

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--September 14, 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

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor, Current Planning
Maureen McReynolds, Director of Environmental
Resource Management
Jim Gotcher, Engineering Department
Bill Lowery, Urban Transportation Department
Betty Baker, Planning Technician
Dona Jakubowsky, Administrative Secretary

Absent

Linda Lewis-McGowan

*Arrived at 7:15 PM

**Arrived at 7:45 PM

***Arrived at 7:17 PM

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of September 7, 1976.

Present

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

Also Present

Tom Knickerbocker, Assistant Director
of Planning
Brian Schuller, Planner
Duncan Muir, Planner
Dona Jakubowsky, Administrative Secretary

C14-76-027	C.H. Beardsley: 721 West 17th Street 1607-1611 West Avenue	"A" Residential, 1st H & A to "BB" Residential, 1st H & A <u>(as amended)</u>
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Mr. Duncan Muir, representing the Planning staff, told the members that this zoning case is recommended for postponement to allow the applicant time to present revised plans to interested neighbors.

COMMITTEE ACTION:

Members were in agreement to postpone this request for a zoning change indefinitely to allow the applicant time to present revised plans to interested neighbors.

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

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 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 721 West 17th Street and 1607-1611 West Avenue, to allow time for the applicant to present revised plans to interested neighbors.

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

ABSENT: Ms. Lewis-McGowan

C14-76-054	Bernard J. Hillen: 1007-1009 West 32nd Street	"A" Residence, 1st & 5th H & A to "C" Commercial, 1st H & A (Tract 1) "O" Office, 1st H & A (Tract 2) <u>as amended</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "C" Commercial, 5th H & A and "O" Office, 1st H & A be granted on Tracts 1 and 2 respectively.

CITIZEN COMMUNICATION**WRITTEN COMMENTS IN FAVOR**

PETITION of 7 names

WRITTEN COMMENTS IN OPPOSITION

Mrs. Ella Daggett Stumpf, 1014 West 31st Street

PERSONS APPEARING IN FAVOR

Bernard Hillen (Applicant)

Will Garwood (Representing Applicant)

Reynaldo Salas, Jr., 777 Filter Lane

PERSONS APPEARING IN OPPOSITION

None

C14-76-054 Bernard J. Hillen--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Will Garwood amended the request on Tract 1 to "C", 1st H & A and told the members that Mr. Hillen planned to build a wholesale/retail florist shop on Tract 2 with parking on Tract 1. He added that future plans are to apply for a special permit to allow a nursery on the site. The members, after reviewing the zoning in the immediate area, were in agreement to grant the request as amended.

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

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 Bernard J. Hillen for a zoning change from "A" Residence, 1st & 5th H & A to "C" Commercial, 1st H & A (Tract 1) & "O" Office, 1st H & A (Tract 2) as amended on property located at 1007-1009 West 32nd Street.

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

ABSENT: Ms. Lewis-McGowan

C14-76-060 John Joseph:
 6701 Cameron Road, also bounded
 by Athletic Drive and U.S. 290

"A" Residence, 1st H & A to
"GR" General Retail, 6th H & A
(Tract 1) and
"GR" General Retail, 1st H & A
(Tract 2) as amended

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail, 1st H & A be granted on Tract 2 as requested, and that "GR" General Retail, 6th H & A be granted on Tract 1, as amended.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

John Joseph (Representing Applicant)

Margie Joseph (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Woodrow Sledge (Representing Austin Independent School District)

C14-76-060 John Joseph--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. Mr. John Joseph, representing the applicant, told the Commission that a gas station was proposed for Tract 1, but did not indicate a proposed use for Tract 2. Mr. Woodrow Sledge, representing the Austin Independent School District, asked that Tract 2 be restricted against food or beverage uses. He said that the school district feels that these uses would be detrimental to the students being so close to the school. He explained that these kinds of uses tend to draw the students away from school during school hours. Mr. Joseph pointed out that there was already a hamburger and a pizza restaurant just across the highway from the school and he therefore did not feel that the students would be threatened if a use of this type was built on this tract. Mr. Stoll stated that he thought the school district's concern was justified since this tract was so much closer to the school than those across the highway. Mr. Gutierrez spoke about the decision of the legal Department concerning restrictive covenants, then made a motion to grant the request for a zoning change as amended. Mr. Guerrero seconded the motion. Mr. Jagger said that he felt that the restrictive covenant should be added to the motion. He then made a substitute motion to grant the request for a change in zoning subject to a restrictive covenant prohibiting a restaurant on Tract 2. Mr. Stoll seconded the motion.

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

COMMISSION ACTION:

Ms. Mather read the minutes of the Zoning Committee then made a motion on behalf of the Committee that the request for a zoning change be granted subject to a restrictive covenant prohibiting a restaurant on Tract 2.

COMMISSION VOTE:

To GRANT the request of John Joseph for a zoning change from "A" Residence, 1st H & A to "GR" General Retail, 6th H & A (Tract 1) and "GR" General Retail, 1st H & A (Tract 2) as amended, subject to a restrictive covenant prohibiting a restaurant on Tract 2, on property located at 6701 Cameron Road, also bounded by Athletic Drive and U.S. 290.

