

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--July 13, 1976

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

Present

Miguel Guerrero, Chairman
Barbara Chance
Gabriel Gutierrez
Sid Jagger
Linda Lewis-McGowan
Jean Mather
Bill Stoll

Absent

Freddie Dixon
Dean Rindy

Also Present

Richard Lillie, Director of Planning
Maureen McReynolds, Director
Environmental Resource Management
Evelyn Butler, Supervisor of Current Planning
Bill Lowery, Urban Transportation Department
Stephanie Storms, Environmental Resource
Management
Dona Jakubowsky, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of July 6, 1976.

Present

Miguel Guerrero, Chairman
Barbara Chance
Gabriel Gutierrez
Sid Jagger
Bill Stoll

Also Present

Tom Knickerbocker, Assistant Director
of Planning
Duncan Muir, Planner
Brian Schuller, Planner

C14-76-027 C.H. Beardsley:
1607-1611 West Avenue

"A" Residence, 1st H & A to
"B" Residence, 1st H & A (as amended)

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the request for a zoning change be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Roger Joseph, 1700 Nueces
Donald S. Thomas, P.O. Box 1237
Ruben H. Johnson, P.O. Box 1237

WRITTEN COMMENTS IN OPPOSITION

Gail L. Morton, 1601 Pearl St.

PERSONS APPEARING IN FAVOR

C.H. Beardsley (Applicant)
Stan Miller (Representing Applicant)
Phillip A. Shaw, Jr., 1608 West Avenue
Mrs. George E. Shelly, 1700 West Avenue
Mrs. Lucy Shoe Meritt, 712 W. 16th St.

PERSONS APPEARING IN OPPOSITION

Suzanne Shelton Buckley, 1502 West Avenue
John C. Buckley, 1502 West Avenue
Gail Brown, 1615 Pearl

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Stan Miller, displayed a site plan showing a reduction in the number of units proposed for the apartment complex. He said that he felt that, with this plan, the traffic and parking problems would be taken care of. He added that Mr. Beardsley wanted to request that the zoning change be granted subject to a restrictive covenant limiting the number of units to 18. Mr. John Meinrath, representing the City's Legal Department, explained that a restrictive covenant is usually an agreement between two private parties and that it is unusual to have this kind of agreement as a condition to rezoning. He suggested that it would be better to grant a zoning of less intensity than to tie the zoning to a restrictive covenant. Mr. Muir reminded the Committee that Mr. Beardsley had not amended his request to less intense zoning, but that he agreed with Mr. Meinrath that this would be a better way of accomplishing a limit on the number of units. Ms. Chance said that, although she could sympathize with the owner of the property, she preferred to see less intense zoning and usage in this area. Mr. Jagger felt that the best thing for the neighborhood would be to stop building small apartments and build the kind of apartments that would attract clientele that would be more permanent than the transient students who are attracted to the smaller units. Mr. Gutierrez disagreed and expressed a desire for a report from the Planning Department on development plans for the city, including plans for historic structures. Mr. Muir told him that there are plans for zoning districts, but that they are sketchy at the present time. Mr. Guerrero was concerned about what the owner could do with the property if the zoning is not granted. Ms. Chance moved that the request be denied and Mr. Stoll seconded the motion. Mr. Jagger offered a substitute motion to deny the request for "B", 2nd H & A, but grant "BB", 1st H & A. Mr. Guerrero seconded Mr. Jagger's motion.

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

Action on motion to DENY "B", 2nd H & A, but GRANT "BB", 1st H & A:

AYE: Messrs. Guerrero and Jagger

NAY: Ms. Chance; Messrs. Gutierrez and Stoll

Action on motion to DENY:

AYE: Ms. Chance; Messrs. Gutierrez and Stoll

NAY: Messrs. Guerrero and Jagger

COMMISSION ACTION:

Members reviewed the information presented. Mr. Lillie said that the department had received a request from the applicant requesting an amendment to "BB" Residence, 1st H & A. Mr. Gutierrez felt that the amended request still did not respond to the concerns. Ms. Chance made a motion to deny the request and Mr. Stoll seconded the motion. Mr. Jagger pointed out that if the request was denied it would be a year and a half before the applicant could bring it back for consideration. Ms. Chance amended her motion refer the request back to the Zoning Committee when the applicant is ready with a new plan.

COMMISSION VOTE:

To POSTPONE the request of C.H. Beardsley for a zoning change from "A" Residence, 1st H & A to "BB" Residence, 1st H & A (as amended), on property located at 1607-1611 West Avenue, indefinitely to allow the applicant to prepare a new plan to present to the Zoning Committee.

