

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- May 2, 1978

The regular meeting of the Planning Commission was called to order at 5:45 p.m.
in the City Council Chambers.

Present

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

Absent

Leo Danze
Sid Jagger

Also Present

Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
Elly Malone, Planner
Betty Baker, Planner
Chief Schwarzlose, Fire Marshall's Office
John Meinrath, Legal Department
Charles Graves, Director of Engineering
Maureen McReynolds, Director of the Office of
Environmental Resource Management
Joe Lucas, Water and Wastewater Department
Ouida W. Glass, Senior Secretary

ZONING

C14-78-084	Roger A. Schieffer and Lydia R.: "C", 3rd H & A to (by Michael Hebert) "C-2", 3rd H & A 1301-1309 Lavaca 206-208 West 13th Street
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Elly Malone of the Planning Department presented the staff report. Because the sales of alcoholic beverages have surpassed over 51 percent of the total gross sales, the site is in violation of the existing zoning use district. The required special permit for the "C-2" zoning is being considered by this Commission. The staff recommends to grant "C-2", 3rd height and area; it is consistent with the policy along Lavaca.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Michael Hebert, representing applicant

PERSONS APPEARING IN OPPOSITION

Chief Schwarzlose, Fire Marshall's Office

COMMISSION ACTION

Applicant explained to the Commissioners that the Building Inspection Department had audited them in March and since that time several changes in the menu had been made in an attempt to maintain the restaurant status. The Fire Department was concerned of the interior occupancy and that they now were enforcing occupancy. They also explained a variance has been requested of the Board of Adjustment to correct the parking situation. There was discussion of the fire plug, whether or not another would be needed since there was one immediately across the street.

COMMISSION VOTE

Mr. Stoll moved to grant "C-2", 3rd height and area. Mr. Vier seconded the motion.

AYE: Messrs. Guerrero, Snyder, Stoll, and Vier.
Mrs. Schechter.

ABSENT: Messrs. Danze, Dixon, and Jagger.
Mrs. Shipman.

THE MOTION PASSED BY A VOTE OF 5-0.

C14-78-082 Victor V. Velicka: Interim "AA", 1st H & A to
(by Jan Velicka) "A", 1st H & A
1105 South Meadows Drive

Elly Malone of the Planning Department presented the staff report. Applicant initiated zoning change in order to provide a day care center at this location. Staff recommends "A", Residential zoning be granted as it conforms to existing uses in the area.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Jane Velicka, applicant

PERSONS APPEARING IN OPPOSITION

Odelia Hernandez, 1106 South Meadows Drive

Mary Ann Wolf, 1107 South Meadows

Rosa S. Hernandez, 1110 South Meadows

Guadalupe Hernandez, 1110 South Meadows Drive

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Dora Thorp, 1113 South Meadows Drive - No Comment

Petition - 27 signatures

COMMISSION ACTION

There was discussion of the traffic and noise that would be created. Area residents stated this is a residential area and they desired to keep it that way. Applicant pointed out the next door neighbors had no objection and she stated this should not depreciate property values. She told the Commission that there was commercial zoning at the end of the street.

COMMISSION VOTE

Mr. Stoll moved to deny the request for "A", 1st H & A, but to grant permanent "AA", 1st H & A. Mrs. Schechter seconded the motion.

AYE: Messrs. Guerrero, Snyder, Stoll, and Vier.
Mrs. Schechter.

ABSENT: Messrs. Danze, Dixon, and Jagger.
Mrs. Shipman.

THE MOTION PASSED BY A VOTE OF 5-0.

