

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--August 10, 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
Freddie Dixon
Gabriel Gutierrez
Sid Jagger
Jean Mather
Dean Rindy
Bill Stoll

Absent

Linda Lewis-McGowan

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
Reuben Rountree, Director, Public Works
Curtis Johnson, Director, Water/Wastewater
Maureen McReynolds, Director, Environmental
Resource Management
Evelyn Butler, Supervisor, Current Planning
Bill Lowery, Urban Transportation Department
Jorge Carrasco, Capital Budget Officer
Dona Jakubowsky, Administrative Secretary

ZONING

The following zoning changes were considered by the Zoning Committee at the meetings of August 2 & 3, 1976.

Present

Jean Mather, Chairman
Dean Rindy
Miguel Guerrero
Sid Jagger
Gabriel Gutierrez

Absent

Barbara Chance
Bill Stoll

Also Present

**Tom Knickerbocker, Assistant Director
of Planning
*Evelyn Butler, Supervisor, Current Planning
*Duncan Muir, Planner
**Brian Schuller, Planner
Bill Lowery, Urban Transportation Department
**Stephanie Storms, Environmental Resource
Management
Dona Jakubowsky, Administrative Secretary

* Present August 2 meeting only.

**Present August 3 meeting only.

C14-76-045	The Austin National Bank, Trustee: 1907 Whitis Avenue	<u>"B" Residence, 2nd H & A to</u> <u>"GR" General Retail, 1st H & A</u> <u>(as amended)</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the request for a zoning change. He said that the request had been heard by the City Council and referred back to the Planning Commission for further consideration.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Elizabeth J. Boyett, 1512 W. 29th St.

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Will Garwood (Representing Applicant)
Douglas E. Mierl, II (Representing Applicant)
Kilian Fehr (Representing Applicant)
H.W. Studtman (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Grace Broussard, 1909 Whitis
Bob Daly, 1911 Whitis

COMMITTEE ACTION:

Members reviewed the information presented. The opposition expressed concern for the preservation of the neighborhood as a residential area. Mr. Rindy also felt this concern, as he believes in preserving inner-city neighborhoods. Ms. Mather was in agreement. Mr. Jagger said that he thought nothing had changed since the last time they considered this case, and made a motion to grant the requested zoning change and Mr. Guerrero seconded the motion. Mr. Rindy offered a substitute motion to deny the request. Ms. Mather seconded Mr. Rindy's motion.

The Committee's vote on the motion to DENY was:

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

The Committee's vote on the motion to GRANT was:

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather read letters received from Mr. William Garwood, representing the applicant, and Ms. Grace Broussard opposing the request. Ms. Mather said that no new information was contained in the letters. Mr. Dixon made a motion to grant the request for a zoning change.

COMMISSION VOTE:

To GRANT the request of The Austin National Bank for a zoning change from "B" Residence, 2nd H & A to "GR" General Retail, 1st H & A (as amended) on

C14-76-045 The Austin National Bank, Trustee--Contd.

property located at 1907 Whitis Avenue.

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

<u>C14-76-061</u>	<u>Pioneer Trust & Savings Bank: 2003-2011 East Riverside Drive also bounded by Burton Drive and Royal Crest Drive</u>	<u>"C-2" Commercial (Tracts 1 & 2) & "GR" General Retail (Tract 3), 2nd H & A to "GR" General Retail (Tracts 1 & 2) & "C-2" Commercial (Tract 3), 2nd H & A</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to grant the request for zoning changes.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR
 C.B. Carpenter, 510 South Congress
 WRITTEN COMMENTS IN OPPOSITION
 None
 PERSONS APPEARING IN FAVOR
 Robert Penrose (Representing Applicant)
 PERSONS APPEARING IN OPPOSITION
 None

COMMITTEE ACTION:

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

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 GRANT the request of Pioneer Trust & Savings Bank for a zoning change from "C-2" Commercial (Tracts 1 & 2) & "GR" General Retail (Tract 3), 2nd H & A to "GR" General Retail (Tracts 1 & 2) & "C-2" Commercial (Tract 3), 2nd H & A on property located at 2003-2011 East Riverside Drive also bounded by Burton Drive and Royal Crest Drive.

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

C14-76-062	City of Austin: Block bounded by East 41st St., Red River Street, East 38th St., and Peck Ave.	<u>"B" Residence, 2nd H & A to</u> <u>"A" 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 the request be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Gladys H. Goodall, 836 E. 37th St.
Mr. & Mrs. Raymond Neubauer, 708 Texas Ave.

WRITTEN COMMENTS IN OPPOSITION

Mrs. Marian Ross, 3806 Peck Ave.
Mrs. L. Gaines, 2913 Stoneway Dr.
Mrs. Lulu Gaines, 601 E. 38th St.
Mrs. Genie M. Kennedy, 509 E. 38 1/2 St.
J.P. Pfeiffer, 911 E. 39th St.

PERSONS APPEARING IN FAVOR

Dorothy Jean Richter, 3901 Ave G
Stroud C. Kelley, 3408-A Cedar St.

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Guerrero made a motion to grant the request for a zoning change. Mr. Rindy seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 GRANT the request of the City of Austin for a zoning change from "B" Residence, 2nd H & A to "A" Residence, 1st H & A on the block bounded by East 41st Street, Red River Street, East 38th Street and Peck Avenue.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll

Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C14-76-063	Joe Gilbreth & Co., Inc., et al: Intersection of Oceanaire Blvd., Fathom Circle, U.S. 183 and Balcones Country Club Drive	<u>Int. "AA" Residence, 1st H & A to</u> <u>"GR" General Retail, 1st H & A</u> <u>(Tract 1) (as amended)</u> <u>"BB" Residence, 1st H & A (Tract 2)</u> <u>"A" Residence, 1st H & A (Tract 3)</u>
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C14-76-063 Joe Gilbreth & Co., Inc., et al--Contd.