AYE: Messrs. Guerrero, Gutierrez and Jagger; Mmes. Chance, Lewis-McGowan and Mather

ABSTAIN: Mr. Stoll

ABSENT: Messrs. Dixon and Rindy

C14-76-050 Emerald T. Wray, et al:
4603-4609 I.H. 35
1100 Bentwood Rd.

"A" Residence, 1st H & A to
"O" Office, 6th H & A (as amended)

Mr. Guerrero informed the other Committee members that the applicant had requested a postponement to the meeting of the full Commission on July 13, 1976.

COMMITTEE ACTION:

Mr. Robert Davis, representing the applicant, explained that he had discussed the case with Mr. Stoll, who indicated that he would like to see a zoning study of and recommendations for this small neighborhood. Mr. Davis said that the applicant and the neighbors were agreeable to this. Mr. Stoll explained that he felt it would be a good idea to have the Planning Department's recommendations on the total area and what changes they see in the future and what effect these changes will have on the neighborhood. Mr. Guerrero felt that the subject properties were no longer a part of the

C14-76-050 Emerald T. Wray, et al--contd.

neighborhood because of what has been done to them with the construction of the highway. Mr. Stoll made a motion to continue the hearing on July 13 and Ms. Chance seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Mr. & Mrs. Bruce K. Hallock, 4001 Cherrywood Rd.

WRITTEN COMMENTS IN OPPOSITION

Charles Caraway, Jr., 4605 Elwood

Lay W. Estate, 4509 Elwood

PERSONS APPEARING IN FAVOR

Robert Davis (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Keith Kistner (Representing Dan Killen)

Dan Killen

Martha Terry, 1103 Bentwood

Mrs. Dan Killen

Lay W. Estate, 4509 Elwood Rd.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Stoll felt that rezoning to "O" Office would encourage the deterioration of the neighborhood. He said further that most of the residents in the neighborhood had lived there for many years and that these were the people who were representing the opposition and for these reasons he felt that the Commission should deny the request. He made a motion that the request be denied and Ms. Lewis-McGowan seconded it. She said that she felt that the proposed move of the airport would change the area significantly and that there were a lot of uses for this land and this property. Mr. Gutierrez stated that he thought that the best use of the subject property was "O" Office. Mr. Stoll suggested that perhaps the City or State could purchase the land and use it for buffering. Ms. Mather told him that the funds were not available to do this. Mr. Guerrero still felt that the subject lots were no longer a part of the neighborhood. He agreed with Ms. Mather that neither the City or the State would purchase these properties. Mr. Jagger pointed out that, contrary to the concerns of some of the neighborhood residents and others, there could be no "domino" effect if these properties were rezoned as proposed because the 14-foot strip of "A" Residence would not allow any of the properties adjacent to these properties to be rezoned. The Commission then voted on the motion that the request be denied.

AYE: Mr. Stoll; Mmes. Chance and Lewis-McGowan

NAY: Messrs. Guerrero, Gutierrez and Jagger; Ms. Mather

ABSENT: Messrs. Dixon and Rindy

Mr. Jagger then made a motion that the request be granted subject to 14 feet of "A" Residence at the rear of the property adjacent to the "A" residence use and restricting access from Bentwood to non-commercial uses. Ms. Mather seconded the motion.

C14-76-050 Emerald T. Wray, et al--Contd.

COMMISSION VOTE:

To GRANT the request of Emerald T. Wray, et al for a zoning change from "A" Residence, 1st H & A to "O" Office, 6th H & A (as amended), on property located at 4603-4609 I.H. 35 and 1100 Bentwood Rd., subject to 14 feet of "A" Residence at the rear of the property adjacent to the "A" residence use and a restrictive covenant allowing no commercial access from Bentwood Road.

AYE: Messrs. Guerrero, Gutierrez and Jagger; Mmes. Chance and Mather
 NAY: Mr. Stoll and Ms. Lewis-McGowan
 ABSENT: Messrs. Dixon and Rindy

C14-76-051 The Austin National Bank, Trustee: "O" Office, 2nd H & A to
105 W. 20th Street "GR" General Retail, 2nd H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the request for a change in zoning be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Horace C. Barnhart, 707 Rio Grande

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Don L. Baker (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Don Baker, explained that the request for a zoning change was to allow a patio for outside dining. Mr. Gutierrez asked what provision was being made for parking. Mr. Baker responded that almost all their customers were walk-in customers. Mr. Gutierrez moved that the request be approved and Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 The Austin Nation Bank, Trustee for a zoning change from "O" Office, 2nd H & A to "GR" General Retail, 2nd H & A on property located at 105 W. 20th Street.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan
 ABSENT: Messrs. Dixon and Rindy

C14-76-052	Dick Nichols: 4701-4717 Westgate Blvd., also bounded by Western Trails Blvd.	"BB" Residence, 1st H & A "O" Office, 1st H & A (as amended)
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the change in zoning be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

