

## CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- September 13, 1977

The meeting of the Commission was called to order at 7:05 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman  
Freddie Dixon  
Gabriel Gutierrez  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder  
Bill Stoll  
James G. Vier\*

Also Present

Richard R. Lillie, Director of Planning  
Brian Schuller, Planner  
Betty Baker, Planning Technician  
Bill Lowery, Urban Transportation Department  
Mac Allen, Public Works Department  
John Meinrath, Legal Department  
Ouida W. Glass, Senior Secretary

\*Left at 10 p.m.

Absent

Sid Jagger

PENDING ZONING CASES

C14-74-083      Edward P. Giesecke, et al: A, 1st to B, 2nd  
by Martin H. Boozer, Jr.  
1815-1817 Waterston Avenue

Mr. Richard Lillie, Director of Planning, explained this is a request by applicant for a 30-day postponement. Applicant was not aware that the zoning was still pending. He would like to consider this before a decision is reached for dismissal or continuance.

## COMMISSION ACTION

The Commission heard the request as presented.

## COMMISSION VOTE

Mr. Guerrero moved the request be postponed for 30 days. Mrs. Schechter seconded the motion.

AYE:        Messrs. Guerrero, Gutierrez and Snyder. Mmes. Schechter and Shipman.

ABSENT:    Messrs. Jagger and Vier.

OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

C14-74-098      The Most Rev. Vincent M. Harris: A, 1st  
                  (by John B. Selman)                      to B, 1st  
3104-3108 Edgedale Drive  
5900-5908 Reicher Drive

Mr. Richard Lillie, Director of Planning, explained that the necessary covenant has been submitted for review and the staff recommended the case be extended.

## COMMISSION ACTION

The Commission heard the request as presented.

## COMMISSION VOTE

Mr. Guerrero moved to extend the case as staff recommended. Mr. Snyder seconded the motion.

AYE:        Messrs. Guerrero, Gutierrez and Snyder. Mmes. Schechter and Shipman.

ABSENT:    Messrs. Jagger and Vier.

OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

C14-74-099 William M. Brooks, et al: A, 1st to O, 1st  
(by U. F. Jackson)  
3716-3818 Garden Villa Lane  
1000-1116 Banister Lane

Mr. Richard Lillie, Director of the Planning Department, explained there had been no contact from the owners of this property. The case was approved in 1974 and was based on the need that a proposed Emerald Forest Drive would be constructed at some time. It is felt that is no longer a possibility; the conditions have changed on this request; and the staff recommends dismissal.

#### COMMISSION ACTION

The Commission heard the request as presented.

#### COMMISSION VOTE

Mr. Guerrero moved the case be dismissed. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez and Snyder. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-74-165 L. C. Hobbs: Interim A, 1st to C, 3rd  
(by Stuart N. Henry)  
9507 Upper Georgetown Road  
also bounded by Saunders Lane

Mr. Richard Lillie, Director of the Planning Department, stated that the attorney for this project has indicated the owner is not interested in the zoning. The staff recommends dismissal.

#### COMMISSION ACTION

The Commission heard the request for dismissal.

#### COMMISSION VOTE

Mr. Guerrero moved the case be dismissed. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez and Snyder. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

OUT OF THE ROOM: Mr. Stoll.

C14-74-177      Austin Forty-Five, Ltd.: A, 1st to B, 1st  
                  4109 Tannehill Lane

Mr. Richard Lillie, Director of the Planning Department, explained this was a case from 1974 and have not had any contact in the last three or four weeks on this case. The staff is recommending that it be dismissed.

COMMISSION ACTION

The Commission heard the request for dismissal.

COMMISSION VOTE

Mr. Guerrero moved the case be dismissed. Mrs. Schechter seconded the motion

AYE:            Messrs. Dixon, Guerrero, Gutierrez and Snyder. Mmes. Schechter.  
                  and Shipman.

ABSENT:        Messrs. Jagger and Vier.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-75-031      First United Pentecostal Church, Inc.: BB, 1st  
                  1600-1612 East 51st Street                    to LR, 1st  
                  5114-5118 Berkman Drive

Mr. Richard Lillie, Director of the Planning Department, explained there was a letter from the owner requesting dismissal.

COMMISSION ACTION

The Commission heard the request for dismissal.

COMMISSION VOTE

Mr. Guerrero moved the case be dismissed. Mrs. Schechter seconded the motion.

AYE:            Messrs. Dixon, Guerrero, Gutierrez and Snyder. Mmes. Schechter  
                  and Shipman.

ABSENT:        Messrs. Jagger and Vier.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

## SPECIAL PERMITS

C14p-77-040 Charles D. Gouldie  
(by C. V. Millican)  
2204 Lindell

An eleemosynary institution, (drug  
rehabilitation) with a maximum of  
20 patients and two staff members.