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

<u>C14-76-070</u>	<u>E.J. Hood and P.M. Bryant:</u>	<u>Int. "AA" Residence, 1st H & A to</u>
	<u>11689 U.S. Highway 183, also</u>	<u>"GR" General Retail, 1st H & A</u>
	<u>bounded by West Cow Path</u>	<u>(as amended)</u>

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail be granted on all but the

C14-76-070 E.J. Hood and P.M. Bryant--Contd.

westernmost 5 feet along U.S. 183 to be zoned "A" Residence, except that a 45-foot driveway passage through the "A" as proposed by the applicant also be zoned "GR".

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

E.J. Hood (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather asked Mr. E.J. Hood, the applicant if he was agreeable to the recommendations of the staff. He replied that he was. Mr. Guerrero made a motion to grant "GR" on all but the westernmost 5 feet along U.S. 183 to be zoned "A", except that a 45-foot driveway passage through the "A" as proposed by the applicant also be zoned "GR" (as amended). Ms. Chance seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Mather and 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 E.J. Hood and P.M. Bryant for a zoning change from Int. "AA" Residence, 1st H & A to "GR" General Retail, 1st H & A on all but the westernmost 5 feet along U.S. 183 to be zoned "A" Residence, except that a 45-foot driveway passage through the "A" Residence as proposed by the applicant also be zoned "GR" General Retail (as amended), on property located at 11689 U.S. Highway 183, also bounded by West Cow Path.

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

ABSENT: Ms. Lewis-McGowan

C14-76-075 F.A. Hildebrand, Jr.:
9237 Jollyville Road
(Old Burnet Road)

Int. "AA" Residence, 1st H & A to
"GR" General Retail, 1st H & A

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Darrell Haphire, 9130 Jollyville Rd.
Mrs. Frien E. Gatliff, 9126 Jollyville Rd.
Leon Schmidt, P.O. Box 2027

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

F.A. Hildebrand (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. The applicant, Mr. F.A. Hildebrand, told the Committee that the request for zoning is a result of recently being annexed into the city and that there were no plans for the property at the time. Mr. Gutierrez made a motion to grant the request for a zoning change and Mr. Guerrero seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Mather and 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 F.A. Hildebrand, Jr. for a zoning change from Int. "AA" Residence, 1st H & A to "GR" General Retail, 1st H & A on property located at 9237 Jollyville Road (Old Burnet Road).

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

ABSENT: Ms. Lewis-McGowan

C14-76-076	Mrs. Kyong Hui Shuey: 1910 Whitis Avenue, also bounded by West 20th Street	<u>"GR" General Retail, 3rd H & A to</u> <u>"C" Commercial, 2nd H & A</u>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation to grant the request for a zoning change.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Horace C. Barrhartz, 707 Rio Grande

WRITTEN COMMENTS IN OPPOSITION

Dennis Kavanagh, Continental Assurance Co.

PERSONS APPEARING IN FAVOR

Kerry Yom (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Grace Broussard, 1909 Whitis

John Manno (Representing the City Lobby Committee at U.T.)

C14-76-076 Mrs. Kyong Hui Shuey--Contd.

COMMITTEE ACTION:

Members reviewed the information presented. The applicant's representative, Mr. Kerry Yom, explained that the structure is non-conforming regarding building setbacks from the street and that he plans to add a deck to the structure for open-air dining in addition to residential use. He said that the existing house has been operated as a boarding house, but that it had not been profitable. The opposition expressed concern for the character of the neighborhood. Those opposed to the change preferred that the building remain totally residential. The Committee agreed that the proposed zoning and subsequent use would not be an intrusion into the neighborhood because of the surrounding zoning and uses. Mr. Guerrero made a motion to grant the request for a zoning change from "GR" General Retail, 3rd H & A to "C" Commercial, 2nd H & A. Mr. Jagger seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Mmes. Mather and 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 Mr. Kyong Hui Shuey for a zoning change from "GR" General Retail, 3rd H & A to "C" Commercial, 2nd H & A on property located at 1910 Whitis Avenue, also bounded by West 20th Street.

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

ABSENT: Ms. Lewis-McGowan

C14-76-077 W-D Enterprises Company:
5308 Burnet Road
2100 North Loop Boulevard

"C" Commercial, 6th H & A to
"C-2" Commercial, 6th H & A

Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "C-2" Commercial, 6th H & A be granted, subject to an approved special permit to assure that proper acoustic insulation is installed on the interior of the building.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Mr. & Mrs. Leon Noren, 2202 North Loop
Frances Roberta Pursley, 2202 W. North Loop #149
Mr. Sorter Grebble, 2202 W. North Loop #120
Ms. Willie M. Brick, 2202 W. North Loop #124
Mrs. Wilton Howard, 2200 W. North Loop #114
Mrs. M.M. Tomme, 2200 W. North Loop #212

C14-76-077 W-D Enterprises Company--Contd.

