

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- October 4, 1977

The meeting of the Commission was called to order at 5:40 p.m. in the Council Chambers.

Present

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

Also Present

Tom Knickerbocker, Assistant Director of Planning
Brian Schuller, Planner
Bill Lowery, Urban Transportation Department
Ouida W. Glass, Senior Secretary

Absent

Freddie Dixon
Sid Jagger

* Arrived at 5:40 p.m.

** Arrived at 6:35 p.m.

ZONING

C14-77-131 Dr. F. M. Covert, III, et al: Interim A, 1st to C, 4th
 (by Maxwell Stout)
 4300-4306 Toney Burger Lane
 1617-1707 East St. Elmo Road

Mr. Guerrero explained this case was discussed last night; was tabled and is now ready for discussion. The request is for a definite site on which to install a sign.

Mr. Stout, representing the applicant, stated he wished to amend the application to reflect "GR" for the tract and "C", "1st" for the area of the sign as indicated on the site plan presented. He stated he would supply field notes showing metes and bounds at the proper time.

COMMISSION ACTION

Mr. Vier moved to approve "GR", General Retail, "1st" H & A on the entire tract except for the 75 square feet to be zoned "C" Commercial, "1st" H & A as indicated on the plan. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Gutierrez, Jagger and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

C14-77-115 Robert A. Baker, Jr.: "A" Residence, 1st H & A to
 617-701 Nelray Boulevard B, 1st

Mr. Brian Schuller of the Planning staff presented the staff report. He explained a transition from "A" to "B" residence is being established in the zoning policy; that Nelray Boulevard is being expanded from 50 to 60 feet of right-of-way which will require five feet from subject tract. The staff recommends that "B" Residence, "1st" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Robert A. Baker, Jr., representing applicant

Elton c. Marcuto, 812 Park Boulevard

Pauline Coffey Johnson, 810 Park Boulevard

PERSONS APPEARING IN OPPOSITION

None

C14-77-115 Robert A. Baker, Jr. (continued)

COMMISSION ACTION

The Commission heard testimony as presented. Applicant indicated he had no plans for the property at this time; wanted the option for future needs; and agreed to the right-of-way.

COMMISSION VOTE

Mrs. Shipman moved to grant "B" Residence, "1st" H & A and that five feet of right-of-way be dedicated. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-116 Charles L. Hoffman: C & C-2, 6th to C-1, 6th
101 West St. Elmo Road, also
bounded by South Congress Avenue

Mr. Brian Schuller of the Planning staff presented the staff report. He explained that a liquor store exists on the portion of the tract which is zoned C-2; the remainder is undeveloped. "C-1" for liquor stores is consistent with zoning and development of this area, therefore, the staff recommends that "C-1" Commercial, "6th" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Odas Jung, 2315 South Congress

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Charles Hoffman, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mr. Vier moved to grant "C-1" Commercial, "6th" H & A. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-117 Pauline Coffey Johnson: O, 1st to A, 1st
810 Park Boulevard

Mr. Brian Schuller of the Planning staff presented the staff report. He stated this zoning was granted subject to a short form subdivision combining the two tracts into one so that an office use would not be developed on the subject tract facing a residential collector street. The ownership of the two houses and land has stayed the same even though there is only one lot. The practical effect of the resubdivision and zoning is that both owners must act together to utilize the zoning. The owner of subject tract does not wish to use the "O" Office zoning and would like to resubdivide back to the original lot lines. The owner on the east is agreeable. The staff recommends that "A" Residence be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Pauline Coffey Johnson
 Elton Markham

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

It was explained to the Commission that this is a roll back. Applicant desired to separate the lots legally.

COMMISSION VOTE

Mrs. Schechter moved to grant "A" Residence, "1st" H & A. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-122 Joe K. Murchison: A, 1st to GR, 1st
2308-2310 Hancock Drive

Mr. Brian Schuller of the Planning staff presented the staff report. He stated this tract and the residence on the east are surrounded by "GR" General Retail zoning and this request is consistent with zoning for this location; therefore, the staff recommends that "GR" General Retail, "1st" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

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C14-77-122 Joe K. Murchison (continued)

PERSONS APPEARING IN FAVOR

Joe K. Murchison, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented.

COMMISSION VOTE

Mr. Guerrero moved to grant "GR", "1st" H & A. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-125 O. Sherman Snowden, Executor: C, 1st to C-2, 1st
(by Gary L. Snowden)
1314-1320 South Lamar Boulevard

Mr. Brian Schuller of the Planning staff presented the staff report. He stated the staff recommends that "C-2" Commercial, "1st" H & A be granted, as requested.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Buford Stewart, 1219 South Lamar Boulevard

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mr. Gutierrez moved to grant "C-2", Commercial, "1st" H & A. Mr. Snyder seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-128 Jonada Company, et al: C & A, 1st to GR, 1st
 (by Safeway Stores, Inc.)
 2025 West Ben White Boulevard
 4401-4435 Cactus Lane

Mr. Brian Schuller of the Planning staff presented the staff report. The staff recommends that "GR" General Retail, "1st" H & A be granted on both tracts, as requested.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Aubrey Morrow, real estate representative for Safeway

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant explained they wished to convert the existing structure into a parking lot and build a new, more modern building.