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that the amended request be granted, consistent with the proposed highway corridor zoning policy, and limiting the driveways on U.S. 183 to a maximum of 4 spaced not less than 300 feet apart.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Phil Mockford (Representing Applicant)

C.H. Link, 11912 Brookwood Cir.

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Discussion turned to requiring 25 feet of landscaping along highways and it was discovered that this presented some problems under the present ordinance, concerning the placement of driveways. The members referred this problem to the staff for study. Mr. Jagger made a motion to deny the request for "A", "BB", and "GR" (as amended), but to grant:

Tract 1: "GR" excluding the front 25 feet along U.S. 183 to be zoned "A" and providing a maximum of 4 driveways to U.S. 183, spaced a minimum of 300 feet apart. The specific locations are to be determined later and 45-foot "GR" gaps through the "A" established;

Tracts 2 & 3: "BB" and "A", as requested.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 DENY the request of Joe Gilbreth & Co., Inc, et al, for a zoning change from Int. "AA" Residence, 1st H & A to "GR" General Retail, 1st H & A (Tract 1) (as amended), "BB" Residence, 1st H & A (Tract 2) and "A" Residence, 1st H & A (Tract 3) on property located at the intersection of Oceanaire Boulevard, Fathom Circle, U.S. 183 and Balcones Country Club Drive, but to GRANT:

Tract 1: "GR" excluding the front 25 feet along U.S. 183 to be zoned "A" and providing a maximum of 4 driveways to U.S. 183, spaced a minimum of 300 feet apart. The specific locations are to be determined later and 45-foot "GR" gaps through the "A" established;

Tracts 2 & 3: "BB" and "A", as requested.

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

ABSENT: Ms. Lewis-McGowan

C14-76-064	Forrest C. Walker: 6540 South I.H. 35, also bounded by Chaparral Road	<u>Int. "AA" Residence, 1st H & A</u> <u>"C" Commercial, 1st H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the application as requested. He said that the staff would recommend approval if the applicant changed the request to "C" Commercial on the two lots facing I.H. 35 and "A" Residence on the two lots facing Chaparral Road.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

M.R. Milburn, 6717 Circle S Rd.
Art Anderson, P.O. Box 220
Petition of 13 signatures

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Phil Mockford (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion to grant the request. Mr. Jagger seconded the motion. Ms. Mather felt that the staff recommendation would preserve the neighborhood better. She pointed out that not only the houses in back of the subject property, but those across the street would be impacted by the zoning change. Mr. Gutierrez felt that if the neighborhood had been concerned they would have expressed it. Mr. Jagger withdrew his second to the motion and amended the motion to grant "C", excluding the southern 120 feet of the lot with access only to Chaparral. Mr. Rindy offered a substitute motion to deny the zoning change as requested but to grant "C" Commercial, except for a 10-foot strip of "A" Residence along the western boundary from Chaparral Road for a distance of 200 feet north. Mr. Jagger seconded the motion.

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather read the minutes of the Zoning Committee meeting and made a motion on behalf of the Committee to deny the zoning change as requested but to grant "C" Commercial, except for a 10-foot strip of "A" Residence along the western boundary from Chaparral Road for a distance of 200 feet north. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To DENY the request of Forrest C. Walker for a zoning change from Int. "AA" Residence, 1st H & A to "C" Commercial, 1st H & A, but to GRANT "C" Commercial, 1st H & A, except for a 10-foot strip of "A" Residence along the western

C14-76-068 B.J. Williams--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather asked the applicant's representative if there were any plans for the property. He answered that there were no plans. Ms. Mather said that this is what concerned her, because "O" Office was very intensive zoning. Mr. Jagger expressed regret that the zoning could not be granted with restrictions to assure that what is finally constructed will be compatible with the area. Mr. Gutierrez said that he felt that the requested zoning was appropriate and moved that "O" Office, 1st H & A be granted. Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 GRANT the request of B.J. Williams for a zoning change from "BB" Residence, 1st H & A to "O" Office, 1st H & A (as amended) on property located at 3804-3810 South 2nd Street.

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

ABSENT: Ms. Lewis-McGowan

<u>C14-76-069</u>	<u>Emmett A. Doles:</u>	<u>"A" Residence, 1st H & A to</u>
	2400 Hancock Drive, also	<u>"O" Office, 1st H & A</u>
	Bounded by Woodview Ave.	

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Mr. & Mrs. Wilber B. Rittenhouse, 2501 Hancock
Charles D. Griffin, 5608 Evergreen, Bellaire, Texas
Mr. & Mrs. Robert B. Lloyd, 3401 Hancock
Mrs. Alfred H. Weber, Jr., 2404 Hancock
Petition of 6 signatures

WRITTEN COMMENTS IN OPPOSITION

Allandale Neighborhood Association
Albert J. Kruhl, 5010 Shoal Creek
D.S. Stubblefield, 5012 Shoal Creek
Petition of 25 signatures

PERSONS APPEARING IN FAVOR

Mrs. Emmett A. Doles (Applicant)
W.B. Rittenhouse, 2501 Hancock
Mrs. W.B. Rittenhouse, 2501 Hancock
Mrs. R.W. Allen, 3405 Hancock Dr.
Mr. & Mrs. Robert B. Lloyd, 2401 Hancock
F.B. Threadgill, 5100 Shoal Creek

C14-76-070 E.J. Hood--Contd.

for a zoning change be postponed indefinitely and Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 POSTPONE indefinitely the request of E.J. Hood for a zoning change from Int. "A" Residence, 1st H & A to "GR" General Retail, 1st H & A on property located at 11689 U.S. 183, also bounded by West Cow Path.

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

ABSENT: Ms. Lewis-McGowan

C14-76-071 Walter Wendlandt, et al: "B" Residence, 1st H & A to
Rear of 4409 Russell Drive "O" Office, 1st H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "O" Office be denied as requested, but that if the applicant will change the request to "O" Office on the eastern 120 feet of Lot 5 only, the staff will recommend approval.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Walter Wendlandt (Applicant)
Lonnie O'Dell (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The members were concerned about having a parking lot located across from residences. Mr. Wendlandt, the applicant, told the Committee that he would be willing to screen the area along Russell Drive, provided the owners of the residences wished him to do so. Mr. Jagger made a motion to grant "O" Office, 1st H & A, subject to a restrictive covenant providing on Lot 6:

1. maximum of one-story building;
2. exterior wall facing Lot 7 shall be solid without windows
3. Six-foot privacy fence from building to street;
4. close driveway on Lot 6 to Russell Drive.