Mrs. M.L. Young, 2200 W. North Loop #112
 Mrs. E.H. Dillard, W. North Loop
 Mrs. Margaret F. White, El Presidente #150
 Mrs. Violet S. Greenhill, 2211 W. North Loop #119
 Mrs. Daisy Daugherty, 2211 W. North Loop #118
 Mrs. Loraing Forsvall, 2211 W. North Loop #225
 Leona Behrend, 2202 W. North Loop
 Dr. Michael Cuscurida, 2202 North Loop #239
 Mrs. Jean D. Worsham, 5911 Carleen Dr.
 Mrs. Thomas A. Rouse, 2200 North Loop West #123
 Mrs. J.W. Schmied, 2202 W. North Loop #236
 Ms. Dorothy M. Carlson, 2202 W. North Loop #255
 PETITION of 103 names

PERSONS APPEARING IN FAVOR

Ben Sarrett (Representing Applicant)
 Eugene Palmer (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Wanda Wier, 2211 W. North Loop
 R.C. Dumas, 2202 W. North Loop
 Mrs. Itasca Alamia, 2202 W. North Loop #337
 Gertrude Selber, 2202 W. North Loop #336
 Jerry Reed, French Quarter Apartments

COMMITTEE ACTION:

Members reviewed the information presented. A representative of the applicant, Mr. Ben Sarrett, told the Commission that a discoteque was planned for this location. Ms. Chance asked Mr. Muir if he knew where the parking lot would be located. He answered that parking would be on the east and north. Ms. Mather was concerned more about the noise that will be generated from the parking lot than the noise that will come from inside the building and could see no way of restricting the parking to eliminate this problem. Ms. Chance shared this view and made a motion that the request for a zoning change be denied. Mr. Stoll seconded the motion. Mr. Gutierrez felt that the applicant was entitled to the zoning because the location is on Burnet Road and there are other "C-2" Commercial uses surrounding the subject tract.

AYE: Mr. Stoll; Mmes. Mather and Chance
 NAY: Messrs. Guerrero and Gutierrez
 ABSTAIN: Mr. Jagger

COMMISSION ACTION:

Ms. Mather read the minutes of the Zoning Committee meeting and on behalf of the Committee, made a motion to deny the request for a zoning change. Mr. Rindy said he would like to request the staff to work with the applicant to study the possibility of constructing a fence on the property to keep traffic away from the residential area.

COMMISSION VOTE:

To DENY the request of W-D Enterprises Company for a zoning change from "C" Commercial, 6th H & A to "C-2" Commercial, 6th H & A on property located at 5308 Burnet Road and 2100 North Loop Boulevard.

C14-76-077 W-D Enterprises Company--Contd.

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

<p><u>C14-76-078</u> Joe Gilbreth & Co., Inc., et al: Bounded by U.S. 183, Oceanaire Boulevard and Country Club Drive</p>	<p><u>Int. "AA" Residence, 1st H & A to "GR" General Retail, 1st H & A</u></p>
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Mr. Duncan Muir, representing the Planning staff, delivered the staff report and the staff recommendation that "GR" General Retail be denied on the entire tract, but if the applicant changes the request to limit the number of driveways to two, by establishing a narrow strip of "A" Residence along the highway consistent with the recommendations stated in the staff report. the staff will recommend approval of the "GR" General Retail request.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

John Nieman, 1200 American Bank Tower
 Roger S. Hanks, 1200 American Bank Tower

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. Phil Mockford, the applicant's representative, told the Committee that the applicant was agreeable to the staff recommendation. The Committee members discussed the action of the City Council on September 2, 1976, which deleted the recommendation of the Commission that a 25-foot scenic setback be required of the tract facing U.S. 183 to the south. Mr. Guerrero felt that before any more decisions were made on tracts which front on major arterials, an amendment to the zoning ordinance to include scenic zoning requirements on major arterials. He then made a motion that the request for a zoning change be postponed pending an amendment to the zoning ordinance for scenic zoning on major arterials. Ms. Mather seconded the motion.

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

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 Joe Gilbreth & Co., Inc., et al, for a zoning change from Int. "AA" Residence, 1st H & A to "GR" General Retail,

C14-76-078 Joe Gilbreth & Co., Inc., et al--Contd.

1st H & A on property bounded by U.S. highway 183, Oceanaire Boulevard and Country Club Drive, pending an amendment to the zoning ordinance for scenic zoning on major arterials.

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

<u>C14-76-079</u>	<u>Mrs. Perry L. Jones:</u>	<u>"C" Commercial, 2nd H & A to</u>
	2900 Rio Grande Street, also	<u>"C-2" Commercial, 2nd H & A</u>
	bounded by West 29th Street	
	and Salado Street	

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation the "C-2" Commercial, 2nd H & A be denied as it would be incompatible with the adjacent low-density neighborhood and because the history of zoning hearings indicates that "C-2" Commercial zoning was denied on a tract directly west.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

PETITION of 16 names

WRITTEN COMMENTS IN OPPOSITION

F. Randolph Moerke, 605 West 29 ½ Street
Gladys T. Hallond, 604-606 West 29th Street
John B. Howell, 4606 Greystone Drive
John A. Focht, 2823 Salado
Doris H. Connerly, 606 West 29 ½ Street
Stanley Ferguson, 607 West 29 ½ St.
Richard H. Chetham, 2906 Rio Grande
John Keir, 4707 Finley Dr.

PERSONS APPEARING IN FAVOR

Winston Chapman (Representing Applicant)
Arlene Watson (Manager of Rome Inn)
John Armstrong

PERSONS APPEARING IN OPPOSITION

Mrs. M.A. Arena, 2908 Rio Grande St.
William N. Berezovytch, 2911 Rio Grande
Mrs. Winnie Bell Sobeck
David Croft

COMMITTEE ACTION:

Members reviewed the information presented and heard the concerns of those neighborhood residents who were opposed to the requested change in zoning. These concerns included increased traffic, noise and incompatibility with the neighborhood. Mr. Guerrero made a motion to deny the request and Mr. Gutierrez seconded the motion. Mr. Guerrero felt that this request should be denied to be consistent with previous actions taken on properties in the immediate area.