PETITION of 5 names

Robert D. Jones, 805 Capital National Bank

R.C. Hall

Sam H. Trujillo, 2620 Choctaw Trail

WRITTEN COMMENTS IN OPPOSITION

Bertrand J. Duesing, 4714 Sagebrush Trail

PERSONS APPEARING IN FAVOR

Elbert Hooper (Representing Applicant)

Stuart N. Henry, 407 Austin Savings Bldg.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Elbert Hooper, representative of the applicant, told the Committee members that the applicant wished to amend his application to "O" Office, 1st H & A. Mr. Guerrero asked Mr. Hooper if he would agree to 25 feet of "A" residential on the south border. Mr. Hooper replied that he would not object strongly but would prefer a restrictive covenant requiring a building set-back so that they could use that area for parking. Mr. Jagger said that, if the area was going to be used for parking, he would prefer 15 feet instead of 25 feet. Mr. Jagger then moved that "O" Office, 1st H & A (as amended) be denied but that "O" Office, 1st H & A and "A" Residence, 1st H & A along the southern 15 feet, subject to a restrictive covenant limiting apartment density to that permitted by "BB", 1st H & A. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance.

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 DENY the request of Dick Nichols for a zoning change from "BB" Residence, 1st H & A to "O" Office, 1st H & A (as amended), but to GRANT "O" Office, 1st H & A and "A" Residence, 1st H & A along the southern 15 feet, subject to a restrictive covenant limiting apartment density to that permitted by "BB" Residence, 1st H & A on property located at 4701-4717 Westgate Blvd., also bounded by Western Trails Blvd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C14-76-053

Ampco Corporation:

1100 I.H. 35, also bounded
by E. Riverside Drive"O" Office, 5th H & A to"LR" Local Retail, 5th H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the change in zoning be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

D.W. Neff, 1609 Lupine Ln.

PERSONS APPEARING IN FAVOR

Randell W. Livingston, Jr. (Representing Neal, Inc.)

Mary E. Ley

PERSONS APPEARING IN OPPOSITION

Ruel E. Snow, 1506 Lupine Ln.

Roy Henderson, 209 Academy Dr.

Clifford Smith, 1319 Bonham Terrace

Mr. & Mrs. D.W. Neff, 1609 Lupine Ln.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Randell Livingston was in attendance representing the prospective buyers of the property, Neal Inc. He told the Committee that the plan was to add a convenience store to the existing gasoline station and that, among other items, beer and wine would be sold for off-premise consumption. He added that the applicant was aware that a special permit could be approved to achieve the same purpose. Mr. Jagger pointed out that a number of uses would be open to the applicant without a special permit if he obtained the zoning change he was requesting. For this reason, Mr. Jagger made a motion that the request for a change in zoning be denied and Ms. Chance seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 DENY the request of Ampco Corporation for a zoning change from "O" Office, 5th H & A to "LR" Local Retail, 5th H & A on property located at 1100 I.H. 35, also bounded by E. Riverside Drive.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C14-76-055

Stalong Company:
2250 E. Ben White Blvd. also
bounded by Catalina Dr.

"GR" General Retail, 1st H & A to
"C" Commercial, 1st H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the change in zoning be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Odas Jung, P.O. Box 668

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

William A. Ringer (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Bill Ringer, explained that the change in zoning was to allow the sale of beer and wine for off-premise consumption. Mr. Gutierrez asked him if he would agree to granting the zoning change on the main building only, excluding the garage. Mr. Ringer replied that he would agree to that. Ms. Chance made a motion to deny "C" 1st H & A on Tract 2, but grant "C" 1st H & A on Tract 1. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 DENY the request of Stalong Company for a zoning change from "GR" General Retail, 1st H & A to "C" Commercial, 1st H & A on Tract 2, but GRANT "C" Commercial, 1st H & A on Tract 1, on property located at 2250 E. Ben White Boulevard, also bounded by Catalina Dr.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C14-76-056

Stalong Company:
4535 E. M.L. King Blvd., also
bounded by Springdale Rd.

"LR" Local Retail, 1st H & A to
"C" Commercial, 1st H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the request for a change in zoning.