Mr. Brian Schuller of the Planning staff, presented the staff report. This is an application for a special permit to allow an eleemosynary institution to be located at 2204 Lindell Avenue, in a "A" Residence district. The proposed use is for a 24 hour drug rehabilitation facility to be administered by Middle Earth. A maximum of 20 patients with an average of 17 will reside at this facility with two staff persons on duty at all times. The age range of the patients will be from 13 to 17 years, with the length of time in the facility an average of six months. The "A" Residence district allows by special permit, an eleemosynary institution, other than one intended for the care of the insane, however, another use allowed by special permit is a convalescent or nursing home or childrens home subject to the condition that the use shall not be for the care of the insane nor for the care of liquor or narcotics patients. Therefore, because of the exclusion of liquor or narcotics patients in the second category, the staff cannot recommend approval of the proposed drug rehabilitation facility, however, if approved by the Planning Commission, approval should be 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

Douglas Gullickson, 2217 Lindell

Michael Scoppinghield, representing Middle Earth  
Cress Millican

## PERSONS APPEARING IN OPPOSITION

Manuel Navarro, 1912 South 5th

James H. Richardson, 2600 Oldford Drive

Mrs. Rogen Rich

Stephen Musil, 2204 Bonita

Alberto Garcia, 2214 Euclid

Alma H. Garcia, 2214 Euclid

Wayne Bose

Janine M. Koch

James C. Koch, 201 Woodward Street

Dr. Tom Caldwell, 2202 Tendale

Frank Sedura

Victor Brimey, 2211 Tindell

Cowan John, 11244 Live Oak

Cl4p-77-040 Charles D. Gouldie (continued)

M. W. Caldwell, 1407 Newton  
 Julian P. Galaviz, 2209 Lindell  
 Mrs. Galaviz, 2209 Lindell Avenue - no opinion  
 Antonio I. Morgan, 2207 Lindell  
 Mrs. Joe Pavla, 2221 Lindell  
 Stanley Moos, 2213 Lindell  
 W. P. Thomas, 2211 Euclid Avenue  
 Mrs. Ruth Thomas, 2211 Euclid Avenue  
 Mrs. Louis Merd, 2108 Eva Street  
 Mrs. Alma C. Young, 2205 Euclid  
 Mrs. E. A. Shannon, 2213 Lindell Avenue  
 E. A. Shannon, 2213 Lindell Avenue  
 Henry Lucksinger, 2216 College Avenue  
 Youree H. Young, 2205 Euclid  
 Mrs. C. H. Roper, 2203 Euclid  
 Lola Dittsford, 2207 Euclid Avenue  
 George E. Morgan, 2207 Lindell Avenue  
 Ernest Beck, Jr., 2215 Lindell Avenue  
 Ernest Beck, Sr., 2215 Lindell Avenue  
 Mrs. Ernest Beck, Sr., 2215 Lindell Avenue  
 C. M. Pittsford, 2207 Euclid Avenue  
 Mrs. Chas. Achrader, 2208 Lindell Avenue  
 Elmer Anderson, 2220 Lindell Avenue  
 Helen Houser, 2214 Lindell  
 Curtis Houser, 2214 Lindell  
 Helen Anderson, 2220 Lindell Avenue  
 Dorothy Toms, 2209 Euclid Avenue  
 Joe Pavlee, 2221 Lindell  
 Roger Rick, 2202 Lindell  
 Helen Brown, 2217 Lindell  
 Melinda Thompson  
 Carroll Knight, 6301 Highway 290 West - no opinion

#### COMMISSION ACTION

The Commission heard testimony to the effect the Building Inspection, under ordinance requirements, state there is no definition in the zoning ordinance for eleemosynary institutions and each individual facility must be reviewed on an interpretation basis. It should be noted, however, that the proposed facility appears to be very similar to the childrens home previously discussed which was also allowed under special permit, but subject to several conditions such as minimum site of not less than five acres, does not take care of liquor or narcotics patients, nor for any correctional purposes, and the principal building shall be located not closer than 100 feet from any property line. The staff of the Planning Department feels that a maximum of 22 people residing in this structure is not family-size in area and recommends a reduction in the total number of residents to be compatible with that area. Family size as defined in the zoning ordinance is six unrelated persons in one residence. Michael Scoppingfield, representing Middle Earth, explained what Middle Earth is is a community based mental

CL4p-77-040 Charles D. Gouldie (continued)