C14-76-079 Mrs. Perry L. Jones--Contd.

AYE: Messrs. Guerrero and Gutierrez; Mmes. Chance and Mather
NAY: Mr. Jagger
ABSTAIN: Mr. Stoll

COMMISSION ACTION:

Ms. Mather read the minutes of the Zoning Committee meeting and on behalf of the Committee, made a motion to deny the request for a zoning change.

COMMISSION VOTE:

To DENY the request of Mrs. Perry L. Jones for a zoning change from "C" Commercial, 2nd H & A to "C-2" Commercial, 2nd H & A on property located at 2900 Rio Grande Street, also bounded by West 29th Street and Salado Street.

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

SPECIAL PERMITS

<u>C14p-76-031</u>	<u>Maury Hood:</u>	<u>A 77-unit apartment project called,</u>
	9001-9014 Mountain Ridge Drive,	<u>"Summerset".</u>
	also bounded by Loop 360	

Mr. Brian Schuller, representing the Planning staff, explained that the hearing on this application had been postponed to this meeting from the meeting of August 10, to allow more time for the Environmental Resource Management Department to study the impervious surface coverage. He added that the Engineering Department is now requesting a postponement so that the creek permit may be analyzed.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Daniel J. Boyle, 4304 Wild Ridge Circle

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Catrina Hochman, 8802 North Path
Alan J. Hochman, 8802 North Path
Mrs. Marilyn J. Hewett, 8809 Mountain Path Circle
Donald D. Hewett, 8809 Mountain Path Circle

COMMITTEE ACTION:

Members reviewed the information presented. A motion was made and seconded to postpone this request to October 5 at 7:00 PM.

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

Cl4p-76-031 Maury Hood--Contd.

COMMISSION ACTION:

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

COMMISSION VOTE:

To POSTPONE to October 5, 1976 at 7:00 PM the request of Maury Hood for a 77-unit apartment project called "Summerset", located at 9001-9014 Mountain Ridge Drive.

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

ABSENT: Ms. Lewis-McGowan

Cl4p-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-site consumption.

This case had been postponed from the August 24, 1976 Planning Commission meeting, pending an agreement between the neighborhood group and the applicant.

COMMISSION ACTION:

Ms. Mather, speaking for the South River City Citizens, told the other members that the neighborhood group still had not received the information they needed in time to hold a meeting, but that the fault was not the applicant's. She presented a letter from Mr. Roy J. Henderson, a representative of the neighborhood group, which identified the following as conditions to their approval of the special permit.

1. The 50-foot sign, including the poles, must be removed.
2. The northern driveway is to be reduced in size from 90 feet to 45 feet, the unused portion to be dug up and trees and shrubbery planted in its place and a concrete curb to be built as shown on the map provided.
3. Trees or shrubs to be planted throughout the curbed area and along the base of the cliff behind the existing structure.
4. Continuous shrubs (perhaps Juniper) to be planted in the front of the lot along the access road.

Mr. Randall Livingston, representing the applicant, said that \$1,000 is being provided for landscaping, but that the applicant did not intend to remove all the pavement. He said that pavement would be removed where necessary for planting. He felt that the signs were necessary for the success of the business and wished to leave them there, and he pointed out that the cost for removing the 50-foot sign would be approximately \$2,000. Mr. Jagger made a motion to

C14p-76-032 AMPCO Corporation--Contd.

approve the request for a special permit, subject to compliance with ordinance requirements and departmental recommendations and with neighborhood recommendations, a provision that the 50-foot sign be removed in three years and that the proposed sign be limited in size to 16 feet 6 inches. Ms. Chance seconded the motion.

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-site consumption, located at 1100 South I.H. 35, subject to compliance with ordinance requirements and departmental recommendations and with neighborhood recommendations, a provision that the 50-foot sign be removed in three years and that the proposed sign be limited in size to 16 feet 6 inches.

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

ABSENT: Ms. Lewis-McGowan and Mr. Dixon

C14p-76-033 Mrs. Perry L. Jones:
2900 Rio Grande Street

Operation of Rome Inn Pizza
Parlor as a tavern with 100
seats.

Mr. Brian Schuller, representing the Planning staff, told the members that since the request for a zoning change to allow the proposed use had been denied, the request for a special permit would also have to be denied.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

PETITION OF 16 NAMES

WRITTEN COMMENTS IN OPPOSITION

F. Randolph Moerke, 605 West 29 ½ Street
Gladys T. Hallond, 604-606 West 29th Street
John B. Howell, 4606 Greystone Drive
John A. Focht, 2823 Salado
Doris H. Connerly, 606 West 29 ½ Street
Stanley Fergerson, 607 West 29 ½ Street
Richard H. Chetham, 2906 Rio Grande
John Keir, 4707 Finley Drive

PERSONS APPEARING IN FAVOR

Winston Chapman (Representing Applicant)
Arlene Watson (Manager of Rome Inn)
John Armstrong

PERSONS APPEARING IN OPPOSITION

Mrs. M.A. Arena, 2908 Rio Grande St.
William N. Berezovytch, 2911 Rio Grande
Mrs. Winnie Bell Sobeck
Daivd Croft

C14p-76-033 Mrs. Perry L. Jones--Contd.

