and Mr. Everett seconded the motion.

COMMISSION VOTE:

To DENY the request of Francis X. Bouchard for a lounge with food and mixed beverage called, "The Ridgetop" to be located at 1502 Spyglass Drive.

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

C14p-76-017 Dennis Bauerle:
4501 Manchaca Road

A sandwich, coffee and ice
cream shop.

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Gene Cullen, Lake Travis
Den Bar Enterprises, 3100 S. Lamar #203
Sigmar Corp., P.O. Box 20267, San Antonio, TX
Louise Friedrich, 4509 Merle Dr.
Donald R. Dunlap, 4500 Merle Dr.

FOR
FOR
FOR
FOR
AGAINST

PERSONS APPEARING

Dennis Bauerle (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Dennis Bauerle, the applicant, told the Committee that there were a number of large trees on the lot and that he intended to preserve them, but he felt he needed access to Manchaca Road and it would be necessary to move two elm trees. He added that he would save

C14p-76-017 Dennis Bauerle--Contd.

the large tree that will be in the parking lot. Mr. Everett made a motion to approve subject to compliance with ordinance requirements and departmental recommendations and to saving all trees except two in the driveway and saving the large tree in the parking lot.

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

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 APPROVE the request of Dennis Bauerle for a sandwich, coffee and ice cream shop to be located at 4501 Manchaca Road, also bounded by Redd Street, subject to compliance with ordinance requirements and departmental recommendations and to saving the large oak tree in the parking lot and all other trees, except two elm trees in the driveway.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

<u>C14p-76-018</u>	<u>Central Insurance Agency:</u>	<u>A 108-unit apartment dwelling</u>
	<u>6008 North Lamar Boulevard</u>	<u>group.</u>

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

Charles Bridges Investment, 3816 Medical Pkwy. #131	AGAINST
Mary Frances Kiper, 907 Aurora Circle	AGAINST
Mr. Gregory T. Hector, 5914 Sunshine	AGAINST

PERSONS APPEARING

John Van Winkle (Representing Applicant)
James Reber (Representing Applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the staff to approve the special permit.

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

COMMISSION ACTION:

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

C14p-76-018 Central Insurance Agency--Contd.

COMMISSION VOTE:

To APPROVE the request of Central Insurance Agency for a 108-unit apartment dwelling group to be located at 6008 North Lamar Boulevard, subject to compliance with ordinance requirements and departmental recommendations.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C14p-76-019 Bob Bailey: A 34-unit apartment project.
4511-4529 Avenue A

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

CITIZEN COMMUNICATION

WRITTEN COMMENT

B.D. St. Clair, 45th St. & Avenue B	FOR
Frank Douglas, 45th St. & Avenue B	FOR
L.G. Sloan, et us, 4601 Avenue B	FOR
Mrs. Erma May Leigh, 4527 Avenue B	AGAINST
Walter Davis, et ux, 4524 Avenue B	AGAINST
Mabel E. Woodcock, 4604 Avenue B	NO OPINION STATED

PERSONS APPEARING

John Van Winkle (Representing Applicant)	
Bob Bailey (Applicant)	
S.B. Speir, 4512 Avenue B	AGAINST
J.B. Mock	AGAINST
Walter Davis	AGAINST
Mrs. Walter, Richter (Hyde Park Neighborhood Assoc.)	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented. The neighbors objected to the traffic and the noise. The Committee members wondered if there could be another plan, moving the parking lot further away from the abutting residential area and showing buffering between this property and the residential properties. The applicants said that they had worked on the plan for months and this was the best they had. They said that the problem with moving the parking lot was that some trees may have to be destroyed. The members felt that the site plan should be revised and that the neighbors should have an opportunity to see it. Mr. Jagger made a motion to continue the hearing to May 25.

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

C14p-76-019 Bob Bailey--Contd.

COMMISSION ACTION:

Members reviewed the information as it appeared in the memorandum and, with discussion, agreed with the recommendation of the Committee.

COMMISSION VOTE:

To CONTINUE THE PUBLIC HEARING to May 25 on the request of Bob Bailey for a 34-unit apartment project to be located at 4511-4529 Avenue A.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

PLANNED UNIT DEVELOPMENT

C814-73-012 Timberline Townhouses

Request for a one year extension of approval on a portion of a previously approved Planned Unit Development.

The owner, Mr. Sid Jagger, requested that the Commission not hear this request and the Commission complied.

No action was taken.

STREET VACATIONS

C10v-76-006 Street Vacation

Vacate a portion of Starstreak Drive south of William Cannon Drive.

Mr. Lillie told the Commission members that the staff recommended approval of the request for vacating a portion of Starstreak Drive.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly said that he would abstain from discussion and voting. The other members were in agreement to approve the request.

