

CITY PLANNING COMMISSION
Austin, Texas
Special Called Meeting -- October 3, 1979

The special called meeting of the Planning Commission was called to order at 5:50 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Bill Stoll
Jim Vier

Also Present

Richard Lillie, Director of Planning
Aliece Minassian, Planner
Terry Irion, Legal Department
Tom Mounts, Engineering Department
Ouida Glass, Senior Secretary

Absent

Sally Shipman
Bernard Snyder

C14-79-162	The Austin National Bank, Trustee: (by Joseph Latting) 1909 Whitis Avenue	"B", 1st H&A to "GR", 1st H&A
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Mr. Lillie discussed the "GR" and "C" Commercial zoning in the area. Applicant has submitted a site plan and is willing to commit to the site plan if the zoning should be granted. The zoning appears to be in conformance with what the Planning Commission and the City Council have approved over the past years and the staff would recommend the zoning be granted. Mr. Lillie also discussed the site plan. The parking and lanes include 75 feet of width. Sixty-five feet is adequate. He suggested the width be 65 feet with an extra ten feet to landscape along Whitis and to increase the buffer on 20th Street to five feet. He recommended the zoning with the site plan including the two suggested changes.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mark Swanson, for applicant
David Gray

WRITTEN COMMENTS IN FAVOR

H.C. Barnhart, 707 Rio Grande
Howard Miller, Institute for Christian Studies, 1908 University

COMMISSION ACTION

Mark Swanson, appearing for applicant, explained a decision was postponed last month pending applicant's willingness to comply with the landscape ordinance. The ordinance has now been passed but will not become effective for 60 days. Applicant would like to be able to develop as quickly as possible. He discussed the site plan and stated applicant would be willing to go ahead and abide by the landscaping ordinance, but requested they be governed by the proposed ordinance five percent requirement. There was discussion of landscaping and what applicant would do along Whitis. Applicant agreed to five feet of landscaping along Whitis.

COMMISSION VOTE

Mr. Danze moved to grant "GR", 1st H&A and applicant to place a five foot strip of landscaping along Whitis, applicant to be governed by the landscape ordinance, and to maintain that strip, also to leave the other areas as shown on the site plan. Reverend Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

Planning Commission--Austin, Texas

October 3, 1979

C14-79-185 Richard G. Hardin: "B", 1st H&A to "O", 1st H&A
904 West 23rd Street

Mr. Lillie discussed the land uses and zoning in the area, as well as the requests for parking. There had been a request for historic zoning on the subject tract that was withdrawn before it was heard by the City Council. The staff would recommend that the "O", 1st H&A be denied.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAOVR

Richard Hardin, applicant
Biff Whitworth
Betty Phillips, Save University Neighborhood Association

PERSONS APPEARING IN OPPOSITION - None

WRITTEN COMMENTS IN FAVOR

John B. Howell, 706 West 23rd Street
Richard Hardin

WRITTEN COMMENTS IN OPPOSITION - None

COMMISSION ACTION

Richard Hardin discussed attempts to sell the house. He now has a buyer who is willing to restore the structure and use as office space. He discussed willingness to deed restrict for office zoning, would offer a 120-day notification of any demolition permit application, and would not apply for LR uses through the special permit process. He stated area residents are in agreement. Biff Whitworth stated he would like to purchase the house and use as an office. He discussed a meeting that was scheduled with the neighborhood association and felt that an office building in the area would be less dense in terms of parking and people than an apartment building. He stated he intended to refurbish the structure and to preserve it in its natural state. The use would be restricted to offices for an architect or real estate agent. There would be no dentists or doctors. Betty Phillips, Save University Association, spoke in support of the request as presented by the applicant. She stated they are not in favor of office zoning for the neighborhood, but felt this is an historic structure and would hope the applicant would request historic zoning. She stated the structure needs protection.