agency that has been in existence since 1969. They currently run six programs, one of which is the Crisis Center, Middle Earth Drug Education Program, outpatient for counseling program for adults, residential program for run away youth. They now wish to deal with the counseling of adolescents and families of drug abusers all in one package, or the creation of this particular program. They have grants from the National Institute of Drug Abuse and from the Texas Department of Community Affairs to open a facility for 20 youth, 13 to 17 years of age who are suffering or have suffered from some sort of dependence or addiction on some substance of abuse excluding alcohol. The youth will be there for long-term counseling in a halfway house type situation; the estimated period of time required being between three months to one year. Judge Alberto Garcia brought attention to the definition under which the permit is being requested; and secondly, is this in the best interest of the community. This is the first request for this type institution to be placed under the category under which it is being requested (eleemosynary institution) under the special permit for "A" Residential area. It is crucial that something be established for clear guidelines as to what is or is not an eleemosynary institution in regard to drug rehabilitation centers. This would appear to be, under his interpretation of the Code, that it is a convalescent home. This does not meet the requirements of the Code. This is a change of zoning and not a special permit. He explained that the neighborhood consists of a large section of low income houses, the Mary Nell School for children for emotional problems, Cinema West, two schools, boys club, church, a park, Meadowbrook housing project, low income housing for the elderly, South Austin Recreation Center, Gillis Park, and soon the Multipurpose Center, Ricky Guerrero Park, Becker Elementary School, Fulmore, St. Ignatus Elementary School; there is also a large block of "C" zoned commercial. The area is integrated, black, brown, and white, is relatively free of violent crime, has maintained its dignity through a very natural balance of integration in this area. He is fearful of the effect this drug rehabilitation facility would have on an area that is already tremendously sensitive to any more pressures. He reiterated that this should be located in "O" zoned district as set forth in the zoning ordinance rather than by a special permit. In rebuttal, Jim Cox, Executive Director of Middle Earth, stated the definition of an eleemosynary institution in the tax laws relate to it as an institution which is charitable in nature, which exists for the public good, and which provides services at no charge to its clientele. He stated this is to be a residential, drug-free, drug treatment facility for adolescents; not a convalescent or a nursing home. The children who would be living in the institution will be much the same as any other children already living in the neighborhood. They are not addicts nor are they criminals. It is virtually impossible to distinguish a population

C14p-77-040 Charles D. Gouldie (continued)

like we are discussing, of adolescents who have come into contact with and have not been able to handle the drug experience from any other population of adolescents, particularly in the school system. Applicant feels that because of the existence of so many facilities already in the area that this is a good neighborhood for this type of facility. He explained that the nationwide idea now is for deinstitutionalization for this type treatment; to stop warehousing persons; get them out of the institutions and get them into neighborhoods where they belong and can grow up normally.

Mr. Dixon stated he did not think the debate was true effectiveness of the great progress and contribution that Middle Earth is making to the Austin community and commended them for what they are doing. In looking at the neighborhood, and in looking at the kind of conditions that they face, in order for the Commission to make a decision it must be made on the basis of use of interpretation according to the way in which the ordinance is stated and in accordance with the concerns of the disruption of the neighborhood and the tranquility there.

Mr. Guerrero explained the need for interpretation as to whether or not a drug abuse program should be allowed for special permit in "A" Residence. There is no provision in the City ordinance that permits this type use in "A" Residence. The interpretation is not whether or not it is an eleemosynary institution; the interpretation must be whether or not a drug abuse program could be allowed as an eleemosynary institution and by special permit in "A" Residence. Mr. Gutierrez stated it is clearly in the City ordinances that nothing permits this in "A" Residential areas.

#### COMMISSION ACTION

Mr. Dixon moved to deny this application based on the exclusion of drug rehabilitation facilities in convalescent facilities in "A" residential district, and also based on there being no definition of "eleemosynary institution" in the zoning ordinance to permit this use, also because of concern of disruption of the neighborhood. Mr. Stoll seconded the motion. A friendly amendment by Mr. Gutierrez that to allow the use would adversely affect the health, safety, morals, and general welfare of this neighborhood was accepted.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

THE MOTION PASSED BY A 7-0 VOTE.



STREET VACATIONSC10v-77-021Street Vacation

A portion of 600 West 8th Street

Mr. Richard Lillie, Director of Planning, stated this is a request for street vacation of a portion of the 600 Block of West 8th Street, at the corner of Nueces. The request is to release 9 feet of City right-of-way. There are two existing buildings that have been there for 70 years and are built within the existing right-of-way which is 80 feet wide. The request is that the City vacate that right of way to provide opportunity to keep clear title to this property because it is to be sold. Various Departments have reviewed the proposal. The Public Works Department has no objection provided the purchaser agrees to sell back to the City when the encroachments are removed in the event is needed for street construction purposes. The Planning Department makes the same recommendation. The Water and Wastewater Department requesting easement be retained for water and wastewater line. Mr. Lillie explained that in 1975 there had been a similar request and at that time the Commission recommended to the Council that "to approve the request subject to a deed from the owner providing that the right-of-way will revert back to the City in the event the structure is removed."

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Paul McLane, Red Carpet Realtors

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented. Applicant is in complete agreement with the staff recommendations.

COMMISSION VOTE

Mr. Gutierrez moved to follow staff recommendations of the vacation of a portion of West 8th Street subject to any easements and recommend to the City Council that the City policy of selling land vacated be waived in this particular instance and that this portion vacated be deeded by the City to the applicants conditioned subsequent that when the buildings are razed that this property shall revert back to the City. Mrs. Shipman seconded the motion.

C10v-77-021 Street Vacation (continued)

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

THE MOTION PASSED BY A 7-0 VOTE.

C10v-77-022 Street Vacation

Concho Street from North Line of  
Gregory Street to South line of  
Rosewood Avenue

Mr. Richard Lillie, Director of the Planning Department, stated this is a street vacation request from the Urban Renewal Agency and is located within the Blackshear Urban Renewal Project. It is a very narrow and substandard street and they are requesting that it be vacated subject to the resubdivision of the property.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

## COMMISSION ACTION

The Commission heard testimony as presented.