COMMISSION VOTE:

To APPROVE the request for vacating a portion of Starstreak Drive south of William Cannon Drive, subject to departmental requirements and recommendations.

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

ABSTAIN: Mr. Hetherly

ABSENT: Ms. Lewis-McGowan and Mr. Rindy

C10v-76-006 Street Vacation

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Mr. Lillie told the Commission members that the staff recommended approval of the request for vacating a portion of Starstreak Drive.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Hetherly said that he would abstain from discussion and voting. The other members were in agreement to approve the request.

COMMISSION VOTE:

To APPROVE the request for vacating a portion of Starstreak Drive south of William Cannon Drive, subject to departmental requirements and recommendations.

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

ABSTAIN: Mr. Hetherly

ABSENT: Ms. Lewis-McGowan and Mr. Rindy

C10v-76-008 Street Vacation

Vacate excess right-of-way along east side of Red River Street between 12th Street alley and 15th Street; and vacate Sabine Street from 12th Street alley to north side of 13th Street.

Mr. Lillie explained that this request was made by the City and that the right-of-way would be given for the Brackenridge Hospital project.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve the request for a street vacation.

COMMISSION VOTE:

To APPROVE the request for vacating excess right-of-way along east side of Red River Street between 12th Street alley and 15th Street; and vacating Sabine Street from 12th Street alley to north side of 13th Street, subject to departmental requirements and recommendations.

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

ABSENT: Ms. Lewis-McGowan

C10v-76-007 Street Vacation

Vacate 6 foot walkway easement on Lot 7, Brinwood, Section 1.

Mr. Lillie told the Commission members that this was a request from Mrs. Juanita Teague for vacating the walkway easement across the east side of her property. He said that the property owners had not been notified.

C10v-76-006 Street Vacation--Contd.

COMMISSION ACTION:

Members reviewed the information presented. Mrs. Juanita Teague explained that the walkway was being used at night and that it was causing a disturbance for herself and her daughter. The members agreed that the property owners should be notified and felt a public hearing should be held. Ms. Mather made a motion that a public hearing be set for May 25 at 3:00 PM and it was seconded by Mr. Rindy.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR MAY 25, 1976 AT 3:00 PM to consider the vacation of a 6 foot walkway easement on Lot 7, Brinwood, Section 1.

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

ABSENT: Ms. Lewis-McGowan; Mr. Hetherly

C10v-76-008 Street Vacation

Vacate excess right-of-way along east side of Red River Street between 12th Street alley and 15th Street; and vacate Sabine Street from 12th Street alley to north side of 13th Street.

Mr. Lillie explained that this request was made by the City and that the right-of-way would be given for the Brackenridge Hospital project.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve the request for a street vacation.

COMMISSION VOTE:

To APPROVE the request for vacating excess right-of-way along east side of Red River Street between 12th Street alley and 15th Street; and vacating Sabine Street from 12th Street alley to north side of 13th Street, subject to departmental requirements and recommendations.

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

ABSENT: Ms. Lewis-McGowan

PUBLIC HEARINGS

C2o-76-002 Zoning Ordinance

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

C2o-76-002 Zoning Ordinance--Contd.

Mr. Lillie told the Commission members that, since the agenda was very long, they may wish to refer this to a Committee. The members decided to hear the case and act on it, except Section 45-31(i) concerning lighter than air devices.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mr. Jewett

AGAINST

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy thought that the provision for church signs was too broad and wondered if some restriction could be placed on lighted signs. Mr. Ed Stevens, of the Building Inspection Department, answered that placing a restriction on lighted signs was too limiting and suggested that no flashing signs be allowed. Mr. Rindy was in agreement with that suggestion. The members were in agreement to act on Section 45-31d.2, e, f.1,2,3,4,5, & h, and to set a public hearing to consider the Sign Committee Recommendations concerning Scenic Zoning, Criteria for Signage in Areas Designated Scenic, and Setback.

COMMISSION VOTE:

To APPROVE Section 45-31d.2 (Temporary Signs), e (Beer and Wine), f.1,2,3,4,5 (Setback for Signs), and h (Church Signs), subject to a variance on church signs which flash or have intermittant lighting, of the Zoning Ordinance.

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

ABSENT: Ms. Lewis-McGowan

To SET A PUBLIC HEARING FOR JUNE 29, 1976 to consider the recommendations of the Sign Committee concerning Scenic Zoning, Criteria for Singage in Areas Designated Scenic, and Setback.

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

ABSENT: Ms. Lewis-McGowan

OTHER BUSINESS

C6-76-001 Capital Improvements Program

Discussion of the methodology used in the development of the 1976-1981 Capital Improvements Program by Research and Budget and Planning Department.