COMMISSION VOTE

Mr. Stoll moved to grant "O" Office, 1st H&A, to accept the covenants offered by the applicant, and that the staff of the Urban Transportation Department review the entrances and exits prior to approval by the City Council. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

October 3, 1979

C14-79-195 N.B.C. Associates: Interim "AA", 1st H&A to "GR", 1st H&A
 (by David W. Gray)
 10400 Research Boulevard

Mr. Guerrero explained this item was heard on October 2. There was a question of whether or not a sign could be placed on the property by special permit because of its adjacency to "GR" zoning. Mr. Lille discussed the need expressed by the bank representatives to place a sign on Jollyville Road and the zoning that would be required. The Building Inspection Department has ruled this a separate piece of property so it would be an off-premise sign, and will require "GR" zoning. Applicant has provided field notes for the sign as well as a design for the sign. The staff would recommend "O" Office be retained on the entire strip and consideration be given to "GR" for the area on which the sign is to be located.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Schechter seconded the motion to grant "O" Office, 1st H&A for the entire tract save and except for "GR" for that certain area on which the sign is to be located.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C14-79-197 St. David's Hospital: "B", 1st H&A to "O", 2nd H&A
 (by Irwin R. Salmanson)
 901-913 East 32nd Street
 3007-3021 Red River Street

Mr. Lillie discussed Red River Street, how it would be relocated and improved. He also discussed zoning and land uses in the area and that this application is compatible. The area includes a portion of the land currently with apartment development.

COMMISSION VOTE

Reverend Dixon moved and Mrs. Schechter seconded the motion to grant "O" Office, 2nd H&A.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C14-79-211 Shettles Memorial United Methodist Church-- continued

Jack Evins asked how many lots were being considered, and Mr. Lillie replied that only one lot was being considered. Mr. Evins was in agreement with the remarks of John Sanford. He discussed "O" zoning being an intrusion into the neighborhood and the increased number of requests. He requested restrictions that the historic structure remain if sold for something unpredictable in the future. Dorothy Richter was in agreement with the "O" zoning, it is appropriate for the use, but stated there is no guarantee that the "H" zoning will be given to preserve the structure and requested that be done. Reverend Dixon asked if applicant was in agreement with the recommendations of the neighborhood group. Mr. Bowman stated they had no objections at all. He stated they intended to preserve the house and agreed to deed restrict including a covenant that it would not be torn down. He explained they could not live with rollback provisions because of financing. After checking office records, Mr. Lillie explained that the application had been filed for Lots 24, 25, and 26 and that Lot 23 had been added later. Those lots are now under consideration. There also was discussion of the needs of the church and the cumbersome processes involved. Mr. Jagger pointed out to change zoning increases chance for undesirable uses in the neighborhood and felt the church should assume some responsibility for the neighborhood they are in and help try to preserve the integrity of the neighborhood.

COMMISSION VOTE

Mr. Danze moved to grant "O" Office, 1st H&A as amended, and that the restrictions as offered by applicant be included: use restrictions will be tied to the zoning change requiring that the structure will not be altered from its original architectural style and that the structure may never be removed, and that the Extend-A-Care people will apply for "H" zoning. Mr. Stoll seconded the motion.

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

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

SPECIAL PERMIT

C14p-79-035 Eugene Wukasch: Professional Landscape Architect's Office
5225 North Lamar called "LAGUNA HILLS INC."

ZONING

C14-79-210 Eugene Wukasch and Earl Wukasch: "B", 1st H&A to "O", 1st H&A
(by Eugene Wukasch)
Rear of 5225 North Lamar
5206-5208 Huisache

Aliece Minassian presented the staff report. This is an application for a special permit to allow an executive bookkeeping office for landscape business in two - 1.296 square feet existing buildings on 0.986 acre tract of land.

The two buildings are located on a tract currently zoned "B" 1st Height and Area. A request for zoning change to "O" on this portion of the 0.986 acre tract is currently being reviewed by the Planning Commission (Case No. C14-79-210).

Total parking spaces required is nine and the applicant is providing nine parking spaces.

Access to site to proposed from one existing driveway off North Lamar Boulevard.

