

CITY PLANNING COMMISSION
Austin, Texas
Special Called Meeting -- April 4, 1979

The Special Called Meeting of the City Planning Commission was called to order at 5:55 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Leo Danze
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Sheila Finneran, Legal Department
Jim Gotcher, Building Inspection Department
Ouida Glass, Senior Secretary

Absent

Freddie Dixon
Sid Jagger
Bill Stoll

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C14p-78-014 Stratford Place Apartments: A request for amendment to a
 (by Joe DeLima) City Council/Planning Commission
 bounded by Live Oak, East requirement
 Oltorf, Burleson Road,
 Metcalfe Road & Parker Lane

Mr. Lillie explained this special permit was approved by the Planning Commission in 1973 and appealed to the City Council who approved it at a later time. He discussed the fence requirements that had been required. Applicant would like to change the type of fencing that was required by the City Council from a privacy fence to chain link fencing. They have discussed this with the neighborhood association and the neighborhood association has indicated support for this type of fencing. The action of the Planning Commission will go to the City Council with the recommendation because of the original appeal.

PERSONS APPEARING:

Orville Newell
 Dale Poemeyer

COMMISSION ACTION

Mrs. Schechter asked about the barbed wire on the top of the fence and Mr. Newell explained that it would be used as a further deterrent for persons getting over the fence or attempting to dismantle the fence. He stated they were having difficulty in trying to maintain the fence. Dale Poemeyer stated he was well aware of the problem but expressed a concern for drainage and requested the fence be raised some two inches to avoid water problems. Applicant agreed to do so.

COMMISSION VOTE

Mrs. Shipman moved to approve the fence material as requested by the applicant and agreed to by the neighborhood and that the fence be raised two inches in the area where drainage problems exist. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-77-003 Richard Johns: Request extension of construction time frame for
 (by Edgar James) previously approved apartment complex
 Bounded by Barton Hollow Drive

Mr. Lillie discussed the provisions for extension of a special permit and stated the applicant has made an application to the Planning Department requesting such an extension. Building Inspection Department has been notified that no construction has taken place. Applicant would request an extension for one year.

C14p-77-003 Richard Johns (cont'd)

PERSONS APPEARING IN FAVOR

Edgar James, applicant

PERSONS APPEARING IN OPPOSITION

Beth Sebesta, Barton Hills-Horseshoe Bend Neighborhood Assn.
Barbara Devine

COMMISSION ACTION

Edgar James, representing applicant, explained this request for an extension was due to the death of one of the original partners in the project. The estate problems have now been resolved and they are ready to proceed. He explained the deadline is near and they are requesting an extension of the permit. They plan to build as outlined in the original special permit request. Speaking in opposition, Beth Sebesta, representing the Barton Hills-Horseshoe Bend Neighborhood Association, stated a lot of changes have taken place since the special permit was granted. The neighborhood is much more strongly organized now and is opposed to this. There are too many apartments in the area. She discussed the traffic congestion and the problems in the area and requested this be denied so there will be no more build up of apartments in the area and until after the traffic study has been completed. She felt recommendations could be made then as to what type of building should go on in this area. Barbara Devine pointed out this is the heart of the area that is causing so much trouble. She discussed the bridge and Barton Hills Road and discussed the traffic problems on Robert E. Lee Road and requested no decision be made until the traffic study has been completed. Edgar James pointed out that this is low density project for the zoning they have, they could build 75 units with the "B" zoning. He stated the existing trees and ravine will be maintained as much as possible. Mrs. Shipman felt that the conditions had changed in two years and that it would be irresponsible on the part of the Commission to grant the extension and she considered the traffic a problem.

COMMISSION VOTE:

Mr. Vier moved approval of the one-year extension as requested by the applicant. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-1.

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-005 St. David's Hospital - A Professional Office Building and
(by Howell Finch) and Parking Garage
919 E. 32nd Street

Mr. Lillie explained that this is an application for a special permit to allow a Professional Office Building and Parking Garage in back of the existing St. David's Hospital site, a total of 7.6 acres.

The Professional Office Building will provide space for 60 doctors. The Parking Garage will provide space for 816 automobiles. Both structures will be constructed within the confines of the land currently owned by St. David's Hospital. The Professional Building will have three office levels, each with about 25,000 sq. ft. Below the office levels will be 64 parking spaces for the doctors. The Professional Building will be connected to the parking garage on two levels: the 1st level will be from the ground floor located on the east side of the building across from the parking garage; the second level will be directly connected to the parking garage by the pedestrian bridge. The five-level parking garage will be constructed with precast-concrete for a quick and easy erection.

The staff recommends approval of this plan subject to departmental requirements and recommendations, to include Planning Department recommendation #1.