SPECIAL PERMITS

C14p-78-014 Vackar Interest, Inc.: A six-unit townhouse project
3102-3106 Scenic Drive
3202-3206 Pecos Drive

Elly Malone of the Planning Department presented the staff report. She stated this is an application for a special permit to allow a six-unit townhouse project with a proposed density of 8.2 units per acre. The project is in the Lake Austin Watershed and will have to comply with the Lake Austin Growth Management Ordinance. As impervious coverage exceeds that permitted under this ordinance, alternative methods must be used to meet ordinance requirements. The staff recommends approval subject to ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mr. Vackar, applicant

PERSONS APPEARING IN OPPOSITION

Ronald C. Schultz, 3105 Scenic
Frank N. Edmonds, Jr., 3005 Wade Avenue
Mrs. Joe Ballanfonte, Jr., 3008 Scenic Drive
Mrs. Frank R. Booth, 3000 Willowood Circle
Cary Jones, 2107 Robin Hood
Mrs. Ronald C. Schultz, 3105 Scenic Drive
Mrs. S. W. Glazener, 3007 Scenic Drive
Joan M. Edmonds, 3005 Wade Avenue
Mrs. R. G. Umstattd, 3000 Wade
R. G. Umstattd, 3000 Wade
Laura Allen Voiers, 2908 West 34th Street
Mrs. Marjorie Childs Voiers, 3100 Scenic Drive
Terry Jones, President, West Austin Neighborhood Association

WRITTEN COMMENTS IN FAVOR

Ann H. Lewis and Ann Stayton Lewis, 3705 Edgemont
Mary Ogden, 2303 West 11

WRITTEN COMMENTS IN OPPOSITION

Mrs. Marjorie Voiers, 3100 Scenic Drive
Petition - 88 signatures
James N. Ware, 3207 Warren

COMMISSION ACTION

Applicant stated he felt townhouses would be better for the neighborhood than duplexes. He indicated he can live with the requirements and will have no problem complying with them. He did request a variance on the 25-foot setback along Pecos. Area residents opposed vigorously,

C14p-78-014 Vackar Interest, Inc. (continued)

stating it would be a violation of integrity of the neighborhood; this is a single-family area. There was discussion of the traffic as well as the environmental impact on the slough in the area. There was discussion of the impervious cover and the solutions that might be acceptable. Terry Jones, President of the West Austin Neighborhood Association, supported area residents in opposition, pointing out this does not meet Lake Austin development requirements; variances should be submitted to Planning Commission before approval, he pointed out insufficiency of offstreet parking, and requested the project not be allowed because of the intrusive nature of the project and that it would be setting a precedent. Mr. Charles Graves, Director of the Engineering Department, discussed density and runoff. He felt the run-off could be controlled, but also stated that density and run-off are not related. He expressed concern for using drainage as a control on density; felt that land use and traffic were more important. Maureen McReynolds, Director of the Office of Environmental Resources, stated that there was at this time insufficient information as to what alternative methods might be used. Mr. John Meinrath of the Legal Department again discussed special permits and the grounds upon which they should be approved or denied.

COMMISSION VOTE

Mrs. Shipman moved that the special permit be denied. She pointed out one of the factors to be considered in granting a special permit is the safety of the motoring public and the pedestrians using the facility in the area immediately surrounding the site. She felt this to be a case of spot zoning in an established, single-family residential neighborhood. Mrs. Schechter seconded the motion. Mr. Meinrath again explained the provisions for denying a special permit and felt it did not apply in this instance. He discussed expert testimony vs. factual information. Mr. Stoll felt this would set a precedent regarding the Lake Austin Interim ordinance; felt more information was needed before the special permit is approved, particularly from the Engineering Department on what they see as the various technical aspects of what can and cannot work. Since this does exceed the impervious coverage allowed, he felt the Planning Commission should have more information on some of the proposed solutions. Mr. Stoll offered this as an amended motion. Mrs. Shipman accepted the amendment. Mr. Snyder felt this to be an intrusion into a neighborhood; "why don't we just say that?" Mr. Guerrero questioned whether or not the Commission did have a basis on which to deny this permit. Mr. Vier indicated he could not support Mrs. Shipman's motion on the basis outlined; could support it on the basis of being an intrusion into the neighborhood.

Mrs. Schechter offered a substitute motion that due to the evidence heard tonight from the neighborhood and residents living and owning property, etc., she moved this special permit be denied due to the intrusion into the neighborhood. This motion dies for lack of a second.