## COMMISSION VOTE

Mr. Guerrero moved approval of the street vacation subject to retention of the easements. Mrs. Schechter seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

OUT OF THE ROOM: Mr. Dixon

THE MOTION PASSED BY A 6-0 VOTE.

C10vt-77-002 Street Vacation  
Warika Drive between Checotah Drive

Mr. Richard Lillie, Director of the Planning Department, explained this area is in the County near Lake Travis. The three adjacent property owners have requested a vacation. A resubdivision is in the file and the staff recommendation is that the streets be vacated subject to the approval of the new subdivision. This recommendation will go to the County Commissioner's Court.

**CITIZEN COMMUNICATION**

**WRITTEN COMMENTS IN FAVOR**

None

**WRITTEN COMMENTS IN OPPOSITION**

None

**PERSONS APPEARING IN FAVOR**

None

**PERSONS APPEARING IN OPPOSITION**

None

**COMMISSION ACTION**

The Commission heard testimony as presented.

**COMMISSION VOTE:**

Mr. Guerrero moved the streets be vacated subject to retention of easements.  
 Mrs. Schechter seconded the motion.

**AYE:** Messrs. Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

**ABSENT:** Messrs. Jagger and Vier.

**OUT OF THE ROOM:** Mr. Dixon

**THE MOTION PASSED BY A 6-0 VOTE.**

**PUBLIC HEARINGS**

C9-77-1 Parks and Recreation Department  
Consider dedication of parkland for  
Street Purposes in Festival Beach Area  
of Town Lake.

Mr. Richard Lillie, Director of Planning, explained that a plan had been suggested to redevelop the Festival Beach Area through a combination of street vacations and dedications of parkland for street purposes and construction of access roads. Action on August 23 was taken to vacate a

C9-77-1 Parks and Recreation Department (continued)

number of streets; dedication of parkland is now required to cul-de-sac several streets and to provide areas for the widening of streets. The request now is for consideration of release of parkland for street purposes. He explained that this project has been worked on for several months and has been coordinated with various City Boards and Commissions and various City departments; the Parks and Recreation Department, Planning, Urban Transportation, Engineering and Property Management.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Mac Allen, Public Works Department

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

There was discussion regarding whether or not there would be walking access to the park for persons residing in the area. Mr. Allen assured the Commission walking access is provided for.

## COMMISSION VOTE

Mr. Dixon moved to grant the dedication of the parkland for street purposes in the Festival Beach area of Town Lake in accordance with the memorandum from John German dated August 2, 1977. Mrs. Shipman seconded the motion.

AYE: Messrs. Dixon, Guerrero, Cutierrez, Snyder, Stoll and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Jagger.

THE MOTION PASSED BY A 8-0 VOTE.

C8-77-014 Eanes ISD Intermediate School  
Requesting variance from sidewalk requirements

Mr. Richard Lillie, Director of the Planning Department, presented the staff report and explained that a letter had been received from Dolezal Associates requesting a variance from the four-foot wide sidewalk requirement along French Creek Drive. Their letter indicated concern that as the sidewalk is now required, it would cause the loss of a number of trees. They proposed a hike and bike trail similar to that on Town Lake to be installed in place of the concrete walk.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

C8-77-014 Eanes ISD Intermediate School (continued)

## PERSONS APPEARING IN FAVOR

John Lloyd, Construction Manager of Dolezal Associates

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard testimony as presented. Mr. Lloyd explained they would like to install a meandering 3-foot wide asphalt or cinder track in lieu of the required concrete sidewalk on the frontage along French Creek Drive in front of the school in order to save a number of existing trees. He explained if they were required to put in a 4-foot concrete walk some of the trees would have to be removed and explained they felt the cinder path would be more in keeping with the neighborhood. Mr. Lowery stated that the Urban Transportation Department's recommendation was to uphold the requirements in this particular location; there could be flexibility in the placement of the sidewalks and at the same time there must be provision for the safety of the children. There was discussion regarding whether or not asphalt or cinder paths would hold up -- there is a definite need for more permanent type sidewalk.

## COMMISSION VOTE

Mr. Stoll moved the variance be denied. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, Stoll and Vier.

Mrs. Schechter.

NAY: Mrs. Shipman.

ABSENT: Mr. Jagger.

THE MOTION CARRIED BY A 7-1 VOTE.

C8s-77-157      The Children's Home Subdivision  
 West 38th Street and Avenue B  
 Consideration of a variance on street  
 width for Avenue B and West 38½ Street

Mr. Guerrero explained there had been a request from the owner to postpone for two weeks.

## CITIZEN COMMUNICATION

Written Comments in Favor

None

Written Comments in Opposition

None

Persons Appearing in Favor

None

Persons appearing in Opposition

None

C8s-77-157 The Children's Home Subdivision (continued)

## COMMISSION ACTION

The Commission heard the request for postponement.

## COMMISSION VOTE

Mr. Dixon moved postponement of the Children's Home Subdivision request on West 38th Street for two weeks. The hearing will be heard on September 27. Mr. Stoll seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman.