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

C14-76-071 Walter Wendlandt, et al--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To GRANT the request of Walter Wendlandt, et al, for a zoning change from "B" Residence, 1st H & A to "O" Office, 1st H & A on property located at the rear of 4409 Russell Drive, subject to a restrictive covenant providing on Lot 6:

1. Maximum of one-story building;
2. exterior wall facing Lot 7 shall be solid without windows;
3. six-foot privacy fence from building to street;
4. close driveway on Lot 6 to Russell Drive.

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

ABSENT: Ms. Lewis-McGowan

<u>C14-76-072</u>	<u>North Oaks Village Venture:</u> 8638-8678 Spicewood Springs 12794-12798 U.S. Highway 183 11806-12034 Barrington Way	<u>Int. "AA" Residence, 1st H & A to</u> <u>"GR" General Retail, 1st H & A &</u> <u>"A" Residence, 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 grant the request for a change in zoning, as amended.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Phil Mockford (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

- Frank C. Haydon, 11808 Buckingham Rd.
- Pat Crawford, 11809 Buckingham Rd.
- Louis Stuble, 11802 Buckingham Rd.
- Carse Williams, 11806 Buckingham Rd.
- Sherry L. Lewis, 11710 Barrington Way
- Richard A. Lewis, 11710 Barrington Way
- Charles C. Brittain, 11815 Barrington Way
- Jim Maxwell, 11805 Barrington Way
- Gary Carlson, 11807 Buckingham Rd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to grant the amended request. Mr. Gutierrez offered a substitute motion to deny the

C14-76-072 North Oaks Village Venture--Contd.

amended request, but grant "GR" General Retail, excluding undeveloped strip of land along Barrington Way to be zoned "AA".

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

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather read the minutes of the Zoning Committee meeting and made a motion on behalf of the Committee to deny the amended request, but to grant "GR" General Retail, excluding the undeveloped strip of land along Barrington Way to be zoned "AA" Residence.

COMMISSION VOTE:

To DENY the request of North Oaks Village Venture for a zoning change from Int. "AA" Residence, 1st H & A to "GR" General Retail, 1st H & A and "A" Residence, 1st H & A (as amended), but to GRANT "GR" General Retail, excluding the undeveloped strip of land along Barrington Way to be zoned "AA" Residence.

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

<u>C14-76-073</u>	<u>Land Equities, Inc.:</u>	<u>"C" Commercial 6th H & A (Tract 1) &</u>
	Northeast corner of U.S. 290 and	<u>"C" Commercial, 6th & 2nd H & A</u>
	North I.H. 35	<u>(Tract 2) to</u>
		<u>"C-2" Commercial (Tract 1) &</u>
		<u>"C" Commercial, 3rd H & A (Tract 2)</u>
		<u>(as amended)</u>

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to deny the change as requested, but to recommend approval if the applicant changes the request on Tract 1 to indicate a building area 100 feet from I.H. 35; and on Tract 2 to exclude the area within 100 feet of I.H. 35 and U.S. 290.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Doren R. Eskew (Representing Applicant)

John Braziel, 3606 Edgemont

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Doren Eskew, requested that 3rd H & A be set back 76 feet from I.H. 35 instead of the 100 feet of setback recommended by the staff. The Committee

C14-76-073 Land Equities, Inc.--Contd.

agreed and Mr. Jagger made a motion that the request be granted as amended.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 GRANT the request of Land Equities, Inc. for a zoning change from "C" Commercial, 6th H & A (Tract 1) and "C" Commercial, 6th and 2nd H & A (Tract 2) to "C-2" Commercial (Tract 1) and "C" Commercial, 3rd H & A (Tract 2) (as amended).

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

ABSENT: Ms. Lewis-McGowan

<u>C14-76-074</u>	<u>Lynn and Scott Storm:</u> 1206 West 38th Street, also bounded by West 39th Street	<u>"O" Office, 1st H & A to</u> <u>"LR" Local Retail, 1st H & A</u> <u>(as amended)</u>
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to grant the amended request for a zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR:

Joseph H. Matluck, 3903 Bailey Lane

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Allen Nutt (Representing Applicant)
Dr. Robert Tocker, 3814 Medical Pkwy.

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Jagger made a motion that the request for a zoning change (as amended) be granted and Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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.

C14-76-074 Lynn and Scott Storm--Contd.

To GRANT the request of Lynn and Scott Storm for a zoning change from "O" Office, 1st H & A to "LR" Local Retail, 1st H & A (as amended) on property located at 1206 West 38th Street, also bounded by West 39th Street.

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

SPECIAL PERMITS

C14p-76-027 Garland Daylong: Greenhouse for rooting plants and
4601 Hank Avenue storing plants for cutting.

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.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

E.J. McLaughlin, 4515 Banister Lane
Howard Foster, et ux, 4602 Hank
Janet F. Griffin
Clarence R. Gilstrap, 4512 Jinx

WRITTEN COMMENTS IN OPPOSITION

Dora M. Barrow, 4612 Hank
Mrs. Mina B. Hobbs, 4615 Banister Lane

PERSONS APPEARING IN FAVOR

Garland Daylong (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented and agreed with the recommendation of the staff to approve the request subject to compliance with ordinance requirements and departmental recommendations.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 Garland Daylong for a special permit for a greenhouse for rooting plants and storing plants for cutting at 4601 Hank Avenue, subject to compliance with ordinance requirements and departmental recommendations.