Cl4-76-056 Stalong Company--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. William A. Ringer (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Bill Ringer, explained that the applicant intended to convert the existing service station into a convenience store, which will sell beer and wine for off-premise consumption. Mr. Jagger moved that the request for a change in zoning be granted and Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 Stalong Company for a zoning change from "LR" Local Retail, 1st H & A to "C" Commercial, 1st H & A on property located at 4535 E. M.E. King Blvd., also bounded by Springdale Rd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

Cl4-76-057 Calhoun-Smith Dist. Co., Inc:
1601 E. St. Elmo Rd., also
bounded by I.H. 35

"Int. A" Residence, 1st H & A to
"C" Commercial, 1st H & A and
"GR" General Retail, 1st H & A
(as amended)

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the requested zoning change be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Odas Jung, P.O. Box 668

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. William A. Ringer (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

C14-76-057 Calhoun-Smith Dist. Co., Inc.--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Bill Ringer, explained that the applicant intended to add a convenience store to the existing service station and that beer and wine would be sold for off-premise consumption. Mr. Jagger moved that the request be granted and Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 Calhoun-Smith Dist. Co., Inc. for a zoning change from "Int. A" Residence, 1st H & A to "C" Commercial, 1st H & A and "GR" General Retail, 1st H & A (as amended) on property located at 1601 E. St. Elmo Rd., also bounded by I.H. 35.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

<p>C14-76-058 Mary Beatrice Hill, et al: 11158-11512 U.S. Hwy. 183 11011-11205 Old Burnet Rd.</p>	<p>"Int. AA" Residence, 1st H & A to "GR" General Retail, 1st H & A, "C" Commercial, 1st H & A, "O" Office 1st H & A and "A" Residence, 1st H & A (as amended)</p>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the amended request be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Mr. Thomas, 6423 Burnet Ln.

Mr. E. London, 1403 Kent Ln.

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Price Ashton (Representing Applicant)

Rich Elmer

E. London, 1403 Kent Ln.

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Price Ashton, told the Committee that the applicant was willing to accept the recommendations of the staff, but wished that the Committee would reconsider

C14-76-058 Mary Beatrice Hill, et al--Contd.

the staff recommendation for 150 feet of "A" on the highway. Mr. Guerrero asked Mr. Muir why the staff had recommended this 150-foot strip. Mr. Muir replied that if the entire tract was zoned "C" Commercial, it would set a very strong precedent and the staff also felt that 150 feet of "A" would cause less impact on the residential areas as well as those properties along Hwy. 183. Mr. Rich Elmer was in attendance to represent the prospective owner of the property. He explained that the requested zoning was needed to display trucks that are over one ton. He added that the owner planned to park the new trucks along the highway, with the used ones to the rear and that they needed to be closer than 150 feet to the highway. Mr. Jagger moved to deny "GR" and "C", 2nd H & A, but to grant: (a) "A", 1st H & A on western 150 feet adjacent to the Old Burnet Highway, (b) two 40-foot strips of "O", 1st H & A through the "A", spaced a minimum of 1000 feet apart, (c) 1.4 acres of "C", 1st H & A placed a minimum of 100 feet away from the north and south property lines and from the recommended "A" on the west; and a minimum of 50 feet away from U.S. Hwy. 183 on the east, (d) "GR", 1st H & A on the remainder of the site.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

COMMISSION ACTION:

Members received an amended application which conformed with the recommendation of the Committee.

COMMISSION VOTE:

To GRANT the request (as amended) of Mary Beatrice Hill, et al for a zoning change from "Int. AA" Residence, 1st H & A to

- a. "A", 1st on western 150' adjacent to Old Burnet Hwy;
- b. Two 40-foot strips of "O" Office, 1st H & A through the "A", spaced a minimum of 1000' apart;
- c. 1.4 acres of "C", 1st H & A placed a minimum of 100' away from the north and south property lines, and from the recommended "A" on the west; and a minimum of 50' away from U.S. Hwy. 183 on the east; and
- d. "GR", 1st H & A on the remainder of the site,

on property located at 11158-11512 U.S. Highway 183 and 11011-11205 Old Burnet Road.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C14-76-059	City of Austin: 4415-5507 Burleson Rd., also bounded by Todd Lane	"Int. AA" Residence, 1st H & A to "D" Industrial, 1st H & A and "A" Residence, 1st H & A (as amended)
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "D" Industrial be granted on

C14-76-059 City of Austin--Contd.

all but the southern 50 feet adjacent to the Kensington Park Subdivision, and "A" Residence be granted on this southern 50 feet, subject to provision of one-half the additional right-of-way necessary to expand Todd Lane from 60 to 90 feet.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Frank Niendorff, 8705 Shoal Creek

Leroy Ross, 2503 East Side Drive

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement to grant the request as amended by the staff.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 the City of Austin for a zoning change from "Int. AA" Residence, 1st H & A to "D" Industrial, 1st H & A and "A" Residence, 1st H & A (as amended) subject to 15 feet of right-of-way on Todd Lane, on property located at 4415-5507 Burleson Road, also bounded by Todd Lane.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

SPECIAL PERMITS

C14p-76-024 Thomas J. Browning: Day care center for 53 children.
4517 Merle Drive

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve this application for a maximum of 16 children, subject to compliance with ordinance requirements and departmental recommendations.