ABSENT: Mr. Jagger.

THE MOTION CARRIED BY A 8-0 VOTE.

OTHER BUSINESSC12-77-011 Public Services

Consideration of Water and Wastewater  
Approach Main for the Department of  
Public Safety Tract at 9000 I.H. 35.

Mr. Richard Lillie, Director of the Planning Department, stated that the Department of Public Safety is constructing public headquarters building on North I.35. The building will require an extension of a wastewater line and water line to serve the new building. This tract is outside the City limits, although the City limits do adjoin. The wastewater line is approximately 340 feet in length and would extend from Capital Drive across to the north side of Lot 12 of Georgian Acres to this site. The main would only be capable of serving the Department of Public Safety tract and the cost should be borne by the owner with no cost participation from the City of Austin. The 12 mile water main is approximately 160 feet extending along the west line of I.H. 35 to the site. The main would only be capable of serving the site and the cost should be borne by the owner with no cost participation by the City. The estimated cost is \$4,750. Dr. McReynolds, Environmental Resource Management, does not see the line adversely affecting the environment; however, the wastewater line contains several trees which should not be interfered with if at all possible. It is, therefore, recommended that these approach mains be approved at the recommendation of the Water and Wastewater Department at no cost participation to the City of Austin and that the recommendation include some statement with respect to preservation of the trees along the property line between Lots 11 and 12.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

Dr. Maureen McReynolds, Environmental Resource Management

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

C12-77-011 Public Services (continued)

## COMMISSION ACTION

The Commission heard the testimony as presented. Mr. Gutierrez moved to grant the application for the two approach mains and specifically that the letter of suggestion of the Environmental Resources Management be incorporated as part of the motion and that the cost be borne by the applicant. Mrs. Schechter seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, and Snyder. Mmes. Schechter and Shipman.  
 ABSENT: Messrs. Jagger and Vier.  
 OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-011 Sale of City Property

Consideration of the Sale of City Property  
 located at 2315 Dancy Street

Mr. Richard Lillie, Director of the Planning Department, explained this is a piece of property in East Austin East of I. 35 and north of Manor Road. It was purchased in 1976-77 for the extension of East 26th Street to Manor Road for street improvement purposes. The area of remnants to be sold is about 5700 square feet. The zoning is A-1st and the adjoining owner wishes to purchase the property and part of the consideration will be acquisition of a small parcel of right-of-way from his property. The recommendation of the Property Management Department is for approval of the sale to the adjoining owner.

## WRITTEN COMMUNICATION

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard testimony as presented. Mr. Snyder moved to follow staff recommendations and sell to the adjoining owner. Mrs. Schechter seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.  
 ABSENT: Messrs. Jagger and Vier.  
 OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A 6-0 VOTE.

C11-77-018 Transit and Transportation.

Determination of the number of parking spaces required for an automobile repair garage to be located at 6829 Burnet Lane as required by Section 45-30 (12) of the Austin City Code.

Mr. Richard Lillie, Director of Planning, explained that the Zoning Ordinance requires that the Planning Commission decide on the number of spaces that are appropriate for automobile related uses. The staff for guidelines contacted a number of automobile oriented uses and have found an average of about six spaces per mechanic appropriate. This request would require some 18 spaces and has three spaces in the building, thus leaving a balance of 15 spaces recommended.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Wincent Lempar, applicant

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The applicant stated he did not feel that he would need that many parking spaces at any time. He did not intend to work with situations that would require a great deal of time, therefore, would not need storage space for long-time work. He has space that can be utilized and add three more spaces.

## COMMISSION ACTION

Mr. Snyder moved to follow staff recommendations according to the criteria specified and the applicant be required to put in 15 parking spaces. Mr. Stoll seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

THE MOTION PASSED BY A 7-0 VOTE.



C11-77-017 Transit and Transportation

Determination of the number of parking spaces required for an automobile muffler shop to be located on Lot 4-A Airport King Subdivision as required by Section 45-30 (12) of the Austin City Code.

Mr. Richard Lillie, Director of the Planning Department, stated this is a request for parking requirements for a muffler shop at Martin Luther King Boulevard and Airport Boulevard. The ratio would suggest a maximum of 12 spaces be provided and the applicant is providing 15. The staff recommends that a minimum of 12 spaces be provided.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

The Commission heard the testimony as presented.

## COMMISSION VOTE

Mrs. Schechter moved to follow staff recommendations and require 12 parking spaces. Mr. Snyder seconded the motion.

AYE: Messrs Guerrero, Gutierrez and Snyder. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

C11-77-019 Transit and Transportation

Determination of the number of parking spaces required for an automobile repair facility addition to be located at 7925 Burnet Road as required by Section 45-30 (12) of the Austin City Code.

Mr. Richard Lillie, Director of Planning, explained that the Central Auto Parts Facility on Burnet Road wishes to expand into an adjoining commercial building and build a connection. It is understood that the staff level will not increase; it is simply providing more space. The staff has reviewed the facility and recommends that 27 on-site parking spaces be provided.

C11-77-019 Transit and Transportation (continued)

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Gene Braun, Thomas Brothers Construction Company, representing owner

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented and the request for approval of the application.