C14p-78-014 Vackar Interest, Inc. (continued)

Mr. Guerrero then called for the question and the vote on the original motion to deny the special permit. Mr. Meinrath again asked the Commission to clarify the basis on which this denial is based. Mrs. Shipman again gave two reasons: the threat to the safety as outlined in Item (1) under the Ordinance pertaining to special permits, 45-29 (d) (1), secondly the threat to the welfare of the existing neighborhood, under the charge of health, safety and welfare of the community. Mr. Meinrath submitted this second ground is inadequate. Mrs. Shipman expressed again her thought this would be precedent setting and a case of spot zoning. Mr. Meinrath again pointed out that this is not spot zoning; it is a request for a special permit; and again pointed out that this is an inadequate basis on which to deny this special permit. Mr. Guerrero stated he felt the Commission would have a better basis for denying this request through the subdivision process rather than to deny here and having it appealed.

Mr. Guerrero asked for a vote on the motion to deny the special permit.

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

THE MOTION FAILED BY A VOTE OF 3-3.

Mr. Snyder then moved to reconsider previous action by the Commission.

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

Mr. Snyder moved to approve the special permit according to staff recommendations. Mr. Vier seconded the motion.

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

THE MOTION FAILED BY A VOTE OF 3-3.

None

Cl4p-78-021 Trustees of Central States, Southeast & Southwest Areas (continued)

COMMISSION ACTION

There was discussion regarding parking. Applicant indicated 219 parking spaces would be provided inside the tract which will meet the City requirements.

COMMISSION VOTE

Mrs. Schechter moved to grant the request for special permit subject to departmental recommendations and ordinance requirements. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Danze and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

Cl4p-78-023 George Yonge and Other Owners: A 33,600 Square Foot Shopping
12452-23536 U.S. Hwy. 183 Center called "OAK KNOLL VILLAGE."
11936-12020 Oak Knoll Drive
12023-12049 Jollyville Road

Elly Malone of the Planning Department presented the staff report. She stated this is an application for a special permit to allow a shopping center on a 3.23-acre tract. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations and subject to approval of the zoning proposed in Area Study Cl4-76-41 concurrently being submitted.

PERSONS APPEARING IN FAVOR

Phil Mockford, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the special permit and the zoning necessary; whether or not applicant would agree to limit the use to "O" zoning. There also was discussion of the area study in this entire area.

COMMISSION VOTE

Mrs. Schechter moved to continue the request to 5:30 p.m., May 9, 1978, the first item on the agenda. Mr. Snyder seconded the motion.

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

ABSENT: Messrs. Danze and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-024	Professional Contractors, Inc., A 160-unit apartment C.L. Reeves dwelling group 9484 Jollyville Road
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Mr. Guerrero explained to the Commissioners that the applicant had requested this application to be postponed for 30 days.

COMMISSION VOTE

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

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

ABSENT: Messrs. Danze and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-025 Adon Sitra: A 100-unit apartment dwelling group
Bullcreek Road
Drycreek Drive

Elly Malone of the Planning Department presented the staff report. She explained this is an application for a special permit to allow a 100-unit apartment dwelling group on a 8.8-acre tract. Access to the property is provided from one driveway off Dry Creek Drive and vehicular access to F.M. 2222 is to be permitted only for emergency vehicles. Although the subject tract is within the Lake Austin Watershed, it does not have to comply with the ordinance. A subdivision on this tract was recorded on January 6, 1978, and the ordinance did not come into effect until January 15, 1978. The staff recommends approval subject to ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Adon Sitra, applicant

PERSONS APPEARING IN OPPOSITION

Terry Ward, 5817 Westmont

Karen Ward, 5817 Westmont

Truman Eugene Deyo, II, 5807 Westmont

Bob Coffee, 509 Oakland

Tom Gebhard, 5819 Westmont

Hans W. Baade, 6002 Mountain Climb

Carol J. Deyo, 5807 Westmont Drive

John W. Meaney, 3905 Bowhill Drive

Ruth Meaney, 3905 Bowhill Drive

C14p-78-025 Adon Sitra (continued) .

