

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- March 7, 1978

The meeting of the Commission was called to order at 5:45 p.m. in the Electric Building Auditorium.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Freddie Dixon  
Sid Jagger  
Mary Ethel Schechter  
Sally Shipman  
Bernard Snyder  
Bill Stoll  
James G. Vier

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervisor Current Planning  
Duncan Muir, Planner  
Brian Schuller, Planner  
Marie Gaines, Planner  
Ellie Malone, Planner  
Betty Baker, Planner  
John Meinrath, Legal Department  
Jim Gotcher, Building Inspection  
John German, Director of Public Works  
Ouida W. Glass, Senior Secretary

ZONING

C14-78-013      A. L. Exline, Jr., M.D.: B, 1st to O, 1st  
(by Doren R. Eskew)  
Rear of 3210 King Street

Mr. Brian Schuller of the Planning Department presented the staff report. He stated the purpose of this application is to permit "off-street parking for office and clinic." The tract is too small to be developed residentially unless it is combined with an adjacent tract. The staff considers this request to be consistent with the established zoning pattern in the area and, therefore, recommends that "O" Office, 1st H & A, be granted.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

A. L. Exline, 709 West 34th

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Dorin Eskew, representing applicant

## PERSONS APPEARING IN OPPOSITION

Mrs. Mike H. Horvath, 700 West 32nd Street

Mrs. Darrell Williams, 3007 West Avenue

Judith Wilcott, 611 West 33rd Street

Louise Korbeth

Jack Jennings, 607 West 32nd Street

## COMMISSION ACTION

Individuals living in the neighborhood expressed opposition toward the trend to commercial development and requested the area remain residential. There was discussion regarding the trend again toward single families moving into the area and the refurbishing thereof; also pointed out the traffic problem. There was discussion regarding the abandonment of King Lane from 32nd Street half way up to 33rd Street. This would add parking and the exit would be to 34th Street. There was also discussion of restricting the lot to having no structures erected on it. Applicant indicated that since the adjoining property is used for off-street parking this would help rather than hinder since it would take cars off city streets. The applicant agreed that no structure would be placed on the site if the "O" zoning is granted.

## COMMISSION ACTION

Mr. Jagger moved to grant "O", "1st" H & A, subject to a restrictive covenant limiting the use of "O" to parking only, plus uses permitted by "BB" Residence; and he requested the Planning staff to conduct a study to see if a portion of the alley could be closed to discourage traffic going to 32nd Street and an investigation of paving that remaining portion of the alley. Mrs. Schechter seconded the motion.

C14-78-013 A. L. Exline, Jr., M.D. (Continued)

AYE: Messrs. Danze, Jagger, Snyder, Stoll, and Vier.  
Mrs. Schechter.  
NAY: Messrs. Dixon and Guerrero.  
Mrs. Shipman.

THE MOTION PASSED BY A 6-3 VOTE.

C14-78-014 National Convenience Stores: A, 1st to LR, 1st  
(by Gil Grovier)  
3310 Northland Drive

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this tract faces the intersection of MoPac and Northland and that the requested zoning is consistent with established zoning and land uses in this area. The staff recommends that "LR" Local Retail, 1st H & A be granted.

COMMISSION VOTE

Mr. Dixon moved to grant "LR" Local Retail, 1st H & A. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-016 Ernesto DeKeraty: Interim AA, 1st to GR; 1st  
(by Henry DeKeraty)  
12591 and 12593 Research Boulevard

Mr. Brian Schuller of the Planning Department presented the staff report. He stated that the subject tract was developed as a shopping center prior to annexation. The established zoning policy for U.S. 183 is "GR". The zoning request is consistent with the established zoning policy and development in this area. The staff recommends that "GR" General Retail, 1st H & A, be granted.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-017 Charles H. Morrison and James D. Moore: Gr, 1st, to C-1, 1st  
6616 South Congress Avenue  
also bounded by William Cannon Drive

Mr. Brian Schuller of the Planning Department presented the staff report. He stated that "C-1" Commercial for liquor stores is consistently recommended in shopping centers of this nature, therefore, the staff recommends that "C-1" Commercial, 1st H & A be granted.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Charles Morrison, applicant

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

Odas Jung, P. O. Box 668

WRITTEN COMMENTS IN OPPOSITION

COMMISSION ACTION

The Commission heard testimony to the effect that a liquor store would be opened on this site if the zoning could be obtained.