COMMISSION VOTE

Mr. Snyder moved to approve according to staff recommendations and require 27 on-site parking spaces. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

THE MOTION PASSED BY A 7-0 VOTE.

C2o-77-003      Zoning Ordinance

To amend Chapter 45 of the Austin City Code, Zoning Ordinance, to establish Procedures for the Zoning of Historic Districts.

Mr. Richard Lillie, Director of Planning, explained this was a request to consider an amendment to Chapter 45 of the Austin City Code, the Zoning Ordinance, to establish procedures for the zoning of historic districts. He explained the Historic Landmark Ordinance, which is a section of the zoning ordinance, was adopted in 1974 by the City Council. Since 1974 94 structures have been considered by the Landmark Commission; 68 of which have been zoned for historic purposes. The ordinance that was adopted in 1974 provides that not only buildings and structures can be considered, but also that sites, districts, lands or areas should be given consideration. The Landmark Commission has been working on a draft of an amendment to Chapter 45 that would provide the procedures necessary to allow the Landmark Commission, the Planning Commission, and the City Council to consider areas of historic significance. The purpose of the public hearing at this time is to review these proposed procedures that would allow districts to be established -- not to consider the area. Any consideration of areas would come up in the future as the Landmark Commission develops programs for specific areas. This is the fifth public hearing of a draft of the ordinance that would allow the zoning of historic areas; three before the Landmark Commission, one before the Planning Commission, and referred back to the Landmark Commission. Mr. Lillie briefly explained the draft, section by section. He explained this was a draft to propose procedures for which districts may be established; it does not establish any districts; simply sets out the guidelines by which the Landmark Commission and the Planning Commission and Council can proceed to review this kind of work.

Mr. Dixon questioned whether or not Section No. 5, as proposed, in requesting the owner to show information regarding value, rents, returns, tax burnden, and/or contracts, pertaining to the property, this would or could be an invasion of privacy. Mr. Stoll wanted to know what additional restrictions an historic building has over and above a building in a regular district. Mr. Lillie explained the only difference would be those structures which were not of historic significance are also subject to this legislation. Mr. Vier explained that when the subcommittee meeting was held with the Landmark Commission, there were three things concentrated on: (1) the criteria of the number of structures within a proposed district that must have historical, archeological, or cultural significance; the previous figure was 30 percent and it has since been raised to 51 percent; (2) that there is a clause within the existing zoning ordinance that says in effect that if 20 percent of the property owners within the proposed district or within 200 feet of the proposed district do not wish to have that district

C2o-77-003 Zoning Ordinance (continued)

zones historic; that must take a 6-1 vote of the City Council to establish such a district and would request this clause to be prominently displayed within the Historic Zoning Ordinance so people can find out what their appeal procedure is and what their rights are under the ordinance. He suggested Page 4, Section D, Paragraph 6. Thirdly, the language in the request from the Urban Transportation Department. Since the differences have not already been worked out, Bill Lowery of the Urban Transportation Department, explained that one concern was how the proposal would relate to the manual traffic and control devices and its implementation; (2) there should be a positive approach to the improvements in the historic district rather than a negative approach, and (3) on-street parking is something to be regulated on public streets for public safety; and (4) that it is important to have full coordination of plans and proposals before they go to the City Council for their deliberation. They feel very strongly that there not be a conflict with the City Code. He stated their major concern was that there not be any conflict in respect to the traffic and control devices, the responsibilities, and the purposes for their installation.

Mr. Phillip Creer, Chairman of the Landmark Commission, explained that when there is a request for deviation from the historic designation, the only concept the Commission has is that the owner should show to a sufficient measure so the Commission can understand what the economic hardship would be. It would not require a complete revelation of every item of the business. just enough to show the economic impact of the "H" designation. M. Creer explained that regarding whether or not a structure is designated historic, there is no difference in the treatment of the exteriors. This is simply an effort to maintain continuity and remain harmonious with the historic buildings in the district. There was discussion of how signs could be changed. He felt the same could be true with the parking situation. If the parking conforms with the law as it now exists, the Landmark Commission things it is either too great or too small, they could make a recommendation only on how to improve the situation. Mr. Creer suggested that since the differences between the Landmark Commission and the Urban Transportation department were so great, that perhaps the City Council could decide. Mr. Gutierrez suggested that this might be a question for the legal department to be involved with. John Meinrath of the Legal Department explained there is legal authority under state law for uniform traffic and control devices and it was his opinion that this time that probably the recommendation with regard to traffic and control devices would follow state law. Mr. Gutierrez questioned and Mr. Meinrath agreed it was his understanding that the other items are policy matters and not legal matters; that if the applicability paragraph as proposed by Mr. Ternus were included, that would suffice to comply with the state law and protect the Urban Transportation Department.