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

C14p-76-028 Mrs. Myrtle S. Cuthbertson: Plant and Gift Shop
 1212 West 38th Street and
 Bailey Lane

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.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Myrtle Cuthbertson (Applicant)

Peter Von Wupperfeld (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Peter Von Wupperfeld, the applicant's representative, told the Committee that they had had a problem complying with the parking requirement because they did not want to destroy the trees on the lot. Ms. Mather asked Mr. Von Wupperfeld if the required number of parking spaces would be needed for the proposed business and he replied that they would not need that many. Ms. Mather said that since they did not need that many spaces, she would suggest requesting a variance from the Board of Adjustments. Mr. Jagger moved that the request be approved subject to compliance with ordinance requirements and departmental recommendations.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 Mrs. Myrtle S. Cuthbertson for a special permit for a plant and gift shop at 1212 West 38th Street and 3801 Bailey, subject to compliance with ordinance requirements and departmental recommendations.

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

ABSENT: Ms. Lewis-McGowan

C14p-76-029 Dr. R.B. Riddle II: Highland East Austin Veterinary
 2001 Airport Boulevard Clinic.

Mr. Brian Schuller, representing the Planning staff, delivered the staff report

C14p-76-029 Dr. R.B. Riddle II--Contd.

and the staff recommendation to approve the request 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

Dr. R.B. Riddle (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Member reviewed the information presented and agreed with the staff recommendation to approve the request subject to compliance with ordinance requirements and departmental recommendations.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 Dr. R.B. Riddle, II for a special permit for the Highland East Austin Veterinary Clinic at 2001 Airport Boulevard.

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

ABSENT: Ms. Lewis-McGowan

C14p-76-031 Maury Hood:
9001-9014 Mountain Ridge Drive

A 77-unit apartment project
called, "Summerset".

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.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

James Watson, 9810 Wildridge Dr.
William E. McLaughlin, 4307 Cliffwood Cir.
Mrs. James Watson, 9810 Wildridge Drive
Petition of 30 signatures

PERSONS APPEARING IN FAVOR

Maury Hood (Applicant)
Glen Schmidt (Representing Applicant)

C14p-76-031 Maury Hood--Contd.

PERSONS APPEARING IN OPPOSITION

Jerry Brown, 4300 Cliffwood Cir.
Betty Barthell, 4305 Cliffwood Cir.
Chung Ting, 8869 Mountain Ridge Cir.

COMMITTEE ACTION:

Members reviewed the information presented. The Committee felt that more time was needed for study by the Environmental Resource Management Department of the impervious surface coverage. Also, the members were concerned about the parking arrangements and the 4.25 acres that will remain undeveloped land. Mr. Jagger made a motion to continue the hearing to the Zoning Committee meeting of September 7, 1976. Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 CONTINUE THE HEARING on the request of Maury Hood for a special permit for a 77-unit apartment project called "Summerset" at 9001-9014 Mountain Ridge Drive, to the Zoning Committee meeting of September 7, 1976.

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

ABSENT: Ms. Lewis-McGowan

C14p-76-030 Big Daddy's, Inc.: A lounge with 100 seats called,
2003-2011 East Riverside Drive "Big Daddy's Lounge #201".

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 COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Robert Penrose (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to approve the request for a special permit subject to compliance with ordinance requirements and departmental recommendations.

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

C14p-76-030 Big Daddy's, Inc.--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To APPROVE the request of Big Daddy's, Inc. for a special permit for a lounge with 100 seats called, "Big Daddy's Lounge #201", at 2003-2011 East Riverside Drive, subject to compliance with ordinance requirements and departmental recommendations.

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

C14p-76-032 AMPCO Corporation:
 1100 South I.H. 35

A self-service gasoline station and convenience store including the sale of beer and wine in unopened containers for off-premise consumption.

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.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Adon Sitra & Cecil Ruby Co., Inc., 424 E. Anderson Lane

WRITTEN COMMENTS IN OPPOSITION

Marie Noack, 1314 Bonham Terrace
 Erma Carpenter, 1306 Bonham Terrace

PERSONS APPEARING IN FAVOR

Randy Livingston (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Roy Henderson, 209 Academy Dr.

COMMITTEE ACTION:

Members reviewed the information presented. The Committee was concerned with what kind of landscaping was proposed and with the signs that would be constructed. Mr. Rindy wished to note for the minutes that the reason the present use exists is due to an error made in 1966 in the issuance of a building permit in violation of the zoning designation. Mr. Jagger made a motion to approve the request subject to a revised site plan showing landscaping, sign location and height and driveways, and a meeting with the neighborhood organization. Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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-76-032 AMPCO Corporation--Contd.

COMMISSION VOTE:

To APPROVE the request of AMPCO Corporation for a special permit for a self-service gasoline station and convenience store including the sale of beer and wine in unopened containers for off-premise consumption at 1100 South I.H. 35, subject to approval of a revised site plan showing landscaping, sign location and height, and driveways; and a meeting with the neighborhood organization.

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

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

A delicatessen with beer and wine service at the "Twenty-Six Doors" shopping center.

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 COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Allen Nutt (Representing Applicant)
 Dr. Robert Tocker, 3814 Medical Pkwy.

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to approve the special permit subject to compliance with ordinance requirements and departmental recommendations. Mr. Guerrero seconded the motion.

AYE: Ms. Mather; Messrs. Guerrero, Gutierrez, 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 delicatessen with beer and wine service at the "Twenty-Six Doors" shopping center at 1206 West 38th Street, subject to compliance with ordinance requirements and departmental recommendations.

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

STREET VACATIONS

C10v-76-009 Street Vacation

Vacation of street right-of-way on Gregory Street from new cul-de-sac west to Comal Street.

Mr. Lillie delivered the staff recommendation to approve the request for vacation subject to utility and drainage easements and departmental requirements.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to approve the request for vacation of street right-of-way on Gregory Street from new cul-de-sac west to Comal Street, subject to retention of utility and drainage easements and departmental requirements. Ms. Mather seconded the motion.

COMMISSION VOTE:

To APPROVE the request for the vacation of street right-of-way on Gregory Street from the new cul-de-sac west to Comal Street, subject to retention of utility and drainage easements and departmental requirements.