Mr. Lillie discussed the relationship of streets and access to this site when Swisher Street is constructed and Red River Street rerouted.

PERSONS APPEARING IN FAVOR

Dave Graeber, architect for project

COMMISSION ACTION

Dave Graeber, architect for the project, discussed the design in relation to the relocation of Red River Street as well as an alternative design should Red River not be changed.

COMMISSION VOTE

Mrs. Shipman moved to approve the special permit subject to departmental recommendations and ordinance requirements, including all Planning Department recommendations. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

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C14p-79-006	Floyd & Ann Kelm	A Day-care center for 30 children
	800 Gullett Street	<u>called "Annie's Childcare Center"</u>

Mr. Lillie presented the staff report explaining that this is an application to allow a child day-care center at 800 Gullett Street. The subject tract is approximately .64 acres, or 19,592 square feet, more commonly called lot 14 of Gullett Gardens Subdivision.

This center will be operated by the applicant and one other full time employee. The site will provide a minimum of two parking spaces. The building to be used as the day-care center (1,180 sq. ft.) is the front 34.1 feet of an existing one-story, wood frame and steel siding structure. The inside play area, as required by the State Welfare Department, is 35 sq. ft. for every child. Therefore, the required indoor area would be 1,050 sq. ft. The proposed outside play area will be an enclosed area of approximately 2,500 sq. ft. The applicant's home is also situated on lot 14 of this site plan.

The staff recommends approval of this special permit subject to all departmental requirements and recommendations.

PERSONS APPEARING IN FAVOR

Ann and Floyd Kelm, 800 Gullett

COMMISSION ACTION

Mrs. Schechter asked about the street being paved and Mr. Lillie explained no scheduling has been given for street paving. It is the intent to pick up most of the children to decrease traffic to the center. There was discussion of the barbed wire fence and Mr. Kelm explained the children would be playing in a fenced area away from the barbed wire fence.

COMMISSION VOTE

Mrs. Schechter moved and Mrs. Shipman seconded the motion to grant the special permit in accordance with departmental recommendations and ordinance requirements.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder.

ABSENT: Dixon, Jagger, Stoll

ABSTAINED: Vier

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

C14p-79-007 W.R. Bright - A Stand-up Lounge
(by Robert Clifton)
606-608 Trinity

Mr. Lillie presented the staff report explaining that this is an application for a bar/lounge type use in an existing structure covering 1,748 sq. ft. at 606-608 Trinity.

The nature of the bar will be that of a stand-up type bar with very little seating capacity. The bar will have two areas: the first area covers 1,064 sq. ft., which includes restrooms, game area, and bar; the second area of 684 sq. ft. will consist of storage and seating. The applicant proposes parking for this facility to be provided on the existing parking lot across the 20' alley to the south from this special permit site.

This special permit site is not in the exempt parking area of the Central Business District of the City of Austin and must provide 100% parking unless otherwise approved by the Board of Adjustment.

The staff recommends approval of this application subject to the departmental requirements and recommendations.

PERSONS APPEARING IN FAVOR:

Ed Auler, St. David's Episcopal Church

COMMISSION ACTION

Ed Auler, representing St. David's Episcopal Church, expressed concern for signs that might be erected that might be offensive to the church and asked that the Commission postpone action for a reasonable period of time, two weeks, until some considerations could be answered. If the request is granted, he would recommend that the commission monitor the signs that might be erected for this or any other use. There was discussion of a book store and whether or not the applicant would be entitled to a liquor license. Mr. Lillie stated the Planning Department would have applicant contact Mr. Auler to discuss the special permit request.

COMMISSION VOTE:

Mrs. Shipman moved that since applicant is not present to continue the request until April 24, the first item on the agenda. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

Mr. Lillie explained this is a request to vacate a portion of Swanee Drive near Airport Boulevard and North Lamar. This request is to vacate a portion of the right-of-way between two pieces of property. The barrier for the street should be moved to the south. The one lot depth would restrict traffic moving through Swanee Drive into the shopping center area. The staff would recommend approval subject to departmental recommendations.

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Street Vacations (cont'd)

COMMISSION VOTE

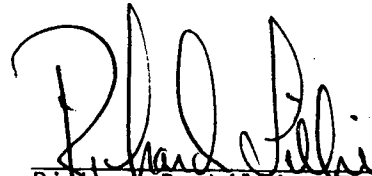
Mrs. Shipman moved approval of the vacation of a portion of Swanee Drive in accordance with staff recommendations. Mr. Danze seconded the motion.

AYE: Danze, Guerrero, Schechter, Shipman, Snyder, Vier.

ABSENT: Dixon, Jagger, Stoll

THE MOTION PASSED BY A VOTE OF 6-0

The meeting adjourned at 7:05 p.m.



Richard R. Lillie, Executive Secretary