

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- July 3, 1979

The regular 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  
Bill Stoll  
Jim Vier

Also Present

Evelyn Butler, Supervising Planner  
Walt Darbyshire, Planner III  
Aliece Minassian, Planner  
Betty Baker, Planner  
John German, Director of Public Works  
Sheila Finneran, Legal Department  
Jafus Cavil, OERM  
Ouida Glass, Senior Secretary

Absent

Freddie Dixon  
Sid Jagger

Planning Commission--Austin, Texas

July 3, 1979 1

ZONING

The following case was heard on a consent motion: Staff Recommendation:

C14-79-132	S.C.S.C., Ltd., Theron S. Bradford (by Burrell D. Johnston) 7934 Great Northern Blvd.	From: GR, 1st H&A To: C-2, 1st H&A RECOMMENDED.
------------	---	---

## COMMISSION VOTE

On motion by Mr. Danze, seconded by Mrs. Schechter, the Commission approved the above request in accordance with staff recommendations.

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

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

C14-79-108      W. Travis Williamson, et ux: "B-H", 1st H&A to "O-H", 1st H&A  
                   (by Phyllis Cartwright)  
                   107 West Avenue

Betty Baker explained the staff would recommend to grant "O-H". The change would make the historic property economically viable and "O" zoning is consistent with existing zoning and uses.

## CITIZEN COMMUNICATION

## PERSONS APPEARING IN FAVOR

Frank Brown, applicant

## PERSONS APPEARING IN OPPOSITION

Dr. Peggy Kruger  
George Shelley  
Mrs. George Shelley

## WRITTEN COMMENTS IN FAVOR

Walter Vackar, No. 4 Inwood Circle  
Al Moyer, Vincent Moyer, 1803 West Avenue - with conditions

## WRITTEN COMMENTS IN OPPOSITION

Patrick Dear, Trustee, 1707 Pearl

C14-79-108 W. Travis Williamson, et ux (continued)

#### COMMISSION ACTION

Frank Brown, representing applicant, stated this would be used as an office and discussed how the parking would be handled. The first floor would be a limited medical clinic and a real estate office would occupy the upper portion. Dr. Peggy Kruger stated she did not see any reason to change the zoning, pointed out this is another old Austin neighborhood that is trying to be maintained. She did not feel it inevitable that this needed to be zoned for office use, discussed the return of use toward single-family and the nearness to the center city. She stated the structure is in perfect shape and felt it could be sold as a residence. Mrs. George Shelly discussed the history of Austin and pointed out that parking is a real problem. There was discussion of the Downtown Revitalization Plan and the need to re-establish this area as residential.

#### COMMISSION VOTE

Mrs. Shipman moved and Mr. Stoll seconded the motion that the zoning change be denied. This motion failed by a 3-4 vote.

Mr. Guerrero moved to grant "O-H", 1st H&A and Mr. Vier seconded this motion.

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

THE MOTION PASSED BY A VOTE OF 4-3.

C14-79-112 Max R. Haddick: "A", 1st H&A to "GR", 1st H&A  
7212-7236 Manchaca Road

Betty Baker explained the staff would recommend to deny "GR" General Retail, 1st H&A. The subject tract is adjacent to single-family residences. The area is part of a large zoning case in which the commitment for single-family development was supported by both the Planning Commission and the City Council. The subject tract is suitable for a P.U.D. or duplex development.

#### PERSONS APPEARING IN FAVOR

Carl Haddick, 2109 Matthews Lane  
Max Haddick

C14-79-112 Max R. Haddick (continued)

## PERSONS APPEARING IN OPPOSITION

Patricia Slovacek, 7324 Scenic Oaks Circle  
Marilyn Simpson, Whispering Oaks-Cherry Creek Neighborhood Association  
W. G. Norcross, Southwest Oaks-Shiloh Neighborhood Association  
Bob Karkosky, 637 West College, Grand Prairie, Texas  
Lewis Karkosky, Walter Main Road, Geneva, Ohio  
Richard A. Kingsley, 7702 Malvern Hill Court  
Larry R. Cunningham, 2101 Malvern Hill Drive