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

ABSENT: Ms. Lewis-McGowan

C10v-76-010 Street Vacation

Vacation of West 3rd Street from Lamar Boulevard to Baylor Street.

Mr. Lillie explained to the members that this was a request to close a portion of West 3rd Street. He introduced Mr. Reuben Rountree, Director of Public Works who explained the history of the case and why this request was being made. He explained that part of the street is on the property of Mr. Elder Turk and he wishes to be able to use that property. Mr. Rountree said that he had requested permission from the railroad to fill in between the tracks that exist on the street with asphalt so that the traffic could be routed around the corner of Mr. Turk's property, but that the railroad company (I & G.N.) would not agree to that request. This decision led to the recommendation from the Public Works Department that this portion of West 3rd Street be closed to public use and Mr. Turk agreed to that solution.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Terry McFarland, representing Goodwill Industries, told the members that Goodwill was opposed to the closing of the street because it is used by their customers as well as for deliveries. Mr. John Aiken, representing Mr. Turk, stated that this request was a response from the City departments to Mr. Turk's problem of having a public roadway on his property. He said that the applicant may want to build on his property out to the corner. He added that the closing would not deter Mr. Turk or Goodwill from using the street as a private drive and that they were willing to work out a solution with Goodwill Industries. Mr. Dixon made a motion to move the roadway back onto the right-of-way and off of the private property. Mr. Jagger amended the motion to approve the street closing subject to a two-year joint use agreement between Mr. Turk and Goodwill Industries. Ms. Mather seconded the motion.

C10v-76-010 Street Vacation--Contd.

COMMISSION VOTE:

To APPROVE the request to close the portion of West 3rd Street from Lamar Boulevard to Baylor Street, subject to a two-year joint use agreement between Mr. Turks and Goodwill Industires.

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

HISTORIC ZONING

C14h-74-041	Hannig Building: 204-206 E. 6th St.	"C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A
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Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the members that this structure met six and possibly seven of the criteria and is located within a National Register District. She said that the Historic Landmark Commission recommended it for historic zoning. The owners of the structure are opposed to historic designation and requested that the Commission take no action.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR
 None

WRITTEN COMMENTS IN OPPOSITION
 John C. Wooley (Owner)
 Jim Novy Trust, P.O. Box 2115

PERSONS APPEARING IN FAVOR
 None

PERSONS APPEARING IN OPPOSITION
 John C. Wooley (Owner)
 Gary Bradley (Owner)

COMMISSION ACTION:

Members reviewed the information presented. Mr. John C. Wooley, owner of the structure, told the Commission that he did not want the historic designation assigned to the Hannig Building because he preferred to have the freedom to do with the building what he wanted. He cited other historical structures that he and his associates had restored. The members noted the facade on the building. Ms. Baker said that the facade had been placed on the building very carefully and that the structure beneath it was completely preserved. Ms. Mather asked if the owners would be required to remove the facade if the historic zoning was granted and Ms. Baker replied that he would not have to do anything to the structure unless he intended to request a building permit for exterior restoration. Mr. Jagger said that he felt very strongly about granting historic zoning against the owners' wishes and he would like to see some mechanism established to keep the structures from being destroyed. Ms. Mather moved that the request for a zoning change be granted and Mr. Stoll seconded the motion.

C14h-74-041 Hannig Building--Contd.

COMMISSION VOTE:

To GRANT a zoning change from "C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A on property located at 204-206 E. 6th Street, known as the Hannig Building.

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

<u>C14h-74-044</u>	<u>Dos Banderos:</u>	<u>"C-2" Commercial, 4th H & A to</u>
	<u>410 E. 6th St.</u>	<u>"C-2-H" Commercial-Historic,</u>
		<u>4th H & A</u>

Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the Commission that this structure meets eight of the historic zoning criteria and that it is recommended for historic zoning by the Historic Landmark Commission. She added that tribute is due its owner, David Graeber, in spearheading the rehabilitation and restoration of the East 6th Street area.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Mrs. Louis L. Hirschfeld, 1505 Parkway

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to grant the request for historic zoning and Ms. Chance seconded the motion.

COMMISSION VOTE:

To GRANT a zoning change from "C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A on property located at 410 East 6th Street, known as Dos Banderos.

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

C14h-76-011	Onion Creek Masonic Lodge: Old Lockhart Highway	<u>"A" Residence, 1st H & A to</u> <u>"A-H" Residence-Historic,</u> <u>1st H & A</u>
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Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the members that this structure meets six of the historic zoning criteria and that it is recommended for historic zoning by the Historic Landmark Commission.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR
 Albert L. Ebaugh, 1814 Medical Towers

WRITTEN COMMENTS IN OPPOSITION
 None

PERSONS APPEARING IN FAVOR
 None

PERSONS APPEARING IN OPPOSITION
 None

COMMISSION ACTION:

Members reviewed the information presented. Ms. Chance made a motion that historic zoning be granted and Ms. Mather seconded the motion.

COMMISSION VOTE:

To GRANT a zoning change from "A" Residence, 1st H & A to "A-H" Residence-Historic, 1st H & A on property located on the Old Lockhart Highway, known as the Onion Creek Masonic Lodge.

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

ABSENT: Ms. Lewis-McGowan

C14h-76-012	Morley Brothers Building: 209 E. 6th Street	<u>"C-2" Commercial, 4th H & A to</u> <u>"C-2-H" Commercial-Historic,</u> <u>4th H & A</u>
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Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the members that this structure meets eight of the historic zoning criteria and is located within a National Register District. In 1930, it became the Grove Drug Store, which is still in operation and managed by a Mr. Wilder. The Landmark Commission recommends it for historic zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR
 None

WRITTEN COMMENTS IN OPPOSITION
 Jim Novy Trust, P.O. Box 2115
 Austin National Bank, P.O. Box 908
 Vernon E. Grove

C14h-76-012 Morley Brothers Building--Contd.