C2o-77-003 Zoning Ordinance (continued)

Mr. Blake Alexander, a member of the Historic Landmark Commission, spoke briefly regarding traffic signs, their control and regulation. Members of the Landmark Commission had not seen the recommendation from Urban Transportation Department and have not had an opportunity to review it. He did not feel there was any conflict with state law or city ordinances. The Landmark Commission is simply proposing the opportunity to make recommendations to the appropriate City agencies.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Britt Kennard

George Boutwell, 3913 Avenue C

Janis Linder, 6709 Duval Street

## PERSONS APPEARING IN OPPOSITION

Marie B. Hanna, 1801 Lavaca

Terry Bray, Box 98

## COMMISSION ACTION

Mr. George Boutwell, a homeowner of one of the historically designated structures, explained he felt that the aim was to preserve historic structures; that any changes could be made just as can now be made anywhere with a building permit. Britt Kennard, owner of some property on East Sixth Street, is wholeheartedly in favor of the proposal. Terry Bray, representing several individuals and other owners of property principally in the downtown area is of the opinion the proposal is completely unnecessary; as is now designed and written it is unwise; and that adoption at this time is not pro. He reminded the Commission that there is presently litigation pending regarding historic zoning and felt that until those issues are finally resolved and until guidance can be expected from that decision, that it was premature to be drafting a historic zoning district ordinance. Mrs. Hanna felt that the entire question was falling into two categories--residential and business--and that they are two entirely different categories. She felt there would be conflicts regarding use in the downtown district and that parking would definitely be a problem. Mr. Curtis felt the ordinance should be structured in such a fashion that it has some opportunity to work to the extent that historic districts are good; but not to create fights. He felt that an owner should be able to get out of a district if he can show that his property has no historic, cultural, archeological, etc., significance. He felt that the existing uses within a district should be qualified in writing as a part of the ordinance so that a downzoning situation would not be created.

C2o-77-003 Zoning Ordinance (continued)COMMISSION ACTION:

Mr. Gutierrez moved that because of the irreconcilable differences between the Historical Landmark Commission and the Urban Transportation Department and because of some of the legal questions and technical questions raised by some of the citizenry, that the subcommittee in charge of this proposed ordinance again meet with Mr. Clay Strange to iron out the differences between the Landmark Commission and the Urban Transportation Department. After meeting with him, that the committee meet again to finalize a proposed draft of this ordinance to be brought back to this Commission as a whole at their regular meeting in one month. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, Stoll and Vier.  
 Mmes. Schechter and Shipman.  
 ABSENT: Mr. Jagger.

THE MOTION PASSED BY A 8-0 VOTE.

C2o-74-009 Tree Ordinance

Report by Jean Mather on status of proposed regulations. Consider setting a public hearing for necessary ordinance amendments.

Mr. Richard Lillie, Director of the Planning Department, explained this item was on the agenda in order to give Jean Mather an opportunity to report to the Commission on the status of the proposed regulations on the tree ordinance.

COMMISSION ACTION:

Mrs. Mather explained the ordinance had been reduced to protect trees with a circumference of 60 inches or 17 1/2 inches in diameter. The Board of Adjustments is willing to administer the ordinance.

COMMISSION VOTE:

Mrs. Shipman moved that the public hearing to consider the tree ordinance be held at 7 p.m., October 11. Mr. Guerrero seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mrs. Schechter and Shipman.  
 ABSENT: Messrs. Jagger and Vier.

THE MOTION PASSED BY A 7-0 VOTE.

R200      Preserving the View of the Capitol Building  
Discussion to Expand the Study

Mr. Richard Lillie, Director of the Planning Department, explained this was placed on the agenda to get a clarification as to how you want to take care of the request to preserve the view of the capitol building. There had been previous discussion regarding the possibility of expanding the study and also the possibility of setting a subcommittee. The Landmark Commission has requested expansion of the study to 360 degrees. If the Commission feels the study should be expanded to 360 degrees, we are prepared to proceed with that work, whether or not you feel you should set up a subcommittee.

COMMISSION ACTION

It was agreed that the staff proceed with the study to 360 degrees.

C1-77      Minutes

COMMISSION VOTE:

Mr. Dixon moved and Mr. Guerrero seconded the motion to approve the Planning Commission minutes of May 24 and June 28, 1977.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Stoll. Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Vier.

## SUBDIVISIONS

R105-77 SUBDIVISION MEMORANDUM

Short form and Final Plats as listed on the Subdivision Memorandum. Action taken at meeting.

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following final 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 final plats.

C8-77-44 Forest North Estates, Phase Five  
Effingham Street and Braes Valley Street  
C8-77-56 Mausoleum Complex, A Subdivision of Forest Oaks  
Memorial Park  
U.S. Highway 290 and Oak Hill

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The staff reported that the following final plat is appearing before the Commission for the first time and all departmental requirements have not been complied with. The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, street name changes, waterway development permit, and Lot D to be labeled as park or drainage retention or whatever its use is to be.

C8-74-27 Whispering Oaks Valley, Section One  
Black Angus Drive and Whispering Valley

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger



## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form plats.