COMMISSION VOTE

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

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

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A 8-0 VOTE.

C14-78-020 NPC Realty Company: Interim AA, 1st to A, 1st  
(by John Reynolds)  
3200-3300 William Cannon Drive

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this application covers five undeveloped tracts for which duplex lots are proposed. The staff recommends that "A" Residence, 1st H & A be granted.

PERSONS APPEARING IN FAVOR

Jeff Spence, NPC

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the use of the property and the placement of the curb cuts on William Cannon Drive.

C14-78-020 NPC Realty Company (continued)

COMMISSION VOTE

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

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

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A 8-0 VOTE.

C14-78-023 Dennis E. Cowan, et ux: A, 1st to O, 1st  
1709 Koenig Lane

Mr. Brian Schuller of the Planning Department presented the staff report. He stated the requested "O" is consistent with the established zoning policy for the transitioning of residential properties along this thoroughfare. Fifteen feet of right-of-way is needed to expand the existing 60-foot street. The "O" Office district requires a privacy fence next to "A" uses. The staff recommends that "O" Office, 1st H & A be granted, subject to the dedication of an additional 15 feet (approximate) of right-of-way on Koenig Lane.

PERSONS APPEARING IN FAVOR

Dennis Cowan, 1709 Koenig Lane

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

Felix Wolff, 1901 Koenig Lane

WRITTEN COMMENTS IN OPPOSITION

None

COMMISSION ACTION

Applicant indicated he was prepared to dedicate the 15 feet of right-of-way.

COMMISSION VOTE

Mr. Stoll moved to grant "O" Office, 1st H & A, subject to between 10 and 15 feet of right-of-way on Koenig Lane. Mr. Vier seconded the motion.

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

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A 8-0 VOTE.

C14-78-026 Ben H. Powell, Jr., et al: Interim AA, 1st to DL, 1st  
(by W. B. Houston)  
1829-1919 Kramer Lane

Mr. Brian Schuller of the Planning Department presented the staff report. He explained that this 36.5-acre tract fronts Kramer Lane and is undeveloped except for an electronics company at the northwest corner. Subject tract was approved in the master plan for manufacturing and related uses prior to annexation. The requested "DL" will provide buffering for the abutting residential lands. This tract should be properly subdivided prior to any further development, providing additional right-of-way on Kramer Lane and for the extension of Boyer Boulevard through this tract. As is common in industrial areas where new streets are necessary, zoning is recommended subject to approval of the subdivision. The staff recommends that "DL" Light Industrial, 1st H & A be granted, subject to a subdivision providing for streets.

PERSONS APPEARING IN FAVOR

Bill Houston, representing applicant

PERSONS APPEARING IN OPPOSITION

Phil Mockford, representing NPC

COMMISSION ACTION

Mr. Phil Mockford, representing NPC, discussed zoning and special permit requests in the area over the past few years. He stated that every time NPC had a request in this area, the approach had been to keep zoning at the bare minimum and to keep density at the bare minimum, and to keep traffic away from Kramer Lane. He felt this application to be totally inconsistent with what NPC has been faced with in this area and that they deserved better protection based on what has happened in the way of development out there. There was discussion of the type of buffering should the property be rezoned. In rebuttal Mr. Houston stated the area had been manufacturing since 1960 and did not know of any "A" residential zoning since it was outside the City until a short time ago. He also stated he had no objection to fencing the area. Applicant was asked if he would agree to a 40-foot buffer area rather than 15 feet, left in its natural state or landscaped, and with no parking. He indicated he did not wish to make a decision at this time.