C14p-76-024 Thomas J. Browning--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Travis M. Hash, 4607 Manchaca Rd.
Virgil Waggoner, 4515 Manchaca Rd.
Den Bar Enterprises, 3100 S. Lamar, Suite 203

WRITTEN COMMENTS IN OPPOSITION

Mrs. Earl E. Madden, 3111 Clawson Rd.
Mrs. Lillie Estelle Thompson, Crown Dr.

PERSONS APPEARING IN FAVOR

John Landers (Representing Applicant)
Thomas J. Browning (Applicant)

COMMITTEE ACTION:

Members reviewed the information presented. The applicant told the Committee that he felt that his lot was large enough to accommodate the number of children requested in the application, but that he would amend his application to request 34 children. He explained that his decision to buy this property and use it as a day care facility was based on the income from 34 children and he did not feel that fewer children would make the venture economically feasible. He added that he was proposing a circular driveway to be built on the property so that parents who were bringing and/or picking up their children would have easier access and also would not hamper traffic flow. Mr. Gutierrez felt that there was a danger to the children with that proposed circular drive as it was very near the play area. Ms. Chance asked how many staff would be employed and if parking would be provided for them. Mr. Browning answered that five people would be employed on the staff and a parking area would be provided. The members were in general agreement that even 34 children were too many for this residential area. Mr. Gutierrez moved that the Committee recommend approval of the special permit for a maximum of 16 children, subject to compliance with ordinance requirements and departmental recommendations. Ms. Chance seconded the motion.

AYE: Messrs. Guerrero, Stoll and Gutierrez; Ms. Chance

ABSTAIN: Mr. Jagger

COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez read a letter addressed to the applicant from the Public Welfare Department, which said that the building was large enough to accommodate 34 children. Mr. Lillie reminded the members that the problem was not the size of the building but with the fact that it is located on a dead end street. Mr. Jagger said that he had abstained in the vote of the Zoning Committee because the applicant felt he needed the income from 34 children to make the venture economically feasible. He added that the building was set far enough away from the street so as not to disturb residents in the area. Mr. Gutierrez made a motion to approve the request for 34 children and Mr. Jagger seconded the motion. The members requested the staff to notify the adjoining property owners of the Commission's action.

COMMISSION VOTE:

To APPROVE the request of Thomas J. Browning for a special permit for a day care center for 34 children only, to be located at 4517 Merle Drive.

AYE: Messrs. Guerrero, Gutierrez and Jagger; Ms. Lewis-McGowan

NAY: Mr. Stoll; Mmes. Chance and Mather

C14p-76-025 Schlotsky's, Incorporated:
1727 E. Riverside Dr.

Request for a restaurant including
the sale of beer and wine for
on-premise consumption, secondary
to the sale of food.

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Petition of 45 names

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. Desmond (Applicant)

Rick D. Skinner (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

William E. Heck, 1304 Loma Dr.

Joe L. Ray, 1621 Sunnyvale

Mrs. Joann Ray, 1621 Sunnyvale

C.J. Zern, 1201 Loma

Ruel E. Snow, 1506 Lupine Ln.

S.W. Green, 1301 Loma

S.C. Green 1301 Loma

Roy Henderson, 209 Academy

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Rick Skinner, presented an opinion survey of 803 names which indicated that 96% of those polled were in favor, 2% were against and 2% had no opinion. Mr. Jagger inquired about the driveway from Lupine to the subject property. Mr. Muir said that the staff had conducted a study of this driveway and no information was available on it which led them to believe that it was not a legal driveway. Mr. Jagger asked Mr. Skinner if the applicant would agree to close that driveway and he answered that he would agree to that. Mrs. Joann Ray presented a petition of 45 names opposing the special permit. The objections expressed by the neighborhood were to the sale of beer and wine, increased traffic, and noise. They all expressed a desire to retain the residential quality of the neighborhood. Mr. Jagger pointed out that a lot of "GR" zoning already existed in the area near this location and he felt it would be better to locate the proposed restaurant in an existing "GR" area. He then moved that the application for a special permit be denied. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

COMMISSION ACTION:

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

C14p-76-025 Schlotzsky's, Inc.--Contd.

COMMISSION VOTE:

To DENY the request of Schlotzsky's, Inc. for a special permit to expand the existing operation to include the sale of beer and wine for on-premise consumption, secondary to the sale of food, at 1727 E. Riverside Drive.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

<u>C14p-76-026</u>	<u>Alltex Construction, Inc.:</u>	<u>A 248-unit apartment complex</u>
	Southwest corner of Greyston Dr.	<u>called, "Woodscape".</u>
	and Wood Hollow Drive	

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

B.L. Turlington (Representing Applicant)

Clifton N. Bellamy, 3423 Guadalupe

Charles F. Stahl, 3637 Far West Blvd.