PERSONS APPEARING IN FAVOR

Eugene Wukasch (Owner)

PERSONS APPEARING IN OPPOSITION

E.H. Smart (Representing V.E. Grove)

Walter Orr (Representing Austin National Bank)

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the historic zoning be granted and Ms. Chance seconded the motion.

COMMISSION VOTE:

To GRANT a zoning change from "C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A on property located at 209 E. 6th Street known as the Morley Brothers Building.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll

Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C14h-76-013 Paggi Carriage Shop:
421 E. 6th Street

"C-2" Commercial, 4th H & A to
"C-2-H" Commercial-Historic,
4th H & A

Ms. Betty Baker, representing the Planning staff and the Historic Landmark Commission, told the members that this structure meets seven of the historic zoning criteria and is located within a National Register District. The owner of this structure, Jay Johnson, appeared before the Historic Landmark Commission and expressed his opposition to the zoning. Mr. Johnson felt the zoning was not advantageous to him, and that he was already complying with the intent of the ordinance. The Landmark Commission recommends it for historic zoning.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Mrs. Louis L. Hirschfeld, 1505 Parkway

WRITTEN COMMENTS IN OPPOSITION

Mr. Jay Johnson (Owner)

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Guerrero made a motion to grant historic zoning on this structure and the motion was seconded.

C14h-76-013 Paggi Carriage Shop--Contd.

COMMISSION VOTE:

To GRANT a zoning change from "C-2" Commercial, 4th H & A tko "C-2-H" Commercial-Historic, 4th H & A on property located at 421 East 6th Street, known as the Paggi Carriage Shop.

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

PUBLIC HEARINGS

C2o-76-004 Zoning Ordinance

Consideration of amending quorum requirements and replacement procedures for the Landmark Commission.

Mr. Knickerbocker, representing the Planning staff, explained that at the regular meeting of the Historic Landmark Commission on May 24, 1976, an amendment to Ordinance No. 741024-C was unanimously recommended. The Ordinance presently reads:

PART 4. That Section 45-46(g) of the Austin City Code of 1967 is hereby amended to read as follows:

The Landmark Commission shall meet at least once each month, with additional meetings upon call by the commission chairman or upon petition of a simple majority of commission members. Six (6) members present shall constitute a quorum, and issues shall be decided by a simple majority vote of the members present and voting. The commission shall adopt appropriate rules and regulations for the conduct of its business and the election of its chairman and other officers. The minutes of each meeting shall be filed in the office of the city clerk.

The recommended amendment is as follows:

PART 4. Section 45-46(g)

The Landmark Commission shall meet at least once each month, with additional meetings upon call by the commission chairman or upon petition of a simple majority of commission members. A quorum shall be a majority of currently appointed members, and issues shall be decided by a simple majority vote of the members present and voting. Upon expiration of a member's term, said member shall continue to serve until reappointed or replaced by the City Council. The commission shall adopt appropriate rules and regulations for the conduct of its business and the election of its chairman and other officers. The minutes of each meeting shall be filed in the office of the city clerk.

C2o-76-004 Zoning Ordinance--Contd.

Mr. Knickerbocker added that this commission has not had a full membership since August, 1975 and when appointments were made by the City Council on July 1, 1976, there were only eight (8) members.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Ms. Chance made a motion to approve the amendment to Section 45-46(g) of the Austin City Code as recommended by the Historic Landmark Commission. Ms. Mather seconded the motion.

COMMISSION VOTE:

To APPROVE an amendment to Section 45-46(g) of the Code of the City of Austin, amending quorum requirements and replacement procedures for the Landmark Commission, as recommended by the Historic Landmark Commission.

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

ABSENT: Ms. Lewis-McGowan

C14p-74-028 North Regional Library:
800 W. Rundberg Lane

Revision to an approved
Special Permit.

Mr. Lillie told the Commission members that this revision includes the additional funds realized from the Commission's recommendation to the City Council that the funds allocated to the fifth floor of the main library in the Capital Improvements Project be reallocated to this library. He said that the staff recommends that this revision be approved subject to recommendations as stated in the file.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

C14p-74-028 North Regional Library--Contd.

COMMISSION ACTION:

Members reviewed the information presented, and were in agreement that, before they could take action, they needed a more complete site plan showing more landscaped area. Ms. Mather made a motion that the request be postponed and Ms. Chance seconded the motion.

COMMISSION VOTE:

To POSTPONE INDEFINITELY the request for a revision to an approved special permit for the North Regional Library, located at 800 W. Rundberg Lane.

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

C11-76-022 Transit and Transportation

Review of loading facilities, parking, and vehicular circulation for proposed Continental Trailways Bus Depot at I.H. 35 and E. 1st St., as required by Sec. 45-30 of the Code of the City of Austin.

Mr. Lillie told the Commission that the Continental Trailways Bus Company was proposing to relocate their facility to the southeast corner of East First Street and I.H. 35. He said that the tract was zoned "C" Commercial, 2nd H & A, with a narrow strip along the south side of the tract zoned "C" Commercial, 3rd H & A, and that the entire tract is presently being used for farm produce. The applicant proposes to use the existing service station building. He explained that the zoning ordinance provides that the Planning Commission review the adequacy of site parking for this type of use, taking into account the loading facilities on the site and the street space available for parking in the vicinity, public safety and recirculation of traffic both on and off the site.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Bob Coffey (Representing Applicant)
 Dan Frieden (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Paul Hernandez
 Julio Hernandez (East Austin Civic Association)

COMMISSION ACTION:

Members reviewed the information presented. Mr. Bob Coffey, representing the applicant, explained that he was requesting approval of the site parking and also requesting that the Urban Transportation Department's third traffic option be accepted. Mr. Rindy asked Mr. Coffey if there were any plans for

C11-76-022 Transit and Transportation--Contd.