## COMMISSION ACTION

Carl Haddick, applicant, discussed the land uses in the area and stated this strip of Manchaca Road is not heavy in residential uses. He did not feel traffic would be a problem and explained the tract would be used for a car wash and would not be detrimental to the area. Max Haddick discussed the proposed plans for the tract and stated the area is going commercial. He amended the application for 175 feet on Manchaca Road to be zoned "GR". Marilyn Simpson, representing the Whispering Oaks-Cherry Creek Neighborhood Association, stated this is a residential area. It is not going commercial. They had requested an area study be made so the area could be permanently zoned. She discussed the undeveloped land in the area and stated a commitment has been made for this area to be built with "A" Residential type development. They do not want this to become a commercial strip. They do not need this car wash. There is another in the immediate area. She requested the zoning be denied, pointing out this zoning would destroy the orderly development and that Manchaca Road would become commercialized. Patricia Slovacek stated they do not want any more commercial zoning in the area and requested denial of the zoning change. W. G. Norcross, representing the Southwest Oaks-Shiloh Neighborhood Association supported the remarks of Marilyn Simpson and requested denial of the application. Bob Karkosky, owner of the adjacent tract to the west, discussed that tract being landlocked, therefore, rendering the tract unusable. He discussed a private road and their need for easement rights.

## COMMISSION VOTE

Mrs. Shipman moved and Mr. Danze seconded the motion to support the staff recommendation and to deny the zoning change because of the precedent that had been set in previous zoning requests.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14-79-128 Frederick E. and Patricia G. Tankersley: "A", 1st H&A  
 (by Don Harris) to "O", 1st H&A  
 801 East Riverside also  
 bounded by Alameda Drive

Betty Baker stated the staff would recommend to deny "O" Office, 1st H&A. The proposed "O" Office zoning would set an undesirable precedent for residential lots to the west along Riverside Drive. "O" Office zoning would be an intrusion into the adjacent single-family residences to the south and east.

#### CITIZEN COMMUNICATION

#### PERSONS APPEARING IN FAVOR

Gene Tankersley, 4212 Avenue F  
 Don Harris, 4807 Caswell  
 Patsy Tankersley, 4212 Avenue F

#### PERSONS APPEARING IN OPPOSITION

John Meinrath, President, South River Citizens  
 Debbie Stedman, 906 East Riverside  
 Harry W. Deckard, 901 Avondale  
 Ken Stedman, 906 East Riverside  
 Karen M. Deckard, 901 Avondale  
 Mr. & Mrs. Craig Weller, 1313 Bonham Terrace  
 Mr. & Mrs. J. H. Maloy, 1309 Travis Heights Blvd.  
 Mrs. Erma Carpenter, 1306 Bonham Terrace  
 Eunice Wisenbah, 1304 Bonham Terrace  
 Ron Lindsey, 1335 Bonham Terrace  
 Jan Lindsey, 1335 Bonham Terrace  
 H. E. Turner, 809 Avondale  
 Mrs. James Eckhardt, 810 Avondale Road  
 Oleta R. Turner, 809 Avondale Road  
 Mr. & Mrs. Beverley Laws, 1336 Bonham Terrace  
 Douglas Hanners, 1316 Kenwood  
 Jan Hanners, 1316 Kenwood  
 Helen S. Flanagan, 1339 Bonham Terrace  
 Mr. & Mrs. John E. Kruse, 1407 Alameda  
 Marlan Blissett, 804 Edgecliff Terrace  
 Linda Canson, 812 Avondale  
 Sue Fishbeck, 804½ East Riverside  
 Wilda Campbell, 706 East Monroe  
 Bertha Holck, 1501 Travis Heights Blvd.  
 Manfred Holck, 1501 Travis Heights Blvd.  
 Marcela Rossman, 803 East Riverside Drive  
 Mary E. Ley, 801 Avondale  
 Jean Mather, 1611 Alameda  
 Charles Rossman, 803 East Riverside Drive  
 Ethel V. Davis, 1109 Alameda Drive  
 Loyce Baker, 1304 Bonham Terrace

C14-79-128 Frederick E. & Patricia G. Tankersley (continued)