COMMISSION VOTE

Mr. Jagger moved to postpone the application for one week in order for applicant to decide regarding the restrictive covenant. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-028 Mildred H. Walston and Ernest G. Walston: Interim AA, 1st to  
(by Tom Curtis) GR, 1st  
10226-10314 U.S. Hwy. 183 North

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this is consistent with the established zoning policy and developed land uses along U.S. 183. The staff recommends that "GR" General Retail, 1st H & A be granted.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-031 Ralph D. Rivera: Interim AA, 1st to C, 1st  
2501 Montopolis Drive

Mr. Brian Schuller of the Planning Department presented the staff report. The staff considers subject request to be generally consistent with the zoning precedent, with the major street intersection orientation, and with the character of development in this area, therefore, the staff recommends that "C" Commercial, 1st H & A be granted.

COMMISSION VOTE

Mr. Dixon moved to grant "C" Commercial, 1st H & A. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-032 Dr. Henry L. Hilgartner, Jr.: C, 3rd to C-2, 3rd  
(by C. E. Baxter)  
1300 Colorado  
200 West 13th Street

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this zoning case and a pending special permit for a small lounge in an old wine cellar has been reviewed and approved by the Landmark Commission. The staff considers the requested zoning and proposed use to be compatible with the character of this area, and, therefore, recommends that "C-2" Commercial, 3rd H & A be granted.

C14-78-032 Dr. Henry L. Hilgartner, Jr. (continued)

WRITTEN COMMENTS IN FAVOR

Philip D. Creer, Historic Landmark Commission

COMMISSION VOTE

Mr. Dixon moved to grant "C-2" Commercial, 3rd H & A. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-035 Glen W. Casey Construction, Inc. and  
Mockingbird Hill, Ltd.: DL, 1st to C, 1st  
(by Morris Olguin)  
10511-10621 North Lamar Boulevard

Mr. Brian Schuller of the Planning Department presented the staff report. He stated that the City Council had approved the zoning on the east of this tract subject to this rollback from "DL" Light Industrial to "C" Commercial on subject tract. The staff recommends that "C" Commercial, 1st H & A be granted.

WRITTEN COMMENTS IN FAVOR

Mrs. Leon Bean, 603 Grady Drive

COMMISSION VOTE

Mr. Dixon moved to grant "C" Commercial, 1st H & A. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-038 The LBJ Company and Cedar Park Financial Corp.:  
(by Tom Curtis) Interim AA, 1st to GR, 1st  
13803-13817 Highway 183 North

Mr. Brian Schuller of the Planning Department presented the staff report. He stated the requested "GR" General Retail is consistent with the established zoning policy for this major arterial, therefore, the staff recommends that "GR" General Retail, 1st H & A be granted.

WRITTEN COMMENTS IN FAVOR

Larry Niemann, 6120 Janey Drive



C14-78-038 The LBJ Company and Cedar Park Financial Corp. (continued)

COMMISSION VOTE

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

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-039 Woodstone Square Development Co., Inc.: C, and A, 1st  
(by Larry Niemann) to BB, 1st  
3417-3423 Pecos Street  
also bounded by West 35th Street

Mr. Brian Schuller of the Planning Department explained that the applicant had requested a postponement for 30 days.

COMMISSION VOTE

Mr. Jagger moved to postpone the request for 30 days. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 8-0 VOTE.

C14-78-040 Wayne Dayton: D, 1st to C-2, 1st  
9200 Burnet Road

Mr. Brian Schuller of the Planning Department presented the staff report. He explained this application is to permit an expansion of the existing night club; a special permit is being presented along with this zoning case. Another nightclub exists on the south and the surrounding area is an industrial district. The request is compatible with surrounding developments, therefore, the staff recommends that "C-2" Commercial, 1st H & A be granted.