Mr. Lillie introduced Mr. Jorge Carrasco, Capital Budget Officer in the research and Budget Department, who gave a summary of the CIP process.

C6-76-001 Capital Improvements Program

COMMISSION ACTION:

Mr. Lillie informed the Commissioners that at their last meeting on April 27, they had set May 31 as a hearing date for the CIP, and since that is a holiday he suggested they change that date to June 2. Mr. Everett made a motion to change the date from May 31 to June 2 and Mr. Hetherly seconded it.

COMMISSION VOTE:

To change the Public Hearing set for May 31 to June 2.

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

ABSENT: Ms. Lewis-McGowan and Mr. Rindy

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:

C8-73-67 Highland Hills, Sec. 11
Hillbrook Drive

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

ABSENT: Ms. Lewis-McGowan

The following final subdivision has appeared before the Commission in the past and all departmental requirements have not been complied with. The staff recommends disapproval of this plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision plat pending
compliance with departmental requirements and recommendations:

C8-76-11 Buckingham Ridge, Section 5
South Congress & William Cannon Dr.

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

ABSENT: 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

Short Form Subdivisions--Contd.

VOTED: To APPROVE the following short form plats:

C8s-76-54 Travis County Subdivision #2
F.M. 620

C8s-76-59 Resub. Lots 5 & 7, Blk. E, Elmhurst Oaks
Taylor Gains St. & Oak Heights Drive

C8s-76-64 4th Resub. of South Congress Square
Congress & Oltorf St.

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form plat with a 25-foot building set-back on Springdale Rd, granting a variance from the Expressway & Major Arterial Plan and Subdivision Ordinance on the width of Springdale Rd. and E. 5th St.

C8s-76-58 Resub. Lot 4, Laura E. Mueller Subdivision
Springdale Rd. & E. 5th St.

AYE: Messrs. Hetherly, Everett, Jagger, Ramsey and Dixon; Ms. Mather

NAY: Mr. Guerrero

ABSTAIN: Mr. Rindy

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form plat with fiscal arrangements made for water and Health Department approval for septic tanks, granting a variance to delete fiscal arrangements for wastewater:

C8s-76-52 ^{A.} Travis Brown Subdivision
F.M. 969

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form plat granting a variance to exclude the balance of this tract:

C8s-76-61 Jacob Bauerle Subdivision
Frate Barker Lane

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

ABSENT: Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plat granting a variance to exclude the balance of this tract:

C8s-76-65 Royal Burger #7
Burnet Road & White Horse Tr.

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

ABSENT: Ms. Lewis-McGowan

The staff reported that the applicant for the following short form plat had requested that it be postponed indefinitely. The Commission then

VOTED: To POSTPONE the following short form plat indefinitely:

C8s-76-53 Resub. McCarty Lane Subdivision
McCarty Lane

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats pending compliance with departmental requirements:

C8s-76-70 1st Resub. Summerwood, Sec. 3
Summerwood Drive

C8s-76-71 Lot 5, Oakdale
Red River Street

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements and granting a variance to exclude the balance of the tract:

C8s-76-72 Howell Subdivision
U.S. 183

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

ABSENT: Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

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

C8s-76-74 Resub. Lots 30 & 31, Shadow Lawn
Avenue G and East 39th Street

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending determination of the City's ability to serve with water:

C8s-76-69 1st Resub. of Blue Hills Est.
Blue Hill Dr. & Distant View Dr.

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To POSTPONE the following short form plat pending submission of variance letter by the owner:

C8s-76-73 Treadwell Addition, Sec. 5
Burnet Road

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

ABSENT: Ms. Lewis-McGowan

The staff reported that the following short form plats were located in the Lake Austin watershed area. The Commission then

VOTED: To POSTPONE the following short form plats for 30 days pending completion of the Lake Austin Plan:

C8s-76-75 Great Hills VI
Loop 360 and Mt. Ridge Dr.

Short Form Subdivisions--Contd.

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

C8s-76-76 Toro Canyon Subd. #1
 Toro Canyon & West Lake Dr.

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


PRELIMINARY SUBDIVISIONS--FILED AND CONSIDERED

The staff recommended that the following preliminary subdivision be reapproved, deleting the previous condition that Roy B. Stewart participate in the subdivision or that public access be provided to his tract by this subdivision. The Commission then

VOTED: To REAPPROVE the following preliminary subdivision, deleting the previous condition that Roy B. Stewart participate in the subdivision or that public access be provided to his tract by this subdivision:

C8-75-11 Cedar Cove
 R.R. 620 & Cedar Cove Rd.

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


 Richard R. Lillie
 Executive Secretary