Grace L. Hall, 324 S. Congress

Leon Whitney

H.L. Peterson

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Gutierrez mentioned that he had noticed three spanish oak trees on the site and he requested that the applicant save them. Mr. Turlington, representing the applicant, assured him that this could be done. Ms. Chance made a motion to approve the request for a special permit subject to compliance with ordinance requirements and departmental recommendations and Mr. Gutierrez seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

COMMISSION ACTION:

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

C14p-76-026 Alltex Construction, Inc.--Contd.

COMMISSION VOTE:

To APPROVE the request of Alltex Construction, Inc. for a special permit for a 248-unit apartment complex called, "Woodscape", located at the Southwest corner of Greystone Drive and Wood Hollow Drive, subject to compliance with ordinance requirements and departmental recommendations.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C14p-74-039 Capital Cable Company:
1116-1138 E. 51st St.

Request to revise an approved
special permit to allow a cable
studio.

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

CITIZEN COMMUNICATIONS

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Tom Curtis (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Tom Curtis, representing the applicant, explained that the request is for a recording studio to allow them to record on site to comply with newly imposed federal regulations. Mr. Jagger moved that the request be approved subject to compliance with ordinance requirements and departmental recommendations. Mr. Gutierrez seconded the motion.

AYE: Messrs. Guerrero, Jagger, Stoll and Gutierrez; Ms. Chance

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 Capital Cable Company for a revision to a special permit to allow a cable studio at 1116-1138 E. 51st Street, subject to compliance with ordinance requirements and departmental recommendations.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

CP14-73-009(L)a James C. Hudson
Intersection of Congress Ave. and
Miller's Lane, also bounded by
Riverside Drive

Mr. Lillie explained that this was a request for an extension of a special permit that had already been approved and that the site plan had not been altered.

COMMISSION ACTION:

Members reviewed the information presented and agreed to approve the request for a one year extension.

COMMISSION VOTE:

To APPROVE the request of James C. Hudson for a one year extension of a previously approved special permit located at the intersection of Congress Avenue and Miller's Lane, also bounded by Riverside Drive.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Lewis-McGowan and Mather

ABSENT: Messrs. Dixon and Rindy; Ms. Chance*

*Out of room

PLANNED UNIT DEVELOPMENTS

C814-76-004 Austin Country Club Estates: "Int. A" Residence, 1st H & A to
a 96-unit development with common
open space called, "The Crossing
Gardenhomes".

Mr. Lillie told the Commission members that this request had been postponed from the June 8, 1976 Planning Commission meeting. He said that the staff recommended approval subject to compliance with ordinance requirements and departmental recommendations.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Lewis-McGowan made a motion to approve the request and Ms. Chance seconded the motion.

COMMISSION VOTE:

To APPROVE the request of Austin Country Club Estates for a 96-unit development with common open space called, "The Crossing Gardenhomes", subject to compliance with ordinance requirements and departmental recommendations.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Ms. Lewis-McGowan

NAY: Ms. Mather

ABSTAIN: Ms. Chance

ABSENT: Messrs. Dixon and Rindy

OTHER BUSINESS

C814-74-013 Lakewood, Section I
 Lakewood Dr. & Loop 360

Mr. Lillie told the Commission that this application had appeared before them in the past and that the staff was recommending approval. He added that it met all ordinance requirements and departmental recommendations, and had been reviewed against the proposed standards in the Lake Austin study.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger felt that the application should be approved. He said that it had been held back because of the impending Lake Austin Study. He then made a motion to approve the request subject to a waiver on commercial lots 1, 51 and 52, subject to holding storm water run-off in excess of natural run-off of the tracts in their present state, that the six lots on Paintbrush Hollow (Nos. 7 - 12) be restricted to pier and beam construction, and that the developer work with the Environmental Resource Management Office who will monitor the water quality devices installed.

COMMISSION VOTE:

To APPROVE the request for a planned unit development called Lakewood, Section I, located at Lakewood Drive and Loop 360, subject to a waiver on commercial lots 1, 51 and 52, subject to holding storm water run-off in excess of natural run-off on the tracts in their present state, that the six lots on Paintbrush Hollow (Nos. 7 - 12) be restricted to pier and beam construction, and that the developer work with the Environmental Resource Management Office who will monitor the water quality devices installed.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

R800

R1400 Howard E. Brunson
 Northwest corner of
 W. 6th & West Lynn Streets

Mr. Lillie explained that the applicant was requesting permission to allow a planned unit development on less than the five acres required by ordinance.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve the request.