Roger and Paula Hall, 3900 Glengarry
Lynn Groody, 5815 Westmont
Thomas Pepper, 5813 Westmont
Grover C. Nibouar, Jr., 3901 Cresthill Drive
Murray C. Joyce, 5806 Westmont Drive
Virginia R. Groody, 5805 Woodview
Dan P. Groody, 5815 Westmont
Mrs. Thomas Pepper, 5813 Westmont

WRITTEN COMMENTS IN FAVOR

Mary J. Hansen, 149 Old Bridge Lake, Houston

WRITTEN COMMENTS IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the emergency vehicle access to F.M. 2222. Applicant indicated he would revise the plan to meet all staff requirements. There also was discussion of the traffic that would be generated and the fact that there is only one outlet from the project. Mrs. Schechter felt this was not compatible with the area and that the project needs to be reduced. There was discussion regarding the density and other zoning in the immediate area. Area residents expressed concern for the traffic; the placement of the fence; felt there were problems to be worked out and requested no positive action at this time. There also was concern for the number of projects proposed. Applicant stated he felt that one bedroom and efficiency apartments would help to reduce the number of children in the area as well as to reduce the damage to the creek. He discussed the landscape buffer that would be installed on 2222. Mrs. Schechter again discussed the traffic problem and questioned how Urban Transportation Department felt the traffic could be handled; whether or not there could be an opening on to 2222 and if a signal light could be installed. Mr. Meinrath outlined the reasons in the zoning ordinance for denying special permits. He stated there was no testimony or other factors except for traffic that had been presented and advised the special permit be approved. Mr. Guerrero stated that if there is to be access to 2222, or if it is being considered, the Planning Commission needs to know about it. Mr. Vier expressed concern regarding the fence, the height, material and location; the possibility of not making 2222 any more dangerous with another opening.

COMMISSION VOTE

Mr. Vier moved to continue the hearing for one week, request applicant to work with the neighborhood in an attempt to come up with a configuration of the location of the fence, the material, height and what-have-you, and also that applicant work with Mr. Joe Ternus to resolve what or if there is any possibility of additional access on to 2222 and that Mr. Ternus or someone from his staff report at the next meeting. Mrs. Schechter seconded the motion.

C14p-78-025 Adon Sitra (continued)

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

THE MOTION PASSED BY A VOTE OF 5-0.

C14p-78-026 Victor V. and Jane Velicka: A Day Care Center
1105 South Meadows Drive

Elly Malone of the Planning Department presented the staff report. She stated this is an application for a special permit to allow a day care center for 24 children. The staff recommends approval subject to ordinance requirements and departmental recommendations and limiting the maximum number of children to be allowed for this facility to 15. The amount of traffic and noise generated by allowing a larger number of children could be harmful to the welfare of this neighborhood, which is single-family residential in character, and subject to zoning change to "A" being granted.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Jane Velicka, applicant

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

Fred Rodriguez, 1103 South Meadows

WRITTEN COMMENTS IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the zoning required for a day care center.

COMMISSION VOTE

Mr. Vier moved to postpone the request for a special permit until the City Council has acted on the request for the change in zoning.
Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C14p-78-028 Roger A. Schieffer and Wife: "THE VERANDA" Restaurant
1301-1309 Lavaca (interior occupancy 173)
206-208 West 13th Street

Elly Malone of the Planning Department presented the staff report. She explained this is an application for a special permit to allow a restaurant-bar in an existing establishment. The staff recommends approval subject to ordinance requirements and departmental recommendations and to strict adherence to Article 27, Section 26.112 (a) and (b), which limits the maximum occupancy load to 173 persons within the building, based on Building Code requirements, and subject to zoning change to "C-2" being granted

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Michael Hebert, representing applicant

PERSONS APPEARING IN OPPOSITION

Chief Schwarzlose, Fire Marshall's Office

COMMISSION ACTION

There was discussion of the fire hydrant and whether or not it was a requirement or a recommendation. Applicant pointed out there is a fire hydrant immediately across from the restaurant at the northwest corner of 13th and Lavaca Streets. Applicant indicated there were no problems with the requirements of Building Inspection, that occupancy would be cut off, if necessary. Chief Schwarzlose expressed concern with overcrowding and urged adoption of the fire protection provisions.