## WRITTEN COMMENTS IN FAVOR

R. H. Shelton, 908 East Riverside

## WRITTEN COMMENTS IN OPPOSITION

Pat and Les Spradling, 1310 Travis Heights  
Dr. James W. Eckhardt, 810 Avondale  
Charles Rossman, 803 East Riverside Drive  
Valid Petition

## COMMISSION ACTION

Gene Tankersley, applicant, explained they had owned this and had their residence there, but the traffic and noise was such that they had to leave. He discussed the accidents in the immediate area and the problems with excessive traffic and noise, explaining that renters also are a problem, thus his desire to change the zoning on the property. He felt this would render the tract usable as offices and would not offend the integrity of the neighborhood. He felt that rezoning would be inevitable and indicated a willingness to cooperate with the neighborhood and the neighborhood association. Don Harris discussed the deed restrictions for the subdivision to remain single-family. He felt the question to be whether or not Riverside Drive is a residential street. It is not a healthy situation to live on Riverside Drive. He pointed out this is a rental corridor and that traffic has made it inevitable to become offices. Patsy Tankersley, presented a "mothers" view and discussed safety of children, noise, traffic accidents and pollution. She stressed her opinion that traffic on Riverside Drive was not conducive to residential use. Speaking in opposition, John Meinrath of the South River City Citizens Neighborhood organization explained the area residents have consistently opposed rezoning of any property for uses other than single-family. This would be an intrusion into an exclusive residential area. He indicated there are problems, they are recognized, and they are being worked out to improve these conditions. Charles Rossman read a prepared statement indicating their desire to preserve the traditions and character of the neighborhood, stating they do not want commercial uses. They requested realignment of Riverside Drive, the opening of the Congress Avenue bridge, enforcement of speed limit on Riverside Drive. He pointed out that the long range impact of rezoning could be devastating, could have a domino affect, and that this would destroy one of the oldest neighborhoods of Austin. Nothing is inevitable, to allow the first step will allow the inevitable to begin. He submitted a petition signed by area residents in opposition to the requested zoning change. There was discussion of the real issue being Riverside Drive.

C14-79-128 Frederick E. & Patricia G. Tankersley (continued)

## COMMISSION VOTE

Mrs. Shipman moved and Mr. Danze seconded the motion to deny the zoning change since this would be an intrusion into a single-family residential area.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14-78-161 Odas Jung: "D", 1st H&A to "D", 2nd H&A  
406-412 and 500 East Ben White Blvd.

Betty Baker explained this zoning request was made to allow a higher sign for the Wendy's location. The staff would recommend to deny 2nd H&A since this would promote sign competition and proliferation along this portion of Ben White Blvd.

## COMMISSION VOTE

Mr. Vier moved and Mr. Snyder seconded the motion to deny the zoning request.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14h-79-013 Green Pastures: "A", "LR", and "C", 1st H&A to  
811 West Live Oak "A-H", "LR-H", and "C-H", 1st H&A

Betty Baker stated this could be considered on a consent motion. It is owner requested.

## COMMISSION VOTE

Mr. Snyder moved and Mrs. Schechter seconded the motion to grant "A-H", "LR-H", and "C-H", 1st H&A based on its meeting Items (a), (b), (h), (i), (k), (l), and (m) of the criteria for historic zoning.

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

THE MOTION PASSED BY A VOTE OF 7-0.

Planning Commission--Austin, Texas

July 3, 1979 7

SPECIAL PERMITS

C14p-79-020 James D. Wood V.V.M.: An addition to an existing animal  
12687 Research Blvd. hospital

C14p-79-025 S.C.S.C., Ltd.: A quality night club featuring live music  
(by Burrell D. Johnston) called "ANTONE'S"  
7934 Great Northern Blvd.

COMMISSION VOTE

On a consent motion by Mr. Danze, seconded by Mrs. Schechter, the Planning Commission approved the above special permits in accordance with departmental recommendations and ordinance requirements.

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

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

C14p-79-021 Alfred D. Hughes: A 62-unit apartment project called  
9115 North Plaza "NORTH PLAZA APARTMENTS."

Evelyn Butler presented the staff report.