COMMITTEE ACTION:

Members were in agreement to deny the request for a special permit as the zoning request had been denied.

AYE: Messrs. Guerrero and Gutierrez; Mmes. Chance and Mather
NAY: Mr. Jagger
ABSTAIN: Mr. Stoll

COMMISSION ACTION:

The members reviewed the information presented and the majority was in agreement with the recommendation of the Committee.

COMMISSION VOTE:

To DENY the request of Mrs. Perry L. Jones for a special permit for the operation of Rome Inn Pizza Parlor as a tavern with 100 seats, located at 2900 Rio Grande Street.

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

<u>C14p-76-034</u>	<u>Mary D. Ogden:</u>	<u>Lounge on lower floor with max:</u>
	<u>707-709 East 6th Street</u>	<u>of 150 seats.</u>

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mary D. Ogden (Applicant)
Carl Shelf

PERSONS APPEARING IN OPPOSITION

Arthur Jacob, 1011 Willow St.
Lynn Ceanes
Neal Adams

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that the proposed use was appropriate to the area. Mr. Guerrero made a motion to approve the request for a special permit and Mr. Jagger seconded the motion.

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

C14p-76-034 Mary D. Ogden--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 Mary D. Ogden for a special permit for a lounge on the lower floor with a maximum of 150 seats, located at 707-709 East 6th Street.

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

Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

<u>C14p-76-035</u>	<u>City of Austin:</u>	<u>Montopolis Community Center</u>
	<u>1110-1300 Montopolis Drive</u>	<u>Health Clinic.</u>

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

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Benny Hawkins (Representing Applicant)

Larry Sullivan (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion to approve the request for a special permit subject to ordinance requirements and departmental recommendations. Mr. Stoll seconded the motion.

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

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 the City of Austin for a special permit for the Montopolis Community Center Health Clinic, to be located at 1110-1300 Montopolis 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-76-036 Cen-Tex Portable Buildings, Inc.: Display and sales of portable
705 West Ben White Blvd. buildings with sales office.

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

None

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

Members reviewed the information presented. Mr. Schuller pointed out the recommendation from Urban Transportation concerning parking, which stated that the parking layout is substandard and unsafe and that the four parking spaces that are planned are insufficient for the activity. The Planning Department felt that one parking space for each employee and five parking spaces for customers would be adequate. The applicant was not in attendance to speak to these questions. Mr. Guerrero made a motion to approve the request for a special permit subject to compliance with ordinance requirements and department recommendations. Mr. Stoll seconded the motion.

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

ABSTAIN: Ms. Chance

ABSENT: Ms. Lewis-McGowan

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 Cen-Tex Portable Buildings, Inc. for a display and sales of portable buildings with a sales office, to be located at 705 West Ben White Boulevard, subject to compliance with ordinance requirements and departmental recommendations.

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

ABSTAIN: Ms. Chance

ABSENT: Ms. Lewis-McGowan

C14p-75-037	Marimont Cafeterias, Inc.: West 38th Street, West 37th Street, and Ronson Street	Amendment to an approved special permit providing for sign size and location not included in original Site Plan.
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Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the request for a special permit subject to compliance with departmental requirements and recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Ray McClure (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMITTEE ACTION:

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

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

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 Marimont Cafeterias, Inc. for an amendment to an approved special permit providing for sign size and location not included in the original site plan, on property located at West 38th Street, West 37th Street and Ronson Street, subject to compliance with ordinance requirements and department recommendations.

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

ABSENT: Ms. Lewis-McGowan

PLANNED UNIT DEVELOPMENTS

C814-73-012	Jagger Associates: Spyglass Drive near Barton Skyway	A revision to a previously approved PUD reducing number of units from 66 townhouse units to 36 townhouse units with common space called, <u>"Timberline Townhouses"</u> .
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C814-73-012 Jagger Associates--Contd.

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the revised PUD 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

Mr. Sid Jagger (Applicant)

PERSONS APPEARING IN OPPOSITION

Margery Leach

Robert Jenkins

COMMITTEE ACTION:

Members reviewed the information presented, and heard the concerns of the neighborhood concerning run-off, visual aesthetics, noise and privacy. They also expressed some concern for the safety of children who may live in the proposed development because of the steep bluff located directly behind it. Mr. Jagger assured the neighbors and the Commission members that all these problems were also concerns of his and he was actually exceeding requirements to take care of them. All the members felt that the revised plan was a much better plan than the one that had previously been approved. Mr. Jagger asked for approval of a variance on the sidewalk requirements because the area is still not completely developed and the sidewalks would serve no purpose at this time. The members agreed to grant the variance. Mr. Gutierrez made a motion to approve the revised Planned Unit Development, granting a variance on the sidewalk requirement and subject to ordinance requirements and departmental recommendations. Mr. Guerrero seconded the motion.

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

ABSTAIN: Mr. Jagger

ABSENT: Ms. Lewis-McGowan

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 Jagger Associates for a revision to a previously approved Planned Unit Development, reducing the number of units from 66 townhouse units to 36 townhouse units, with common space called "Timberline Townhouses", located on Spyglass Drive near Barton Skyway, granting a variance on the requirements for sidewalks and subject to ordinance requirements and departmental recommendations.