COMMISSION VOTE

Mr. Snyder moved to approve the special permit in accordance with departmental recommendations and ordinance requirements. If applicant can work out requirement of fire plug with staff, it would be proper to do so, otherwise applicant is required to take care of it accordingly. Mr. Vier seconded the motion.

AYE: Messrs. Guerrero, Snyder, Stoll and Vier.
 Mrs. Schechter.

ABSENT: Messrs. Danze, Dixon, and Jagger.
 Mrs. Shipman.

THE MOTION PASSED BY A VOTE OF 5-0.

HISTORIC ZONING

Cl4h-74-004 Millican House: "O-H", 1st H & A to "O", 1st H & A
(by City of Austin)
1610 West Avenue

Betty Baker of the Planning Department presented the staff report. She explained this structure was the third structure to be zoned historic by the City Council and that when this was initially considered by the Landmark Commission in July of 1974, the recommendation was not accompanied by any research nor was any determination made as to criteria. The Landmark Commission determined that the Millican House met none of the criteria for historic zoning.

COMMISSION VOTE

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

AYE: Messrs. Guerrero, Stoll, and Vier.
Mrs. Schechter and Shipman.

ABSENT: Messrs. Danze, Dixon, Jagger, and Snyder.

THE MOTION PASSED BY A VOTE OF 5-0.

Cl4h-74-046 The San Antonian: "O-H", 2nd H & A to "O", 2nd H & A
(by City of Austin)
702 San Antonio

Betty Baker of the Planning Department presented the staff report. She stated the owner does not wish to have the historic zoning removed.

COMMISSION VOTE

Mrs. Shipman moved to remove historic zoning on the basis of the minority report submitted to the Planning Commission by the Landmark Commission. Of the applicable criteria, only Items b and f applied, according to the minority report. Mrs. Schechter seconded the motion.

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

THE MOTION FAILED BY A VOTE OF 2-3.

Mr. Stoll then moved to accept the majority report and to maintain the current zoning of "O-H", 2nd H & A. Mr Guerrero seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 3-2.

C14h-78-002 Gerhard-Schoch House: "B", 2nd H&A to "B-H" 2nd, H&A
(by City of Austin)
2212 Nueces

Betty Baker of the Planning Department explained that this structure met Items a, b, c, h, i, k, l and m of the historic zoning criteria and was unanimously recommended by the Landmark Commission for historic designation. The owners have no objection to this zoning.

COMMISSION VOTE

Mr. Stoll moved that since the structure met Items a, b, c, h, i, k, l and m of the criteria checklist that it be zoned historic.
Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C14h-78-008 Cotton Exchange-Clegg/Austin: "C-2", 4th H & A to
(by City of Austin) "C-2-H", 4th H & A

401 E. Sixth
Betty Baker of the Planning Department explained that the Landmark Commission had determined that the building met Items a, b, c, f, g, h, i, k, l, and m of the criteria and recommended historic zoning. The present owner and prospective purchaser have no objection to the zoning.

COMMISSION VOTE

Mr. Stoll moved that since the structure met Items a, b, c, f, g, h, i, k, l, and m of the criteria checklist that it be zoned historic. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

THE MOTION PASSED BY A VOTE OF 5-0.

There was discussion of whether or not the ordinance could apply to all zoning districts so that it could be made applicable to "A" Residential as well as "BB" zoning as it is now proposed. There was consideration as to whether or not the special permit could apply to a person rather than to a specific location. Consideration was given to the regulation of employees living off premises through the special permit procedure and whether or not remodeling would be for personal use and not for the home occupation for which the special permit was granted. There was then discussion regarding signs and also the validity of petitions. Mr. Guerrero felt that another hearing should be held to consider home occupations under "A" zoning with a special permit for that special use, excluding "B".

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C2o-78-005- Zoning Ordinance

COMMISSION RECOMMENDATION

Mrs. Shipman felt the ordinance should be re-drafted, to include "A", and with very tight restrictions relating to special permits, brought back to the Commission and consideration given for setting another public hearing.

C2o-78-009 Subdivision Ordinance Amendment

To consider recommendation of ordinance amending Sections 41-13 and 41-17 of the Austin City Code (Subdivision Ordinance) by adding to each section a separate recording fee requirement to recover the cost of new county recording fees.