COMMISSION VOTE

Mr. Stoll moved to grant "GR" General Retail, "1st" H&A. Mr Vier seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

C14-77-129 Texaco, Inc.: C, 6th to C, 5th
 (by Jack A. Rhine)
 5740 North I.H. 35
 971 Reinle Street

Mr. Brian Schuller of the Planning staff presented the staff report. The staff recommends that "C" Commercial, "5th" H & A be granted as requested.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Rod Graham, marketing supervisor for Texaco

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented.

C14-77-129 Texaco, Inc. (continued)

COMMISSION VOTE

Mr. Stoll moved to grant "C" Commercial, "5th" H & A. Mr Gutierrez seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

C14-77-132 Autotronics Systems, Inc.: Interim AA, 1st to GR, 1st
(by John A. Lewis and William M. Day)
8659-8669 Spicewood Springs Road
12812-12826 U.S. Highway 183

Mr. Brian Schuller of the Planning Department presented the staff report. He stated the staff recommends that "GR" General Retail, "1st" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

John Lewis, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented. Applicant stated this would be a self-serve station.

COMMISSION VOTE

Mr. Gutierrez moved to approve "GR" General Retail, "1st" H & A. Mr. Vier seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

C14-77-134 Ken Sheppard: Interim AA, 1st to GR, 1st
(by Jerry Reed)
11657-11679 U.S. Highway 183
9905-9915 Woodland Village Drive

Mr. Brian Schuller of the Planning Department presented the staff report and stated the staff recommends that "GR" General Retail, "1st" H & A be granted.

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C14-77-134 Ken Sheppard (continued)

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

P & H Enterprises, Inc., 3409 Executive Circle Drive

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Jerry Reed for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented.

COMMISSION VOTE

Mrs. Shipman moved to grant "GR" General Retail, "1st" H & A. Mr. Guerrero seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

C14-77-135 William T. Gunn: Interim AA, 1st to LR, 1st
(by Michael L. Schoenfeld)
13682-13690 U.S. Highway 183
9905-9915 Woodland Village Drive

Mr. Brian Schuller of the Planning Department presented the staff report. He stated the staff recommends that "LR" Local Retail, "1st" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

B. T. McGee, Inc., P. O. Box 1545

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Bill Gunn, owner of the two tracts in question

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant stated he felt the request was in compliance with the Master Plan and that it is in compliance with the original intended use of the property.

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C14-77-135 William T. Gunn (continued)

COMMISSION VOTE

Mr. Guerrero moved to Grant "LR" Local Retail, "1st" H & A. Mr. Snyder seconded the motion.

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

ABSTAIN: Mr. Vier.

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 6-0-1 VOTE.

C14-77-137 D. Y. and Dorothy F. Nichols: B, 2nd to O, 1st
(by John T. Jones, Jr.)
800 Rio Grande Street
700 West 8th Street

Mr. Brian Schuller of the Planning staff presented the staff report and stated the staff recommends that "O" Office, "1st" H & A be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

E. D. Bohls, 1512 Guadalupe
Horace Barnhart, 707-709 Rio Grande
Roger Joseph, P. O. Box 7
Pro Bono Publico, 600 West 7th Street
Terry M. Wadsworth, 4111 Medical Parkway, Suite 202
Edward Joseph, 801 Rio Grande
J. Winston Chapman, 807 Rio Grande - No Opinion

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

John Jones, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented. Applicant assured the members there would be a parking lot on the back portion of the property.

COMMISSION VOTE

Mr. Stoll moved to grant "O" Office, "1st" H & A. Mr. Vier seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

SPECIAL PERMITS

Cl4p-77-041 Alice Colonna (By Victor Colonna): Beer and wine tavern
2710-2712 South Lamar Boulevard

Mr. Brian Schuller of the Planning staff presented the staff report. He stated this is a request for an application to allow a tavern with 40 seats to be located at 2710-2712 South Lamar Boulevard. The existing use of the building is a pool hall, with the proposed addition of beer and wine service. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

H. R. Goeers, 2802 Skyway

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Pete Martinez, applicant

H. R. Goeers, 2802 Skyway

COMMISSION ACTION

The Commission heard testimony as presented.

COMMISSION VOTE

Mrs. Schechter moved approval of the subject request subject to compliance with ordinance requirements and departmental recommendations.

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

ABSENT: Messrs. Dixon, Gutierrez, Jagger, and Stoll.

THE MOTION PASSED BY A 5-0 VOTE.