COMMISSION VOTE:

To APPROVE the request for permission to allow a planned unit development on less than the five acres required by ordinance.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

R140 Planning Commission
Consideration of committee memberships.

Mr. Guerrero asked that all the Commission members make him aware of the Committee on which they would prefer to serve and he would then make the appointments.

No action was required.

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the May 25 and June 8, 1976 Planning Commission Minutes.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and 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 subdivisions are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat pending compliance with departmental requirements, provision of required fiscal arrangements and compliance with additional requirement from Urban Transportation Department as stated on the subdivision memorandum.

C814-76-06 - Chimneyhill PUD, Phase II, Sec. 1
Chimneyhill Blvd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat pending compliance with departmental requirements and Health Department approval of a potable water supply and system.

Final Subdivision Plats--Contd.

C8-76-23 The Ralph White Addition
F.M. 620

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather
 and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

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 the plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements and provision of required fiscal arrangements.

C8-74-55 Woodland Village at Anderson Mill, Sec. 2, Phase 2
Anderson Mill Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather
 and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

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

VOTED: To APPROVE the following final subdivision plat:

C814-76-02 Summerwood, Section 4 (PUD)
Summerwood Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather
 and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To APPROVE the following final subdivision plat:

C8-75-37 Grey Rock Village @ Anderson Mill
Lake Creek Parkway

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance Mather
 and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The following short form plats are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

Short Form Subdivisions--Contd.

VOTED: TO ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements, granting a variance to exclude the balance of the tract and a zoning rollback to "A" on rear 2/3's of all lots prior to approval.

C8-76-103 1st Resub. of Lots 8 - 11, Block A, Great Hills 1
Mt. Ridge Circle

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

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

C8s-76-104 Summitt Oaks Annex
Old U.S. 183

C8s-76-106 Replat Lot 38, Great Hills "A" PUD #1A
Adirondack Trail

C8s-76-109 Salem Place
Stassney Lane & Salem Walk Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

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

C8s-76-107 Riverbend Sec. 3-D @ University Hills
Sosquehanna Lane

C8s-76-108 Wood Shadows, Sec. 4 Amended
Ceberry Dr.

C8s-76-116 Resub. of Lts. 24 - 27 of Horst's Subd. of Outlot 22, Divn. D
San Antonio Street

C8s-76-111 Peter G. McGuire Subdivision
U.S. 183 & Jamestown Drive

Short Form Subdivisions--Contd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form plats pending compliance with departmental requirements and subject to determination of Williamson Co. MUD #1 of availability of water and wastewater. Letter of approval required prior to final approval.

C8s-76-110 The Meadows of Anderson Mill
Lake Creek Parkway

C8s-76-115 Millrun Park
Timbercrest Lane & Millwright Pkwy.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements and subject to approval from Water District #10 and septic tank approval.

C8s-76-113 High Oaks
The High Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following determination of the City's ability to serve with water and/or wastewater.

C8s-76-105 Cannon Professional Park
William Cannon Drive

C8s-76-114 Jollyville Square
State Highway #29

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

Short Form Subdivisions--Contd.

The following short form plat 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

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

C8s-76-112 Safeway Addition #10
Exposition Blvd. and Lake Austin

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The following short form plat 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 short form plat pending compliance with departmental requirements.

C8s-75-201 Rosewood Village, Section 10
Rosewood Ave. & Northwestern Ave.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

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

VOTED: To APPROVE the following short form plats:

C8s-76-71 2nd Resub. Lots 2, 3, 4 & part of 5, Oakvale
Red River & E. 37th Street

C8s-76-78 McFarland Addition
I.H. 35 South of Driskill St.

C8s-76-84 Casa Avila Subdivision
Ledesma Road & Lott Aven

C8s-76-100 Stassney Lane Commercial Center
South 1st St. & Stassney Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

Short Form Subdivisions--Contd.

VOTED: To APPROVE the following short form plat:

C8s-76-75 Great Hills VI
Mt. Ridge Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Ms. Chance

NAY: Ms. Mather

ABSTAIN: Ms. Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To APPROVE the following short form plat, granting a variance to delete fiscal arrangements for wastewater.

C8s-75-219 Resub. lots 6, 7 & 8, Westlake Highlands
Ridgecrest Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

PRELIMINARY SUBDIVISIONS--FILED AND CONSIDERED

C8-76-24 Scenic Shores
Scenic Dr. & Matthews

The staff reported that this subdivision consists of 3.11 acres with 4 lots which vary in size:

The Plat Review Committee met on April 28, 1976 and recommended approval subject to conditions as outlined in file #C8-76-24 at the Planning Department.