This application is in compliance with the planning criteria check list. The staff recommends approval subject to ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATIONPERSONS APPEARING IN FAVOR

Eugene Wukasch, applicant
Doug Ralou, tenant of proposed building

PERSONS APPEARING IN OPPOSITION

Gerald Patrick
Mike Rink

WRITTEN COMMENTS IN FAVOR

Petition
Buck Moore Feed, 5237 North Lamar
Waymon Gilbert, 5242 North Lamar
Raymond Davis, 610 Zennia
Raymond Leifeste, 611 West North Loop

Planning Commission - Austin, Texas

October 3, 1979

7

C14-79-210 Eugene Wukasch (continued)

Odas Jung
 Troy Harrell, 2000 Teakwood
 A. D. Glover
 Eugene Wukasch
 Norma L. Swope, 614 Genard - LATER CHANGED TO OPPOSITION
 Boyce Campbell, 701 Zennia
 Mrs. Ada B. Turner, 700 Zennia
 Mr. and Mrs. Jesse L. Dodson
 Mrs. C. F. Goodenough, 5204 Huisache
 Don Burns, Route 1, Lexington, Texas
 H. C. Bethke, 1609 Chatham
 Leroy Bedner

WRITTEN COMMENTS IN OPPOSITION

J. R. and Dorothy V. Monaghan, 611 Gerard Street

COMMISSION ACTION

Mr. Lillie explained this property had been before the Commission on several occasions. It fronts on Lamar and extends back to Huisache. A strip of "A" will be retained on Huisache that must have screening and landscaping installed. All driveways are to be removed and there will be no access to the residential street. The staff would recommend to grant "O" subject to approval of the special permit, driveway removal, and landscaping and screening required.

Eugene Wukasch explained this would be an extension of the commercial uses existing on Lamar and expressed agreement with all staff recommendations. The neighborhood is in agreement. Doug Ralou, tenant of the proposed building, discussed it would be design offices and there would be no heavy equipment on the site. Gerald Patrick presented a petition in opposition and stated they were opposed to any rezoning other than residential. Mike Rink discussed problems with the operation as it is now and asked what would happen later if it were rezoned.

COMMISSION VOTE

Reverend Dixon moved and Mrs. Schechter seconded the motion to deny "O" Office, 1st H&A.

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

THE MOTION PASSED BY A VOTE OF 3-2. TERRY IRION OF THE LEGAL DEPARTMENT EXPLAINED THAT C14p-79-035 WAS NOW MOOT. NO ACTION WAS TAKEN.

C14p-79-033 Gordon Odom (continued)

This application is in compliance with the planning criteria check list. The staff recommends approval subject to compliance to ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Patsy Whittington, representing applicant

PERSONS APPEARING IN OPPOSITION

Bob Hayden

WRITTEN COMMENTS IN FAVOR

Clemens F. Jentsch, 5107 Manchaca Road

WRITTEN COMMENTS IN OPPOSITION

Mr. and Mrs. Eugene Gaertz, 5101 Pluma Lane
Z. W. Burley, 2009 Oak Glen Drive
R. L. Thompson, 5106 Plumas Lane
Cornelio G. Delgado, Jr., 5102 Plumas Lane

COMMISSION ACTION

Mr. Stoll was concerned for the traffic and explained this is a very high density area. Patsy Whittington, representing applicant, discussed the proposed project, the density, and stated they were asking for 14 townhouses. They would be owner occupied. She also explained that the Urban Transportation Department had approved the curb cuts and had not indicated any problem. There was discussion of the traffic, the driveway cuts and the problems that might be encountered. There also was discussion of the trees and how they could be saved. Bob Hayden felt the proposal would decrease property values and stated there are other things involved. He discussed the traffic problems and stated that if approved, "this will make one heck of a mess." He was very concerned for seven driveways. Mr. Stoll stated again that seven curb cuts and the density is just too much. Applicant agreed to work with the driveways provided the ordinance goes into effect, to minimize the driveway cuts, and attempt to save trees.