Mrs. Schechter moved to suspend the rules in order to consider the emergency item on the agenda. Mr. Dixon seconded the motion.

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

ABSENT: Messrs. Danze and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

Mrs. Schechter then moved to recommend approval of the ordinance establishing recording fees for subdivision plats. Mr. Dixon seconded the motion.

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

ABSENT: Messrs. Danze and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

R200 Consider City Manager's recommended
Proposal for 4th Year Housing and
Community Development application

Mr. Guerrero explained to the Commission the recommendations of the Joint Subcommittee of the Community Development Commission and Planning Commission and also of the full Community Development Commission regarding the proposal of the City Manager for CDBG funding for the economic development program. The joint subcommittee met and considered the proposals and are recommending that \$927,100 be used for economic development activities. Rather than to recommend CDBG funding for the Health Clinic, Family Planning, Code Enforcement, Sidewalks, and

R200 Consider City Manager's Recommended Proposal for 4th Year Housing
and Community Development application (continued)

Bus Shelters, it was recommended that they be funded out of the Operating Budget or the C.I.P., as appropriate. In the event the proposed economic development activity is not an eligible CDBG activity, then recommendation was for full consideration of their original recommendation. It was also recommended that the Clarksville Rent Housing Program and the Architectural Barriers project be included in the CDBG application, and that the Housing Subcommittee consider adapting existing policy guidelines or developing new policy guidelines for their implementation.

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Elliott Naishtat, Chairman, Community Development Commission

COMMISSION ACTION

There was discussion regarding the projects that could be funded using the HCD block grant money. Elliott Naishtat was of the opinion that specific plans have not been proposed; there is not enough available information, and pointed out the consideration of eligibility. He felt this was "too much too soon." He stated that the downtown revitalization needs to happen, but not with HCD block grant money and was of the opinion it would be best to see what is feasible before the money is committed. Mr. Guerrero discussed the question of who is to see where the money will be spent and what the projects would be. Mr. Snyder felt that the economic development needs "seed" money and can show good faith with the community and that they are sincere in their endeavors.

COMMISSION VOTE

Mr. Snyder moved to support the subcommittee recommendation as transmitted by Mr. Guerrero's letter of May 1, 1978, to the Community Development Commission and the Planning Commission. Mrs. Shipman seconded the motion.

AYE: Messrs. Snyder, Stoll and Vier.
Mrs. Shipman.

NAY: Mr. Guerrero.
Mrs. Schechter.

ABSENT: Messrs. Danze, Dixon, and Jagger.

THE MOTION PASSED BY A 4-2 VOTE.

SUBDIVISIONSR105-77 Subdivision Memorandum

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

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.

C8s-78-39 Joe R. Dobson Subdivision
Research Blvd. & T&NO RR
C8s-78-96 Annie Gaffney Addition No. 3
West Ave. S. of W. 38th St.
C8s-78-105 John Nash Subdivision No. 2
Ford St. & Goodrich Ave.
C8s-78-116 Bee Hill Addition
Crystal Bend Dr.
C8s-78-130 The O.E. Bradshaw Addition
W. 39th St. & Medical Pkwy.
C8s-78-85 Hagood Addition
Kennelwood Rd. & Rockmoor Ave.
C8s-78-98 Sellstrom Spear Addition
Pecos St. & Maria Anna Rd.

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

ABSENT: Messrs. Danze and Jagger.

The staff reported that the following short form plat was postponed from the April 25, 1978, meeting and that all departmental requirements have not been complied with. The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, and to DENY the variance to delete the requirement for the water line extension along Cameron Road.

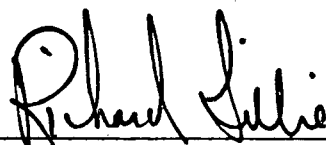
C8s-78-100 Resub. of Lot 11, Reagan Hill
McKie Dr. & Cameron Road

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

NAY: Messrs. Dixon and Snyder.

ABSENT: Messrs. Danze and Jagger.

The meeting adjourned at 10:10 p.m.


Richard R. Lillie, Executive Secretary