PERSONS APPEARING IN FAVOR

Wayne Dayton, applicant

PERSONS APPEARING IN OPPOSITION

Harry Akin, 2424 Austin National Bank Tower

C14-78-040 Wayne Dayton (continued)

COMMISSION ACTION

There was discussion regarding the use of the property. It was pointed out there are already three nightclubs and parking is a real problem. There was also discussion of the lease and parking agreement in effect and that there was no room for expansion of parking; the situation is dangerous now. Mr. Wayne Dayton explained that since the Silver Dollar opened before it was annexed into the City, they do not have to comply with the same requirements as he now must comply with. Mr. John Meinrath of the Legal Department explained that if applicant can show use and meets the requirements, any other agreements are of no concern to the City.

COMMISSION VOTE

Mr. Snyder moved to grant C-2 Commercial, 1st H & A in accordance with staff recommendations. Mrs. Schechter seconded the motion.

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

ABSENT: Mr. Dixon.

THE MOTION PASSED BY A 8-0 VOTE.

C14-78-041 Lamar Savings Association: O, LR, and C 1st to A, 1st  
(by Stanley E. Adams)  
3801-3803 Hillbrook Drive  
5916 Mountain Climb Drive also  
bounded by Dry Creek Drive

Mr. Brian Schuller of the Planning Department presented the staff report. A rollback in zoning is being requested to permit development of a low-density subdivision, Arroyo Seco. The staff recommends that "A" Residence 1st H & A be granted.

PERSONS APPEARING IN FAVOR

Jim Heyel  
Jim Miller, neighboring property owner

COMMISSION ACTION

Mr. Jim Miller, a neighboring property owner, indicated he was glad to see the property being used this way.

COMMISSION VOTE

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

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

ABSENT: Mr. Dixon.

THE MOTION PASSED BY A 8-0 VOTE.

SPECIAL PERMITS

C14p-76-021 Wayne Dayton (Revised): Dance hall serving alcoholic  
9200 Burnet Road beverages and seating 360 persons,  
called "THE LUMBERYARD."

Mr. Brian Schuller of the Planning Department presented the staff report. He explained this request for a special permit is to permit an addition to a lounge with 240 seats that was approved in 1976. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

PERSONS APPEARING IN FAVOR

Wayne Dayton, applicant

PERSONS APPEARING IN OPPOSITION

Harry Akin, 2424 Austin National Bank Tower

COMMISSION ACTION

There was discussion regarding the fact that there are three nightclubs in close proximity and that parking is a real problem. It was pointed out that there is no room for expansion of parking; the situation is dangerous now and an addition would aggravate it. There was discussion regarding the lease and parking agreements. Mr. Wayne Dayton explained that since the Silver Dollar opened before it was annexed into the City, they do not have to comply with the provisions of the special permit. Mr. John Meinrath of the Legal Department explained that if applicant can show use and meet the requirements, any private agreements are of no concern to the City.

COMMISSION VOTE

Mr. Snyder moved to deny the application for the special permit because of health and safety reasons due to density of parking. Mrs. Shipman seconded the motion.

Mr. Jagger offered a substitute motion to approve the special permit according to staff recommendations. Mr. Vier seconded the motion.

AYE: Messrs. Guerrero, Jagger and Vier.  
 Mrs. Schechter.

NAY: Messrs. Danze, Snyder and Stoll.  
 Mrs. Shipman.

THE SUBSTITUTE MOTION FAILED BY A 4-4 VOTE.

The Commission then voted on the original motion to deny the application for the special permit because of health and safety reasons due to density of parking.

C14p-76-021 Wayne Dayton (Revised) (continued)

AYE: Messrs. Danze, Snyder and Stoll.  
Mrs. Shipman.  
NAY: Messrs. Guerrero, Jagger and Vier.  
Mrs. Schechter.

THE MOTION FAILED BY A 4-4 VOTE.