In their discussion, the members cited several problems. These problems were:

1. the density of the proposed plan is not consistent with the surrounding neighborhood areas;
2. the streets in the area are not sufficient to carry the increased volume of traffic or to allow access to the lake and to the development;
3. the City Council must approve approach main prior to preliminary approval;
4. the environmental sensitivity of the area because of its close proximity to the lake; and
5. the historical significance of the area.

Due to the concerns listed above, the Commission then

Preliminary Subdivisions--Contd.

VOTED: To DISAPPROVE the preliminary plan of Scenic Shores.

AYE: Messrs. Gutierrez and Stoll; Mmes. Chance, Lewis-McGowan and Mather

NAY: Messrs. Guerrero and Jagger

ABSENT: Messrs. Dixon and Rindy

C8-76-28 Scenic Estates
 Scenic Dr. & Matthews

The staff reported that this subdivision consists of 29.48 acres with 53 lots, or 2.08 lots per acre.

The Plat Review Committee met on April 28, 1976 and recommended that this pre-application be approved with the modification as recommended subject to the departmental requirements and subject to negotiation with Parks and Recreation on that part of lot 29 (now lot 15) to make all that public property or modification of the plat to reduce the size of lot 29, and provide the required environmental easement, public utility easements and 100 year flood plain; a restrictive covenant be required on that portion of lot 29 (lot 15) covered by the environmental easement that no building of any sort be built within the confines of that easement. Other conditions will apply as outlined in file #C8-76-28 at the Planning Department.

In their discussion, the members cited several problems. These problems were:

1. the density of the proposed plan is not consistent with the surrounding neighborhood areas;
2. the streets in the area are not sufficient to carry the increased volume of traffic or to allow access to the lake and to the development;
3. the City Council must approve approach main prior to preliminary approval;
4. the environmental sensitivity of the area because of its close proximity to the lake; and
5. the historical significance of the area.

Due to the concerns listed above, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Scenic Estates.

AYE: Messrs. Gutierrez, and Stoll; Mmes. Chance, Lewis-McGowan and Mather

NAY: Messrs. Guerrero and Jagger

ABSENT: Messrs. Dixon and Rindy

C8-76-32 620 Oaks
 F.M. 620

The staff reported that this subdivision consists of 136.75 acres with 25 lots averaging 400' x 565' in size or 5 acres per lot.

Preliminary Subdivisions--Contd.

The Plat Review Committee met on May 26, 1976 and recommended approval subject to conditions as outlined in file #C8-76-32 at the Planning Department.

In addition to the items listed, it was also recommended that the lots be limited to single family use until such time that a resubdivision providing for adequate water service and sewage collection based on all requirements set out in the Subdivision Ordinance and approved by the Planning Commission. Also, that lots 10 through 13 be disapproved pending approval by the Health Department or provision for a sewage collection system.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of 620 Oaks subject to departmental requirements.

AYE: Messrs. Gutierrez, Guerrero, Jagger and Stoll; Mmes. Chance and Mather

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

CONCEPTUAL PLANS--FILED AND CONSIDERED

The staff reported that the following conceptual plans were being presented for approval of the intent of the plans only and that they had been considered by the Plat Review Committee on June 30, 1976.

C8c-75-002 Lunavaya
Mt. Bonnell Rd. & R.R. 2222

The staff recommended that this conceptual plan be postponed until it can be reviewed with the Lake Austin study standards.

The applicants representative presented the plan and a number of interested citizens were also heard.

After further discussion, the Commission then

VOTED: To CONTINUE the hearing on the conceptual plan called Lunavaya to the Planning Commission meeting of August 10, 1976.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

C8c-76-003 Pflugerville Valley
West Dessau Rd.

The conceptual plan consists of 355.19 acres and has proposed residential, commercial and industrial uses. Density of 3.5 units per acre is proposed for the residential area. The tract is located in the Pflugerville Independent School District and need for an elementary school site within this property is

Conceptual Plans--Contd.

anticipated by the District. A master plan change will be required to permit the proposed industrial development. Due to the proximity of the tract to Tim's Airpark, industrial land use appears appropriate.

The staff recommended that, in the light industrial and commercial areas, consideration be given to the development of land use buffers between commercial and residential and residential land uses. Also, that some type of waste water treatment system and water distribution system be considered as opposed to private wells.

After further discussion, the Commission then

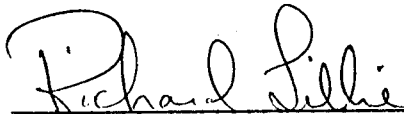
VOTED: To POSTPONE the conceptual plan called Pflugerville Valley pending Council approval of an approach main policy.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Chance and Mather

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Dixon and Rindy

The meeting adjourned at 3:15 AM.


Richard R. Lillie
Executive Secretary