COMMISSION VOTE

Mr. Jagger moved to approve the special permit subject to the restriction that driveways will not be started until after the first of the year. If the ordinance is passed, a revised site plan is to be submitted to the Planning Commission for review in compliance with the new ordinance. Mr. Stoll seconded the motion.

C14p-79-033 Gordon Odom (continued)

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-036 Jerry Stone: A 257-Unit Apartment Project
(by G. W. Thompson)
Bounded by Great Hills Trail
and Mountain Ridge Drive

Aliece Minassian presented the staff report.

This is an application for a special permit to allow a 257-unit apartment dwelling group on a 10.187 acre tract out of 22.294 acre tract of land.

This tract is currently zoned "O", 1st H&A. The proposed density is 25.23 units per acre. "O" zoning allows a density of approximately 46 units per acre.

The site plan indicates a total of 152 one-bedroom units, 104 two-bedroom units and one three-bedroom unit. The total parking required is 439 spaces and applicant is providing 438 parking spaces.

This application includes the entire lot but proposes to develop only Phase I. Based on coverage requirements in the Lake Austin watershed, Phase I will use most of the coverage permitted for the entire tract unless alternative methods are used.

The staff recommends approval subject to ordinance requirements, and departmental recommendations. The staff also recommends that a recordable restrictive covenant be required committing the entire tract to Phase I until the entire tract, including Phase II, is submitted under alternative methods.

PERSONS APPEARING IN FAVOR

Jerry Stone, applicant

PERSONS APPEARING IN OPPOSITION

Ron Allen, 8300 Silver Ridge Drive, Balcones Civic Association

C14p-79-036 Jerry Stone (continued)

COMMISSION ACTION

Jerry Stone discussed their intention to develop the apartment project and how they would take care of the natural amenities the site has. Mr. Jagger asked if he had any problems with the staff recommendations. Mr. Stone discussed those recommendations and had some concern for fire protection and the wastewater line. He also discussed the Lake Austin Growth Management Plan. Mr. Stone agreed with the staff recommendations regarding the restrictive covenant. He stated he had met with the neighborhood associations and had not encountered any opposition. Ron Allen, representing the Balcones Civic Association, expressed a desire to meet with the developer so they could be more informed and be more involved. He requested postponement so a joint meeting could be held before the Planning Commission takes action. Mr. Guerrero closed the public hearing.

COMMISSION VOTE

Reverend Dixon moved to continue the request until 5:30 p.m., October 23rd for action only. The applicant is to meet with the neighborhood associations and check departmental recommendations. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-037 Mrs. Kenneth R. Owens: A Day-Care Center for a maximum for
6304 Arnold Drive 32 children

Aliece Minassian presented the staff report.

This is an application for a special permit to allow a day care center for 32 children in an existing structure on 11,860 square feet tract of land located in an "A" zoned residential area.

The lot, a 74 foot by 173 foot tract, is located on a minor street near its intersection with Northeast Drive. It is currently zoned "A", 1st H&A.

Access to site is proposed from one driveway off Arnold Drive.

The staff feels that this application will have a negative impact on the surrounding single-family neighborhood. The tract is not conducive to providing adequate access due to its location on a 50-foot wide street, the need for buffering and off-street loading and unloading. Therefore, the staff recommends to limit the number of children to be allowed for this facility to 12 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.

C14p-79-037 Mrs. Kenneth R. Owens (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Kenneth Owens, applicant

PERSONS APPEARING IN OPPOSITION

Forest McFarland

WRITTEN COMMENTS IN FAVOR

Frank D. Kerborn, 1001 Perry-Brooks Building
John J. Lucius, 6301 Arnold Drive

WRITTEN COMMENTS IN OPPOSITION

Jeff W. Seay, 6401 Betty Cook Drive
E. L. Kendrick, 6306 and 6402 Arnold Drive
Paul Blair, 3007 Northeast Drive
Helen G. Oswolt, 6305 Betty Cook Drive