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

ABSTAIN: Mr. Jagger

ABSENT: Ms. Lewis-McGowan

PUBLIC HEARINGS

C14h-76-014	Steussey Store Building: 408 East 6th Street	"C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, <u>4th H & A</u>
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Mr. Lillie told the Commission members that the owner of this structure had requested that it be withdrawn from consideration and recommended that they approve this request.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement to approve the owner's request for withdrawal.

COMMISSION VOTE:

To WITHDRAW from consideration the application for a zoning change from "C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A on property located at 408 East 6th Street known as the Steussey Store Building.

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

Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C14h-76-010	Jacob Larmour House: 1909 Whitis Avenue	"B" Residence, 2nd H & A to "B-H" Residence-Historic, <u>2nd 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 met five of the historic zoning criteria and the Landmark Commission was recommending that the north 60 feet of the entire lot be zoned historic.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Horace C. Barhardt (Provided 100% of ownership is in favor)

Continental Assurance Co., 2021 Guadalupe

Mrs. K. Shuey, 1910 Whitis Ave.

WRITTEN COMMENTS IN OPPOSITION

E.E. Schoen, 205 W. 20th St.

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Paul Wendler (Representing Austin National Bank)

Will Garwood

COMMISSION ACTION:

Members reviewed the information presented. There was discussion about the garag apartment to the rear of the property, which the owners wished to demolish. The Commissioners felt that this structure had no historical significance and that this portion of the lot should not be included in the historic zoning. Ms. Mather made a motion that the request for historic zoning be granted on the north 60 feet x west 80 feet of lot 28. Mr. Jagger seconded the motion.

C14h-76-010 Jacob Larmour House--Contd.

COMMISSION VOTE:

To GRANT the request for a zoning change from "B" Residence, 2nd H & A to "B-H" Residence-Historic, 2nd H & A on the north 60 feet x west 80 feet of lot 28 located at 1909 Whitis Avenue.

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

OTHER BUSINESS

<u>C14p-74-028</u>	<u>North Regional Library:</u>	<u>Revision to an approved Special</u>
	800 W. Rundberg Lane	<u>Permit.</u>

Mr. J.D. Murchison from the Construction Management Department, explained that the architect had been instructed not to complete the plan because the purchase of the land was not yet finalized. He said that \$13,000 was allotted for landscaping around the proposed library.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Jagger felt that no action should be taken until the purchase of the land is finalized and made a motion that the request be postponed indefinitely. The motion was seconded.

COMMISSION VOTE:

To POSTPONE INDEFINITELY the request for a revision to an approved special permit for the North Regional Library, to be located at 800 W. Rundberg Lane until the purchase of the land is finalized.

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

C12-76-003(a) Public Services
Consideration of an approach main to Lakewood P.U.D.

Mr. Lillie told the Commissioners that Lakewood P.U.D. will require the equivalent of a 10-inch approach main for water service. It is anticipated that there will be approximately 505 equivalent living units on 167 acres. He added that the city's cost in this project will be approximately \$122,000.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Maury Hood was present to represent the applicant. He said that the final plat on the P.U.D. was approved by the Commission in July. He explained that the proposed project would supply water, not only to Lakewood P.U.D., but also to existing nearby

C12-76-003(a) Public Services--Contd.

residents who are currently depending on a 6-inch water main for service. Mr. Gutierrez made a motion that the request for an approach main be approved. Ms. Mather seconded the motion. Mr. Rindy preferred not to spend \$122,000 in this area at this time.

COMMISSION VOTE:

To APPROVE the request for an approach main to Lakewood P.U.D.

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

C12-76-005 Public Services

Consideration of an approach main to Acheson, Frazer, Hutchison Addition

Mr. Lillie explained that this request is for a wastewater approach main to consist of approximately 400 feet of 8-inch main. The main will will have capacity to serve approximately 400 living unit equivalents, but will actually serve only two living unit equivalents. The city share of the cost would be \$3,655.50.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to approve the request for an approach main. Mr. Stoll seconded the motion.

COMMISSION VOTE:

To APPROVE the request for a wastewater approach main to Acheson, Frazer, Hutchison Addition.

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

C12-76-006 Public Services

Consideration of an approach main to Cameron Park.

Mr. Lillie explained that this is the second resubdivision of a portion of Lot One, Block C, Section One, and will require an approach main that consists of 180 feet of 6-inch water approach main and 150 feet of 8-inch wastewater approach main. He added that, when completed, this section of have two equivalent living units on 0.538 acre, that the water and wastewater approach mains will serve only this subdivision, and that it will be installed and paid for in full by the subdivider.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Stoll made a motion that the request for an approach main be approved. Mr. Rindy seconded the motion.

C12-76-006 Public Services

COMMISSION VOTE:

To APPROVE the request for a water and wastewater approach main to Cameron Park, Section One.

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

 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan and Mr. Dixon

C12-76-007 Public Services

Consideration of an approach main to Yarrabee Bend.

Mr. Lillie told the members that Yarrabee Bend, Section One will require an approach main that consists of approximately 353 feet of 8-inch wastewater main. The main will serve 71 living units on the 20.23 acres in Yarrabee Bend, Section One and will serve approximately 170 living units when the project is fully completed. The approach main will be installed and paid for by the subdivider.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement to approve the request for an approach main to Yarrabee Bend.

COMMISSION VOTE:

To APPROVE the request of a wastewater approach main to Yarrabee Bend.

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

C10-76-003 Streets and Traffic

Consideration of policy for Aerial Passageways recommended by the Environmental Board.