landscaping on the I.H. 35 side of the building. Mr. Coffey answered that a large entrance area was planned there with five parking spaces and that there were no plans for landscaping. He added that there was really not sufficient land for landscaping there. The Commissioners were also concerned about both visual and noise buffering adjacent to the residential areas. Mr. Bill Lowery, a representative of the Urban Transportation Department, told the members that the fundamental consideration of the entire proposal is the question of what circulation patterns will need to be set up. He explained that the location presents a special problem for circulation because it is situated on a corner between two one-way streets. He recommended that the Urban Transportation Commission review the proposal prior to action. The opposition expressed concern about traffic, parking, pedestrian movement, and incompatibility with the neighborhood. Mr. Dixon made a motion to disapprove the request because of the impact on the neighborhood and safety factors. Mr. Stoll seconded the motion. Mr. Jagger felt that it would not be in the best interest of the applicant to refer him to the Urban Transportation Commission because it is not really a transportation problem and it is the responsibility of the Planning Commission to preserve the integrity of the neighborhood. Mr. Rindy said that he was sure that the applicant had not expected the hearing to turn out as it had since he seemed to have had agreement from the City departments he had been in contact with and he didn't feel that the applicant had had adequate time to present a rebuttal to the issue of what it would do to the neighborhood. The other members felt that applicants should take this issue into consideration during the planning stages. Ms. Mather thought it might be appropriate for the applicant to go to the Urban Transportation Commission and get some advice on a proper location or a proposal of several sites for this sort of terminal.

COMMISSION VOTE:

To DISAPPROVE the establishment of a bus depot at I.H. 35 and East 1st Street, because of the inadequacy of the site to provide parking and loading facilities, causing severe traffic circulation problems and safety hazards.

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

ABSENT: Ms. Lewis-McGowan

OTHER BUSINESS

R1200 Water/Wastewater

Consideration of the Water/Wastewater Program.

Mr. Lillie told the Commission that both Maureen McReynolds, Director of Environmental Resource Management and Curtis Johnson, Director of Water and Wastewater, were in attendance to answer questions and discuss the water/wastewater program with them. Dr. McReynolds said that the Citizens Board on Natural Resources and Environmental Quality reviewed the program at their meeting on July 6, and endorsed the proposal. She said that the

R1200 Water/Wastewater--Contd.

Environmental Department had also reviewed the proposal and had identified certain projects that needed review and had met with the Water and Wastewater Department to work them out. Mr. Johnson told the Commission that this program was the same one they had seen before. He said that he considered all of the projects essential to the city.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jorge Carrasco, of the Research and Budget office, told the Commission that the City Council was interested in any comments that they had about the water/wastewater program. Mr. Stoll expressed a desire to arrange the projects in the order of priority that the Commission felt that the city would grow. Mr. Lillie pointed out that those members who had attended some of the alternative futures meetings, that the water/wastewater program falls within those futures offered by the staff. He said that it is compatible with a growth distribution along I.H. 35 and with a comprehensive plan that might be offered to them. Mr. Guerrero asked if this program would cause an increase in utility rates. Mr. Johnson said that he really did not know. He said that he didn't think that it could be seen at the present time that this program would cause a rate increase. Mr. Stoll made a motion to approve the Water/Wastewater Program of the Capital Improvements Project, and that it be justified by the alternative futures that the City staff has been and will be preparing in the future. Mr. Dixon seconded the motion. Mr. Rindy felt that it was not necessary to approve the program with justification by the alternative futures, but that it was enough just to approve it.

COMMISSION VOTE:

To APPROVE the Capital Improvements Project Water/Wastewater Program, and that it be justified by the alternative futures that the City staff has been and will be preparing in the future.

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

C12-76-002 Public Facilities
Consider action on Public Facilities Plan.

Mr. Knickerbocker, representing the Planning staff, told the Commission that this item was being presented to them at this time for their action. He said that it was the same Public Facilities plan that had been presented to them previously.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to approve the Public Facilities Plan and Ms. Mather seconded the motion.

C12-76-002 Public Facilities--Contd.

COMMISSION VOTE:

To APPROVE the Public Facilities Plan.

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

ABSENT: Ms. Lewis-McGowan

C12-76-003(a) Public Services

Consideration of approach main to Lakewood P.U.D.

Mr. Lillie introduced Mr. Curtis Johnson, Director of the Water and Wastewater Department, who told the members that the City Council had approved the preliminary draft of the Approach Main Policy and had indicated that applications for subdivisions could be processed under this policy even though the final policy had not yet been approved. Mr. Lillie added that one of the requirements of the policy was environmental assessment by the Office of Environmental Resource Management.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger felt that more information was needed before this approach main was approved. Ms. Chance made a motion to postpone action until completion of the Lake Austin study. There was no second to that motion. Mr. Jagger moved that the request for an approach main for Lakewood be postponed for 30 days and Mr. Rindy seconded the motion. Mr. Johnson told the members that it was impossible to tell them the area which will be served by the main. Mr. Jagger said that they were really just asking what is most likely to be served to get an idea of the magnitude of the project.

COMMISSION VOTE:

To POSTPONE action on the consideration of an approach main to Lakewood P.U.D. to the Planning Commission meeting of September 14, 1976.

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

ABSENT: Ms. Lewis-McGowan

C12-76-003(b) Public Services

Consideration of approach main to Twin Mesa.

Mr. Lillie introduced Mr. Curtis Johnson, Director of the Water and Wastewater Department, who told the members that the City Council had approved the preliminary draft of the Approach Main Policy and had indicated that applications for subdivisions could be processed under this policy even though the final policy had not yet been approved.

C13-76-003(b) Public Services--Contd.

Mr. Lillie added that one of the requirements of the policy was environmental assessment by the Office of Environmental Resource Management.

COMMISSION ACTION:

Members reviewed the information presented. Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management, told the members that her department had made the determination that Twin Mesa would require environmental assessment, involving an evaluation of the route and where the line will go. She said that this will be required prior to approval of the final engineering plans. Mr. Rindy made a motion to approve the approach main to Twin Mesa, subject to environmental assessment by the Office of Environmental Resource Management. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To APPROVE the request for an approach main to Twin Mesa, subject to environmental assessment by the Office of Environmental Resource Management.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;

Ms. Mather

ABSTAIN: Ms. Chance

ABSENT: Ms. Lewis-McGowan

C3-76-002 Environment

Consideration of a resolution on Lake Austin interim controls.