COMMISSION ACTION

Kenneth Owens discussed the noise and congestion. He stated the children are there anyway and did not feel that it would be a bother to the neighborhood. Reverend Dixon explained how the operation of a day care center could be an intrusion into the single-family neighborhood. Mr. Jagger asked about the impact if the number of children should be lessened. Applicant explained he is licensed for 34 children, but did agree he could continue to operate with 16. He stated he lived on the site, but would move elsewhere and increase the business at this location. Reverend Dixon explained that the operation then would become a commercial business. Forest Black expressed concern for the narrow streets and discussed the dangerous intersection at Manor Road and expressed fear for the safety of the children. He was opposed to commercial uses in the neighborhood and requested the permit be denied. Mr. Guerrero discussed the expense that would be involved and questioned whether or not it would be feasible for four more children. He did not believe it would help the applicant or the neighborhood to approve this special permit. Mr. Stoll could not see the justification for a commercial operation in a residential neighborhood. There was discussion of limiting the number of children and 16 was the number agreed on.

C14p-79-037 Mrs. Kenneth R. Owens (continued)

COMMISSION VOTE

Mr. Stoll moved and Reverend Dixon seconded the motion to deny the special permit. Mr. Vier amended the motion to determine the relationship between the improvements and the total number of children and to continue action until October 9. The amendment was accepted.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-039 H. Arlan Conner and J. Lewis Miller: Restaurant and Executive
135 South First Offices

Aliece Minassian stated this an application for a special permit to allow a restaurant and executive offices on a 0.69 acre tract of land.

The site plan indicates that 0.12 acre of the land is allocated for the restaurant use and 0.07 acre of the land is allocated for the executive office use. The seating capacity in the restaurant is 148. The allowed parking space is 47 and the applicant is providing 48 spaces.

Access to the site is proposed from one-entry driveway and one-exit driveway off South First Street.

The application is in compliance with the planning criteria check list. It must be reviewed by the Parks and Recreation Board and the Board of Natural Resources and Environmental Quality prior to approval of Planning Commission, therefore, the staff recommends the Planning Commission hold the public hearing but delay action until we receive the comments from both boards.

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

COMMISSION VOTE

Reverend Dixon moved to close the public hearing and to withhold action until the Parks and Recreation Board and the Environmental Resources Board meet and submit recommendations. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-040 Charles Clinton: A Veterinary Hospital called "RESEARCH BLVD.
11679 Research Blvd. ANIMAL HOSPITAL"

Aliece Minassian presented the staff report.

This special permit application is for a request to construct an addition to a 1,590 square foot existing animal clinic. This facility is located in far North-west Austin on Research Blvd. (U.S. 183).

A 1,068.75 square foot area within the 0.23 acre site is proposed for the addition as indicated on the site plan. The use will be on an outpatient basis with no regular over-night boarding or animals and no outside runs of kennels.

The current zoning on the subject tract is "GR", 1st H&A. The subject tract is adjacent to a site zoned "B" to the south. The site plan does not indicate a 25 foot setback from "B" residence; therefore, an approved variance from the Board of Adjustment is required.

Access to the site is proposed from one driveway off Research Blvd.

The staff recommends approval subject to compliance to ordinance requirements and departmental recommendations.

PERSONS APPEARING IN FAVOR

Charles Clinton, applicant

COMMISSION ACTION

Charles Clinton, applicant, explained the hospital was built before annexation and they now need to expand. He requested the special permit being approved contingent on a variance being granted by the Board of Adjustment.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A VOTE OF 7-0.

Planning Commission - Austin, Texas

October 3, 1979

15

C14p-79-041 N.P.C.: Wholesale Establishment
 (by Phil Mockford)
 1900-1940 Rutland Drive

Aliece Minassian presented the staff report.

This is an application for a special permit to allow a wholesale establishment on a 2.175 acre tract of land.

It is understood that 35% of gross floor area will be used for sales offices and display and the remainder will be storage for wholesale establishments.

Access to site is proposed by two driveways off Rutland Drive and one driveway off Golden Meadow.

The building setback off Golden Meadow should be 25 feet. The Planning Department would recommend deleting some of the parking spaces along the front of the building to provide for landscaping.