Mr. Lillie explained that this item was appearing for their support only, and that it would go back to the Environmental Board and then to the City Council. Dr. Maureen McReynolds, Director of Environmental Resource Management, said that the original idea was conceived by the Environmental Board after being asked to review a proposed aerial passageway to the Diagnostic Clinic. At that time, they asked the staff to draft some guidelines which could be used when similar requests were made. She added that other City departments were asked to submit their ideas and that these were included in the draft that was being presented to them.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger disagreed with statement number 2 which named safety as the primary reason for construction of aerial passageways and suggested that the statement be changed to read, ". . . aerial passageways are to be constructed for the safety and the convenience of the public." Mr. Rindy made a motion to approve the concept

C10-76-003 Streets and Traffic--Contd.

of the Environmental Board's draft on guidelines on aerial passageways. The motion was seconded.

COMMISSION VOTE:

To APPROVE the concept presented by the Citizen's Board on Natural Resources and Environmental Quality, concerning guidelines to be used for proposed aerial passageways.

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

C2o-76-005 Zoning Ordinance

To SET A PUBLIC HEARING to consider amending Chapter 45-47 of the City Code on the issuance of demolition permits for historic structures. Request by the Landmark Commission.

Mr. Lillie told the Commissioners that the Historic Landmark Commission was requesting consideration of an amendment to the zoning ordinance concerning the issuance of demolition permits for structures that are located in historically designated districts but are not themselves zoned historic. He added that this action came from a request by the Planning Commission.

COMMISSION ACTION:

Members reviewed the information presented and agreed to set the public hearing for September 28, 1976 at 5:00 PM.

COMMISSION VOTE:

To SET A PUBLIC HEARING ON SEPTEMBER 28, 1976 AT 5:00 PM to consider amending Chapter 45-47 of the City Code on the issuance of demolition permits for historic structures.

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

ABSENT: Ms. Lewis-McGowan

C2o-76-006 Zoning Ordinance

To SET A PUBLIC HEARING to consider amending Chapter 45-33 of the City Code on requirements for landscaping on major arterial streets and highways. Request by Planning Commission.

Mr. Lillie called the members attention to information supplied by the Building Inspection Department. He also said he had enclosed in their packets copies of similar provisions from the new Lubbock ordinance.

C2o-76-006 Zoning Ordinance--Contd.

He said that while the concept deserves consideration in scenic areas within and bordering the city, those areas which are already developed or are in the process of being developed would cause some problems.

COMMISSION ACTION:

The members reviewed the information presented and agreed to set the public hearing for November 9, 1976 at 7:00 PM.

COMMISSION VOTE:

TO SET A PUBLIC HEARING ON NOVEMBER 9, 1976 AT 7:00 PM to consider amending Chapter 45-33 of the City Code on requirements for landscaping on major arterial streets and highways.

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

C2o-76-007 Zoning Ordinance

To SET A PUBLIC HEARING to consider amending various sections of Chapter 45 of the City Code. Request by Mr. Lonnie Davis, Building Inspector.

Mr. Jim Gotcher, representing the Building Inspection Department, explained that definitions were needed for restaurants and lounges, offices, and kennels. He said that there were other minor changes that were needed due to typographical errors.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Jagger asked that the definition for kennels not be included in this public hearing since it was so closely related to the proposed "Dog and Cat Ordinance". The other members were in agreement. The members agreed to set the public hearing for September 28, 1976 at 5:00 PM.

COMMISSION VOTE:

TO SET A PUBLIC HEARING ON SEPTEMBER 28, 1976 AT 5:00 PM to consider amending various sections of Chapter 45 of the City Code.

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

C2o-76-008 Subdivision Ordinance

To SET A PUBLIC HEARING to consider amending Chapter 41, Articles II & III of the City Code to provide for standards recommended in the Lake Austin Growth Management Plan. Request by Planning Department.

C2o-76-008 Subdivision Ordinance--Contd.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement to set the public hearing for October 12, 1976 at 7:30 PM.

COMMISSION VOTE:

TO SET A PUBLIC HEARING ON OCTOBER 12, 1976 AT 7:30 PM to consider amending Chapter 41, Articles II & III of the City Code to provide for standards recommended in the Lake Austin Growth Management Plan.

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 told the members that this item dealt with rules concerning meetings, standing committees, and the meeting process. He said that all they needed to do was make a motion to put it on the next agenda, for October 12, 1976.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to place this item on the October 12, 1976 Planning Commission agenda for discussion and action. Ms. Chance seconded the motion.

COMMISSION VOTE:

To PLACE ON THE OCTOBER 12, 1976 Planning Commission agenda the consideration of amendments to the Planning Commission Rules and Regulations concerning meetings, standing committees, and the meeting process.

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

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivisions are appearing before the Commission for the first time and all departmental requirements have been complied with. The staff recommends approval of these plats. The Commission then

Final Subdivision Plats--Contd.