<u>C8s-76-85</u>	<u>Resubdivision of Lot 2, Metro Park</u> <u>I.H. 35 and Reinli Street</u>
<u>C8s-77-115</u>	<u>Smoky Ridge Annex</u> <u>Smoky Ridge</u>
<u>C8s-77-127</u>	<u>Resubdivision of Lots 2 &amp; 3, Crockett Commercial</u> <u>Area, Section Two</u> <u>Manchaca Road and Stassney Lane</u>
<u>C8s-77-178</u>	<u>2nd Resubdivision of Tract 2, Mesa Park, Section</u> <u>Five - Amended</u> <u>Angus Road and Thunder Creek Drive</u>
<u>C8s-77-190</u>	<u>Resubdivision of Lots 4, 5 &amp; 6, Block B, Longhorn</u> <u>Business Park No. 2</u> <u>Braker Lane and Brockton Drive</u>
<u>C8s-77-193</u>	<u>Resubdivision of Lots 22 &amp; 23, Brentwood Place</u> <u>Greenline Drive west of Hillview</u>

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance to DELETE fiscal requirements for a fire hydrant.

<u>C8s-77-175</u>	<u>Ellison-Knight Addition</u> <u>U.S. 290 East of Travis Country Road</u>
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AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variances on the signature of the adjoining owner and to DELETE fiscal requirements for sewer.

C8s-77-182 Haupt Addition  
Canyon Rim Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The staff reported that the following short form plats are appearing before the Commission for the first time and all requirements have been complied with. The staff recommends approval of these plats.  
The Commission then

VOTED: To APPROVE the following short form plat:

C8s-77-196 The Resubdivision of Lots 37 & 38, Block B,  
Beverly Hills, Section 2  
Beverly Hills Drive and Lucas drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form plat but to hold up on the signatures on the plat until memorandum is received.

C8s-77-198 Resubdivision of Lot C, Lamar Rundberg Village  
Rutland Drive and Lamar Boulevard

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman.

ABSENT: Mr. Jagger.

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---continued

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

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and current county tax certificates.

C8s-74-199 1st Resub. of Redman Development Corporation  
Rundberg Lane West of Lamar

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current county tax certificates, sidewalk note on plat, letter from Anderson Mill M.U.D. for approval for water and wastewater services and restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.

C8s-77-197 Anderson Mill Center, Phase 1, Amended  
U.S. 183 and Lake Creek Parkway

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder and Stoll.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

ABSTAIN AND OUT OF ROOM: Mr. Vier

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---(continued)

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and plat corrections.

C8s-77-199 First Resubdivision of Resurrection Addition  
Burnet Road and Justin Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and the book and page of waiver required on plat.

C8s-77-200 The Amended Plat of Lots 1 & 31, Block B,  
South Highlands, Amended  
Palo Blanco Lane and Icon Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal requirements, compliance with departmental requirements as on file with the City of Austin Planning Department and sidewalk note required on the plat.

C8s-77-201    Resubdivision of Lots 29 & 30, Block 1,  
                  Barton Hollow  
                  Hollow Creek Drive

AYE:            Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
                  Mmes. Schechter and Shipman

ABSENT:        Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, Health Department approval for septic tank use, restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system and plat corrections.

C8s-77-206    Clover Hill  
                  Bradshaw Road and F.M. 1327

AYE:            Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
                  Mmes. Schechter and Shipman

ABSENT:        Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-210    Westgate Apostolic Subdivision  
                  Sunset Trail & West Gate Boulevard

AYE:            Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
                  Mmes. Schechter and Shipman

ABSENT:        Mr. Jagger

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates.

C8s-77-211 First Resubdivision of BLock B, Cherry Creek  
Commercial III  
William Cannon Drive and Westgate Blvd.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal requirements and GRANTING the variance to exclude the balance of the tract.

C8s-77-174 Lanier Village  
Lamar Blvd. and Fiarfield Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the lot area.

C8s-77-202 Wall Addition  
E. 51st Street and Lancaster Court

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

Planning Commission---Austin, Texas

September 13, 1977 30

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal requirements, compliance with departmental requirements as on file with the City of Austin Planning Department, plat corrections and GRANTING the variance on the lot width.

C8s-77-203    Resubdivision of <sup>E</sup> 1/2 of Lot 35, Kings Village,  
Section 2, Part 1  
Gardenia Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and current county tax certificates and DENYING the variance on lot area.

C8s-77-204    Fairview Drive Resubdivision  
Balcones Drive and Fairview Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, plat corrections and GRANTING the variance on the signature of the adjoining owner.

C8s-77-205    Helen & Mary Subdivision  
Cameron Road North of Broadmoor

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

## SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal requirements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates and GRANTING the variance to EXCLUDE the balance of the tract.

C8s-77-207 Timberline III-B  
Spyglass Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following two (2) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates and GRANTING the variance to EXCLUDE the balance of the tract.

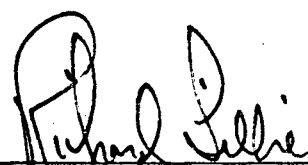
C8s-77-208 Timberline III-C  
Spyglass Drive

C8s-77-209 Lakeshore Colony Subdivision No. 2  
East Riverside Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier.  
Mmes. Schechter and Shipman

ABSENT: Mr. Jagger

The meeting adjourned at 11:35 p.m.

  
\_\_\_\_\_  
Richard R. Lillie  
Executive Secretary