This application is in compliance with the planning criteria check list. The staff recommends approval subject to compliance to ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATIONS

PERSONS APPEARING IN FAVOR

Jim Tunnell, representing N.P.C.

PERSONS APPEARING IN OPPOSITION

Bill Hostein

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Shin and Frances Chang, 10214 Rutland Village West

COMMISSION ACTION

Jim Tunnell, representing N.P.C., stated he had no problem with the requirements as set forth by the Planning Commission. He explained this is a vacant building, did not know who would occupy it. He discussed their desire to have the setback remain 15 feet along Golden Meadow. Mr. Lillie suggested applicant check with the Building Inspection Department to see if the setback is a requirement. There was discussion of drainage easements, also the elimination of some parking spaces to provide for landscaping. Bill Hostein wanted to know what type wholesale

C14p-79-041 N.P.C. (continued)

facility would be in there. He stated some types would be objectionable and pointed out this is a speculative building. He requested a restrictive covenant for the use of the building. There was discussion of the possible offensive uses, especially for vegetables or meats. It was agreed to limit the use to no loose leaf vegetables and raw meat. Mr. Jagger discussed some uses being a nuisance, as well as heavy traffic that might be generated.

COMMISSION VOTE

Mr. Stoll moved to approve the special permit in accordance with staff recommendations, departmental recommendations and ordinance requirements, and restricted to no loose leaf vegetables and no raw meat. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-042 H. Glyen Lemmon: A 32-Unit Apartment Dwelling Group called
(by George McCanse) "MEARNS MEADOW APARTMENTS"
1006 Rundberg Lane at
Mearns Meadow Boulevard
and Rutland Drive

Aliece Minassian stated this is an application for a special permit to allow a 32-unit apartment dwelling group on a 1.95 acre tract out of a 9.136 acre tract of land.

The tract is currently zoned "BB" residence 1st H&A. The proposed density is 16.42 units/acre. "BB" zoning allows a density of approximately 24 units/acre.

The site plan indicates a total of 32 two-bedroom units. The total parking required is 64 spaces and applicant is providing 74 parking spaces.

The proposed apartment dwelling group amenity is one swimming pool in an open area.

Access to the site is proposed from one driveway off Mearns Meadow Boulevard and two driveways off Rutland Drive.

This application is in compliance with the planning criteria check list. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

Planning Commission - Austin, Texas

October 3, 1979

17

C14p-79-042 H. Glyen Lemmon (continued)

PERSONS APPEARING

George McCanse, representing applicant
Arthur Dial - concerns

COMMISSION ACTION

George McCanse, representing applicant, stated the property is under option and discussed what they proposed to do. Arthur Dial asked what type apartments would be constructed. Mr. McCanse stated they would be luxury apartments, substantially high quality. Mr. Jagger expressed concern for the driveways on Rundberg Lane and pointed out that could create traffic problems.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-044 Gulf and Western Prop. Inc.: Light Industrial/Office/Warehouse
(by Bert Pence) Development
1300-1304 Anderson Lane East

Aliece Minassian explained this could be taken on a consent motion.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-045 Thomas Q. and Bill Hedrick: 26-Unit Apartment Project
9209 Northgate Boulevard called "NORTHGATE CONDOMINIUMS"

Aliece Minassian stated the applicant has requested postponement. The property owners have been notified.

COMMISSION VOTE

Mr. Stoll moved and Reverend Dixon seconded the motion to postpone this request indefinitely.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-70-048 City of Austin Electric Department: Electric Utility Substation
(by R. L. Hancock)
 Excess property from MoPac right-of-way
 located at Southeast corner of MoPac Blvd. and Steck Avenue

Aliece Minassian reported the provisions of the landscape ordinance would be met and recommended consideration on a consent motion.

COMMISSION VOTE

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

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

THE MOTION PASSED BY A VOTE OF 6-0.

The meeting adjourned at 9:45 p.m.

Richard R. Lillie

Richard R. Lillie, Executive Secretary