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

C8-76-35 Sonesta West, Section One-A
Balcones Club Drive

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following final subdivision plat, granting a variance to delete the fiscal requirements for wastewater as service is not available nor expected to be in the near future;

C8-76-48 Palomino Park, Section 4-A
Rocking Horse Road & Pinto Lane

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

The following final subdivisions are appearing before the Commission for the first time and a request has been received for postponement. The staff recommends that the request be granted. The Commission then

VOTED: To POSTPONE the following final subdivisions:

C8-76-21 West Creek, Section One
McCarty Lane

C8-76-25 West Creek, Section Two
Old Fredricksburg Road

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

The following final subdivision is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of this plat. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending fiscal arrangements, street name changes, provision of required easements and compliance with departmental requirements:

C8-76-34 Gracywoods, Section Two
Eubank Drive

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

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:

C8-75-21 Resub. Lots 14 & 15, Northwest Hills, Section One
Small Drive & Mt. Bonnel Road

C814-76-08 Summerwood, Section 5
Steck Avenue

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

The Commission then

VOTED: To APPROVE the following final subdivision plats with conditional water taps:

C8-76-05 Western Oaks 1-B
McCarty Lane

C8-76-06 Western Oaks 1-C
McCarty Lane

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

The Commission then

VOTED: To APPROVE THE REQUEST FOR VACATION OF THE FINAL PLAT of the following final subdivision:

C8-74-05 Sonesta West, Section One
Fanthom Circle & Country Club Road

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

ABSENT: Mmes. Chance and Lewis-McGowan; Messrs. Dixon and Jagger

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 been complied with. The staff recommends approval of these plats. The Commission then

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

C8s-76-148 "AISD" Subdivision #1
Berkman Dr. & Coronado Hills Dr.

Short Form Subdivisions--Contd.

C8s-76-152 Resub. Lt. C, Trinity Subdivision, Revised
M.L. King, Jr. Boulevard

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

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 AND DISAPPROVE the following short form subdivision, pending fiscal arrangements, compliance with departmental requirements and a variance to exclude the balance of the tract:

C8s-76-147 Airport-King Subdivision, Section 3
Airport Blvd. and M.L. King, Jr. Blvd.

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending fiscal arrangements and compliance with departmental requirements:

C8s-76-149 Resub. of Lots 9 & 10, Blk. ^UX, South Creek South, Sec. 1
Sprucegun Lane

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The Commission then

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

C8s-76-158 Police Garage-City of Austin
I.H. 35 and Sabine Street

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending compliance with departmental requirements and City Council approval of wastewater approach main:

C8s-76-156 Tejas Subdivision
Loop 360 and Old U.S. 183

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The Commission then

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

C8s-76-153 1st Resub., Tract A, Allen Subdivision
Rutland Dr. and McKalla Dr.

C8s-76-154 Jeito Subdivision
Guadalupe Street and W. 39th St.

C8s-76-155 Marjo Addition
Cameron Road & U.S. 290

C8s-76-157 Senior Citizen's Activity Center
Lamar Blvd. and West 29th Street

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending the City's determination to serve with water and/or wastewater:

C8s-76-146 McCuistion Addition
Canyon Circle West and Canyon Circle East

C8s-76-151 M & J Addition
Gregg Lane

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

VOTED: To POSTPONE the following short form subdivision, pending determination of the need for a long form:

C8s-76-150 Gentry Estates
Nuckols Crossing Road

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

ABSENT: Mr. Dixon and 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

VOTED: To APPROVE the following short form subdivision, granting a variance on the minimum depth of the residential lot:

C8s-76-134 Pomegranate Place
Powell Lane

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

ABSENT: Messrs. Dixon and Jagger; Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form subdivision, subject to a 25-foot building setback:

C8s-76-132 Fairfield Square
U.S. 183 and Fairfield Drive

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form subdivision, granting the variance to reconsider the setback requirement:

C8s-76-117 Fruth Addition, Resub. Lots 5-8, Block 12
W. 31st Street and Cedar Street

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-76-116 Resub., Lots 24-27 of ^{LOUIS, Subd} Horst of Outlot 22, Division D & E
San Antonio Street

C8s-76-119 Beaconridge Baptist Church Addition
South 1st Street

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

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

The Commission then

VOTED: To APPROVE the following short form subdivision:

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

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

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

VOTED: To DISAPPROVE the following short form subdivision, pending compliance with departmental requirements and a variance to delete sidewalk requirements:

C8s-76-16 Luciano Castro Subdivision
Thaxton Road

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision, pending receipt of letter from Lakeway Municipal Utility District:

C8s-76-89 Lakeway, Section 33
Lohmans Crossing Road

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

Short Form Subdivisions--Contd.

The Commission then

VOTED: To DISAPPROVE the following short form subdivision, pending compliance with department requirements:

C8s-76-127 Robins Place
Robins Place

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The following short form plat was the subject of a telephone poll conducted on August 26, 1976, resulting in a recommendation for approval by the Commission. The Commission then

VOTED: To AFFIRM THE POLLING FOR FINAL APPROVAL of the following short form subdivision:

C8s-76-105 Cannon Professional Park
William Cannon Drive

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

ABSENT: Mr. Dixon and Ms. Lewis-McGowan

The following short form plat has appeared before the Commission in the past and is appearing again at the owner's request for reconsideration of the Commission's previous action. The Commission then

VOTED: To APPROVE the following short form subdivision:

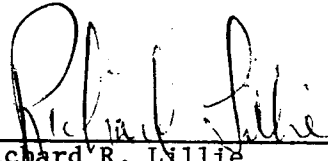
C8s-75-151 Little Bee Creek Estates
The High Road

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

NAY: Mmes. Chance and Mather; Mr. Jagger

ABSENT: Ms. Lewis-McGowan

The meeting adjourned at 10:20 PM.


Richard R. Lillie
Executive Secretary