C14p-77-009 Austin Women's Center: Renewal of a previously approved  
(by Jane Hickie) special permit allowing a temporary  
1201 Enfield Road shelter for battered women and their  
children.

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this special permit appeared before the Planning Commission in April of 1977 and had been approved at that time for a one-year period of time. This request is for renewal through September of 1979. The City Council recently approved a lease of the property by the applicant to extend through September 1979. The staff recommends approval of this application, subject to all original conditions and subject to the current lease conditions.

PERSONS APPEARING IN FAVOR

Deborah Tucker, representing applicant  
Barbara Black-Miller

PERSONS APPEARING IN OPPOSITION

Phillip Bobbitt  
Fred Sackett, 1402 Windsor Road  
Katherine Burkhart, 1505 Windsor Road

COMMISSION ACTION

There was discussion regarding what the center does and the persons who had been served during the past year. It was pointed out by the neighborhood that this had been approved at that time for a one-year period and they questioned this request for an extension. Mr. Phillip Bobbitt felt the property should be put back on tax rolls, sold, and then the Center could buy it if they so desired. There was discussion regarding the play area and safety for the children. Mrs. Barbara Black-Miller stated that this was not an ideal location; they were trying to get another location but were operating on a very tight budget and explained that the City was willing to extend their lease until October of 1979 contingent upon approval of the Planning Commission. She realized that they had problems -- but also stated the Women's Center does need to exist.

COMMISSION VOTE

Mr. Jagger moved to approve the special permit. Mrs. Shipman seconded the motion.

C14p-77-009 Austin Women's Center (continued)

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

THE MOTION PASSED BY A 7-0 VOTE.

C14p-78-008 Woodstone Square Development Co., Inc.: A 20-unit condominium  
(by Larry Niemann) project called,  
West 35th Street and Pecos Street "Pecos Square."

Mr. Brian Schuller of the Planning Department explained applicant had requested a 30-day postponement of this request.

COMMISSION VOTE

Mr. Jagger moved to postpone the request for 30 days. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 8-0 VOTE.

C14p-78-009 Bill Clendinning: A 26-unit townhouse project called,  
3912-4010 Shoal Creek Boulevard "CREEKCLIFFE."

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this is an application for a special permit to allow a 26-unit townhouse project with proposed density of 11.6 units per acre. Twenty-two duplex units could be developed on this tract. The staff feels the townhouse development as opposed to duplex development would have a major impact on the lower single family residential area to the west, and suggests the applicant provide a break in the length of structures or mitigate this impact by other means. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Bill Clendinning, applicant  
Don Legg, architect  
Jean Bringal, 3903 Sidehill Path  
Deborah Meisner, P. O. Box 8

CL4p-78-009 Bill Clendinning (continued)

PERSONS APPEARING IN OPPOSITION

David Anderson, 4111 Shoal Creek  
Larry Doll, 4010 Ridglea  
Jim Ferguson, 3905 Jefferson  
Martha Boyd, 3903 Jefferson  
Mrs. Wilford H. Watson, 4201 Shoalwood  
Barbara Anderson, 3905 Jefferson  
Jim Barry, 3913 Jefferson  
Bill Hellums, 4100 Ramsey  
Phila Back, 4003 Jefferson  
Allen Back, 4003 Jefferson  
James J. Brulet, 3906 Illewild Road  
Victor Baez, 4005 Jefferson  
D. Y. Ames, 4115-A Shoal Creek  
R. M. Keith, 4115 Shoal Creek  
Carol Hellums, 4100 Ramsey  
Lucile Hammer, 5902 Shoal Creek  
Karen Anderson, 4111 Shoal Creek  
Wilfred H. Watson  
Lilla Ray, 1707 West 42nd