Cl4p-77-042 N.P.C. Realty Co.: A 200-unit apartment project
(by Louis L. Kirchofer, Jr.) containing 82 buildings.
Kramer Lane and Macmora Lane

Mr. Brian Schuller of the Planning staff presented the staff report. He explained the applicant proposes 64 one-story structures containing two units each and 18 two-story structures containing four units each for a total of 200 units and a density of ten units per acre. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

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C14p-77-042 N.P.C. Realty Company (continued)

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Billy F. Davidson, 10412 Leaning Willow
Carl A. Nolte, 1709 Pine Knoll
Elizabeth Hillyen, 10409-B Golden Meadow

PERSONS APPEARING IN FAVOR

Louis Kirchofer, representing applicant
David R. Brown, 1704 Pine Knoll (no opinion)

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony as presented. There was discussion regarding traffic through the project and the manner in which it could be regulated, something should be done to discourage through traffic. Mr. Gutierrez suggested bicycle, motorcycle and pedestrian access only to Macmora Road with vehicles going to Kramer Lane, and an emergency gate on Macmora Road. There was discussion regarding traffic on Kramer Lane; the school is not overcrowded; and that there is already a drainage problem in the area. Applicant stated he was willing to deed the additional right-of-way and indicated he would be willing to restrict access to Macmora Road.

COMMISSION VOTE

Mr. Vier moved approval of the special permit subject to or ordinance requirements and departmental recommendation with the further requirement that the access on Macmora be restricted to pedestrian type access with provisions made for emergency vehicle ingress and egress. Mr. Gutierrez seconded the motion.

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

THE MOTION PASSED BY A 5-0-1 VOTE.

HISTORIC

Cl4h-77-037 Quast Building: C-2, 4th to C-2-H, 4th
Britt R. Kennard, owner
412 East 6th Street

Mr. Tom Knickerbocker presented the staff report. He stated that the Landmark Commission had conducted a public hearing on this case after receiving an application from the present owner of the property requesting that it be considered for "H" Historic zoning. He stated the staff research indicates the structure was built in 1872 and was one of the first commercial structures in Austin made entirely of stone. It is now one of very few remaining stone buildings in this early commercial area.

In their deliberations the Landmark Commission made findings of facts and concluded that the structure meets six (6) of the thirteen (13) criteria established for Historic zoning. Those criteria are:

- A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

This requirement is met by the role the building in the development of the Sixth Street commercial district which was the first commercial area of Austin.

- F. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.

This is met by the recognition afforded by the listing of the East Sixth Street area in the National Register of Historic Places as a National Register Historic District.

- H. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

This is met by the time the structure has been on the site. Due to the location and history of Austin's commercial development, the site can be expected to produce data affecting the theories on Austin's early development.

- I. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, State, or United States.

This is met by the location of the building on Sixth Street, the first commercial area in Austin, and the fact that it was one of the first all stone buildings.

C14h-77-037 Quast Building (continued)

- L. A building or structure that because of its location has become of value to a neighborhood, community area, or the City.

This is met by the building being architecturally related to the other historic structures in the Sixth Street National Register District. The structure is an integrated part of the commercial area of Sixth Street.

- M. Value as an aspect of community sentiment or public pride.

This is met in that the building is part of the district in which the City is positively influencing historic preservation and is recognized throughout the community as having a positive affect on community pride in Austin.

In addition to the criteria, the building is located immediately east of a restored structure owned by Mr. David Graeber. Such efforts within the district positively affect the long standing rejuvenation of the East Sixth Street District.

He explained to the Commission that if they agree that these criteria have been met as stated by the Landmark Commission in their finding of fact they should include in their motion the finding of facts as presented. He stated that the Landmark Commission recommends H Zoning by a 9-0 vote.

COMMISSION VOTE

Mrs. Shipman moved that after review, consideration, hearing of the evidence including the finding of facts and in light of the structure meeting 6 of the 13 criteria: (a), (f), (h), (i), (l), and (m) that the Planning Commission recommend "H" Historic zoning for the property known as the Quast Building. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

SUBDIVISIONS

R105-77 Subdivision Memorandum

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

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

VOTED: To APPROVE the following short form plats:

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

C8s-77-207 Timberline III B
Spyglass Drive

C8s-77-208 Timberline III C
Spyglass Drive

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

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

ABSENT: Messrs. Dixon, Gutierrez, Jagger and Stoll.

(The record will show that Mr. Vier abstained from voting on C8s-77-197).

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommended approval of this plat. The Commission then

VOTED: To APPROVE the following final plat:

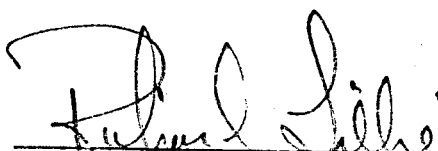
C8-77-065 Colony Park Section One Phase Four A
Hillcroft Drive and Colony Loop

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

ABSTAIN: Mr. Vier.

ABSENT: Messrs. Dixon, Gutierrez, Jagger and Stoll.

The meeting adjourned at 8:10 p.m.



Richard R. Lillie, Executive Secretary