Mr. Lillie told the members that the following resolution was under consideration.

WHEREAS, the Colorado River watershed from Tom Miller Dam to Mansfield Dam includes the source of the City's only water supply;

WHEREAS, the City Council has contracted with the firm of Wallace, McHarg, Roberts and Todd to recommend growth management standards for the future development in this area to protect the quality of water;

WHEREAS, the recommended growth management standards have been submitted for consideration by the City Council; and

WHEREAS, interim controls need to be established during the time necessary for review, public hearing and action by the City Council;

NOW THEREFOR BE IT RESOLVED, that all subdivision plats affecting land within the Lake Austin Study Area submitted after (date of presentation of study to Council) shall be reviewed

C3-76-002 Environment

according to development standards proposed in the Lake Austin Study, provided that such standards shall be interim in nature and shall supplant the previously adopted subdivision regulations for a period not exceeding _____ months pending consideration by City Council of new, permanent development standards for said area.

BE IT FURTHER RESOLVED, that all proposed standards be published and distributed to interested public agencies, departments and to private individuals as soon as they are available.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Chance made a motion that the proposed resolution be approved and Ms. Mather seconded the motion.

COMMISSION VOTE:

To APPROVE the resolution, as drafted, on Lake Austin interim controls.

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

ABSENT: Ms. Lewis-McGowan

R141 Planning Commission

Consideration of amendments to the Planning Commission Rules and Regulations.

Mr. Lillie suggested that, due to the lateness of the hour and to the scheduled orientation meeting at which this issue will be discussed, no action be taken at this time. The members were in agreement.

NO ACTION TAKEN.

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the July 13, 1976 Planning Commission minutes.

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

ABSENT: Ms. Lewis-McGowan

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivisions 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, street name changes, approval from Environmental and Health Departments, and approval of alternate water and wastewater service.

C8-76-14 Travis Vista, Section Two *PLA*
Park Lane & Travis View Loop

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

NAY: Mr. Rindy

ABSENT: Ms. Lewis-McGowan

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, approval from Environmental, Health, Planning and Urban Transportation Departments, and water district and septic tank approval.

C8-76-31 Slow Turtle Subdivision
Toro Canyon Road

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

NAY: Mr. Rindy

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat pending compliance with departmental requirements, approval from Environmental, Planning and Urban Transportation Departments, street name approval, provision of required fiscal arrangements, and City Council approval of approach main.

C8-76-40 Wagon Crossing, Section 5
Jacaranda Drive

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

NAY: Mr. Rindy

ABSENT: Ms. Lewis-McGowan

Final Subdivision Plats--Contd.

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

VOTED: To APPROVE the following final subdivision plats:

C8-76-27 Cooper Oaks, Section 2-A
Woodhue Drive

C814-76-07 Old Town, Sec. 2, Ph. 2 (P.U.D.)
Old Town Drive

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

The Commission then

VOTED: To APPROVE the following final subdivision plat, with approval of alternate wastewater service, granting variances to delete the fiscal requirements for wastewater as service is not available nor expected in the near future and to delete curb and gutter requirements.

C8-76-23 Ralph White Addition
Agarita Cove

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

The Commission then

VOTED: To APPROVE the request to relocate sidewalks required around school tract to developed sides of streets as abuilt and require a report on traffic flow and pedestrian movements to be submitted to the Planning Commission in one year, to determine the need for sidewalks on both sides of the street.

C8-69-89 Peppertree Park, Section 1
Teri Road & Aspen Avenue

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

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

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form subdivisions pending compliance with departmental requirements.

Short Form Subdivisions--Contd.

C8s-76-128 Resub. Lot 7, Blk. D of Spring Hill Village
Delahunty Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
 Mmes. Chance and 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
 Water District #10 and septic tank approval.

C8s-76-129 The Wild Basin
Wild Basin Ledge & Petticoat Lane

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
 subdivision pending compliance with departmental requirements
 and approved water and wastewater service.

C8s-76-131 Resub. Lot 1, Plainview Estates
Hunters Bend Rd. & Plain View Dr.

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending the
 city's ability to serve with water and wastewater.

C8s-76-130 2nd Resub. of Barton Market Square
Victory Dr. & Ben White Blvd.

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

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

Short Form Subdivisions--Contd.

VOTED: To APPROVE the following short form plats:

C8s-76-81 Resub. Portion of Lots 20, Blk. 9, Westfield "A"
Bridle Path

C8s-76-91 Airport-King Subdivision, Sec. 2
Airport Blvd.

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

C8s-76-125 Resub. Lots 4 & 5, Blk. B, J.W. Smith's Western Oaks 1A
Bent Oaks Circle

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form subdivision, granting a
variance to delete sidewalk requirements along the north side
of Lake Creek Parkway and subject to determination of Williamson
County Municipal Utility District #1 of availability of water and
wastewater service.

C8s-76-97 Anderson Mill Center
U.S. 183

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form subdivision, granting a
variance to delete the fiscal requirements for wastewater as
service is not available nor expected in the near future, and
subject to septic tank approval.

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

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

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form subdivision, granting a
variance to delete the fiscal requirements for wastewater as

Short Form Subdivisions--Contd.

service is not available nor expected in the near future and subject to approved alternate water and wastewater system.

C8s-76-114 Jollyville Square
Highway 290

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

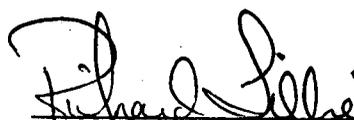
The following short form plat has appeared before the Commission in the past and all departmental requirements have not been complied with. The staff recommends disapproval of this plat. The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending provision of fiscal arrangements for sidewalks.

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

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

The meeting adjourned at 1:25 a.m.



Richard R. Lillie
Executive Secretary