WRITTEN COMMENTS IN OPPOSITION

Petition - 146 Signatures

COMMISSION ACTION

Mr. Don Legg explained to the Commission the plans for the townhouses, the parking arrangements, and how the noise would be taken care of. He felt that home ownership would provide a means to control the environment. Homeowners in the area indicated opposition to any development of the creek and requested that maximum vegetation be maintained. There was discussion regarding the noise and light intrusion, the density as well as the height of the buildings, the greenbelt area and the possible extension of the hike and bike trail along Shoal Creek. Mr. Larry Dahl submitted a list of proposed design alterations and showed slides of an alternative site plan requesting a reduction to 22 units. He indicated owner occupied development was preferable to duplexes but did request the number of units be reduced to provide more open space. Mr. Jagger stated that a lot of study had gone into the request and many concessions had already been given. He pointed out that duplexes could be built without a special permit. There was discussion regarding a set back variance so that units could be closer to Shoal Creek Boulevard. Applicant indicated it would not be economically feasible to build 22 townhouses; that there were no plans at this time to extend the hike and bike trail into this area. Mr. Vier expressed concern about cutting density; felt it would discourage good planning and that it constituted subjective judgment on the part of the Commission.

C14p-78-009 Bill Clendinning (continued)

COMMISSION VOTE

Mr. Stoll moved to grant the special permit subject to departmental recommendations and ordinance requirements and subject to Items 2, 4, and 5 of the petition as presented and also subject to Board of Adjustment granting a variance on building setback. Mr. Vier seconded the motion.

Mr. Jagger offered a substitute motion to approve the special permit subject to departmental recommendations and ordinance requirements, including No. 1 of the petition to cut two units from the original 26 to 24, adding provisions Nos. 2, 4, and 5 from the No. 1 petition, and moving the buildings to the north to provide more space on the south end. Mr. Guerrero seconded the motion.

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

THE MOTION PASSED BY A 5-2 VOTE.

C14p-78-010 Alltex Construction, Incorporated: A 280-unit multi-family  
(by B. L. Turlington) apartment project called,  
7115-7217 Wood Hollow Drive "WOODCLIFF."

Mr. Brian Schuller of the Planning Department presented the staff report. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

PERSONS APPEARING IN FAVOR

Ron Goldman, applicant

PERSONS APPEARING IN OPPOSITION

Mr. and Mrs. H. R. Tacy, 4107 Sinclair

COMMISSION VOTE

Mr. Dixon moved to approve the special permit subject to departmental recommendations and ordinance requirements. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 7-0 VOTE.

C14p-78-011 C. E. Baxter: A lounge with 45 seats  
1300 Colorado Street  
200 West 13th Street

Mr. Brian Schuller of the Planning Department presented the staff report. He explained that this is an application to allow a lounge with 45 seats in the basement of the existing building and that the current zoning is C-H. Historic zoning was granted on this building in 1974 and a current application for C-2 zoning is being processed with this special permit application. The staff recommends approval subject to compliance with departmental recommendations and ordinance requirements.

COMMISSION VOTE

Mr. Dixon moved to grant the special permit in accordance with departmental recommendations and ordinance requirements. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14p-78-012 JLP Development Corporation: A health club within  
(by James Holden) Shoal Creek Plaza, a  
3300 West Anderson Lane retail shopping center.

Mr. Brian Schuller of the Planning Department presented the staff report. He stated this is an application for a special permit to allow a health club within the existing Shoal Creek Plaza shopping center. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

COMMISSION VOTE

Mrs. Schechter moved to approve the special permit subject to compliance with ordinance requirements and departmental recommendations. Mr. Danze seconded the motion.

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

ABSENT: Mr. Dixon.

OUT OF THE ROOM: Mr. Jagger.

THE MOTION PASSED BY A 7-0 VOTE.



C14p-78-013     Austin Catering Service, Inc.: Mobile home sales business.  
                  (by William Terry Bray)  
                  700-800 Blocks of William Cannon Drive  
                  and 6600-6724 I.H. 35

Mr. Brian Schuller of the Planning Department presented the staff report.  
He stated applicant requested this be withdrawn.

COMMISSION VOTE

Mrs. Schechter moved to withdraw the request in accordance with the  
request of the applicant. Mr. Danze seconded the motion.

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

ABSENT:        Mr. Dixon.

OUT OF THE ROOM: Mr. Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

HISTORIC

C14h-78-003     Wells-LaRue House  
                  Inge Walling Whitaker  
                  912 West 26th Street

Betty Baker of the Planning Department presented the staff report.  
She indicated that the Landmark Commission had recommended the  
proposed zoning and that the owner had no objection. It had been  
determined that the structure met Items A, B, C, G, I, K, L and M  
of the criteria checklist.

COMMISSION VOTE

Mr. Dixon moved that since the structure met Items A, B, C, D, G, I, K,  
L, and M of the criteria checklist that it be zoned historic. Mr.  
Guerrero seconded the motion.

AYE:            Messrs. Danze, Dixon, Guerrero, Jagger, Stoll and Vier.  
                  Mrs. Shipman.

ABSENT:        Mr. Snyder.  
                  Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

C14h-78-004    Leser House  
Felipe A. Latorre  
3506 West Avenue

Betty Baker of the Planning Department presented the staff report. She stated that applicant is in favor of the zoning and that the Landmark Commission had decided that it met Items A, B, C, G, H, I, K, L, and M of the criteria checklist.

PERSONS APPEARING IN FAVOR

Felipe Latorre

PERSONS APPEARING IN OPPOSITION

None

COMMISSION VOTE

Mr. Dixon moved that since the structure met Items A, B, C, G, H, I, K, L, and M of the criteria checklist that it be zoned historic.

Mr. Guerrero seconded the motion.

AYE:        Messrs. Danze, Dixon, Guerrero, Jagger, Stoll and Vier.  
             Mrs. Shipman.

ABSENT:    Mr. Snyder.  
             Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

PRELIMINARY SUBDIVISION

The staff reported that the following preliminary plan had appeared before the Commission on February 28, 1978, but still is not ready for presentation at this hearing, and the applicant has requested postponement for one week. The Commission then

VOTED: To POSTPONE the hearing on the following plan.

C8-78-05     Marshall Hills  
Riverside Drive and Montopolis Drive

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

ABSENT:    Mr. Danze.

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 plat has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of this plat. The Commission then

VOTED:     To APPROVE the following final plat.

C8-77-72     LaGuna Loma  
Lakeshore Drive

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

ABSENT:    Mr. Danze.

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have not been complied with. The Commission then

VOTED:     To DISAPPROVE the following final plat pending plat corrections and street name changes.

C8-77-108     Great Hills Street Dedication B  
Loop 360 and Great Hills Trail

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

ABSENT:    Mr. Danze.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The staff reported that the following final plat has appeared before the Commission in the past but is not ready for presentation at this hearing and the applicant has requested postponement for one week. The Commission then

VOTED: To POSTPONE hearing on the following plat.

C8-78-06 Marshall Hills, Section 2  
Montopolis Drive

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

ABSENT: Mr. Danze.

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.

C8s-77-269 Hemphill Acres  
West Dittmar Road  
C8s-77-302 Safeway Addition No. 12  
Manchaca Rd. & Ben White Blvd.  
C8s-77-304 The Don Addition  
I.H. 35 North of Rundberg Ln.  
C8s-78-17 Resub. of Lot 1 of Resub. of Tract H Chevy Chase Center /Austin  
Anderson Ln. & I.H. 35  
C8s-78-30 Resub. of Lot 7, Koger Executive Center Unit III  
Hart Ln. & Executive Center Dr.  
C8s-78-43 Big "O" Center  
Lamar Square Dr. & S. Lamar Blvd.  
C8s-78-45 Resub. of Lot 1, Glaunger Subd.  
U.S. 290 and I.H. 35 *Glaunger*

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

ABSENT: Mr. Danze.

The meeting adjourned at 11:05 p.m.

  
Richard R. Lillie, Executive Secretary