This is an application for a Special Permit to allow a 62-unit apartment dwelling group on the northern 5.0 acres of an 8.799 acre lot. The applicant indicates the balance of the lot will be developed under a special permit application at a later date. The total lot is to be developed as a single project.

The subject tract bounded by North Plaza and Fiskville Cemetery Road is adjacent to a site zoned "GR" on the north. A special permit was approved on the adjoining tract in 1972 for a 112-unit apartment dwelling group called "Greenway Plaza Apartments." Undeveloped land zoned "GR" bound the tract to the south. Single-family residences are to the east.

The current zoning on the subject tract is "GR" 1st Height and Area. The proposed density is 12.4 units per acre. "GR" zoning allows a density of 46 units per acre. Site plan indicates a total of 16 one-bedroom units, 40 two-bedroom units and 6 three-bedroom units. The total parking required is 119 spaces, and applicant is providing 119 parking spaces.

No amenities are proposed. Vehicular access is proposed from one driveway off North Plaza and one driveway off Fiskville Cemetery Road.

The staff recommends approval with the finding of facts and subject to compliance with ordinance requirements and departmental recommendations.



C14p-79-021 Alfred D. Hughes (continued)

## PERSONS APPEARING

Al Hughes, owner of the tract

## COMMISSION ACTION

There was discussion of a request before the Board of Adjustment on July 9 to reduce the number of parking space by 49. Al Hughes, owner of the tract, stated he did not intend for the traffic on Cemetery Road to increase to any extent. This will be a Section Eight Assisted Housing and tenants will have limited income. He discussed the reduced parking still exceeds federal standards and that the reduced space will be used for playgrounds. He stated he had met all federal guidelines for this proposed project. Public Works Department has required curb and gutter as well as sidewalks on Cemetery Road. The street eventually will be brought up to City standard.

## COMMISSION VOTE

Mr. Snyder moved approval of the special permit subject to the finding of fact and in accordance with departmental recommendations and ordinance requirements. Mr. Danze seconded the motion and offered a friendly amendment to recommend approval subject to Board of Adjustment action to reduce the number of parking spaces to not less than 96.

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

ABSENT: Dixon and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-022 H.K. Speck: A-8 Unit Townhouse project called "The Baily Estate"  
(by Lawrence W. Speck)  
3500-3510 Hampton Rd.  
800-808 E. 35th  
3501-3509 Greenway

Evelyn Butler presented the staff report.

This is an application for a special permit to allow an eight-unit townhouse project on a 1.16 acre tract of land. The property is located in the north corner of the intersection of E. 35th Street and Hampton Road, and in the east corner of the intersection of E. 35th Street and Greenway, adjacent to single-family residences on the north, east, south and west.

C14p-79-022 H.K. Speck (continued)

The proposed density is 6.89 units per acre. The townhouse ordinance requires a minimum of 3,500 square feet of total project area per unit. Under this provision the allowable density is 12.44 units per acre. The density compares to duplex development which requires a minimum lot of 7,000 square feet per duplex lot, or 3,500 square feet of lot area per living unit. Each duplex lot, however, must be at least 50 feet wide on interior and 60 feet wide on corner lot. Five duplex lots, or 10 units could be developed on this tract. Access to the property is proposed from one driveway off Hampton Road.

The staff recommends approval with the finding of facts and subject to compliance with ordinance requirements and departmental recommendations.

Sheila Finneran of the Legal Department reported that she had talked with the attorney for the neighborhood. The Commission can go ahead with the special permit request. The legal question of subdivision can be solved later.

## CITIZEN COMMUNICATION

## PERSONS APPEARING IN FAVOR

H. K. Speck, 3504 Hampton Road  
Cindy Speck, 808 Baylor  
Esther Speck, 3504 Hampton Road  
Paul Lamb, 508-C West 34th  
Mrs. Gordon M. Lantz, 3408 Red River  
Blake Alexander, 811 East 38th Street  
Mrs. William A. Houlihan, 3412 Red River  
Jean Houlihan, 3412 Red River

## PERSONS APPEARING IN OPPOSITION

Thomas M. Mays, 3515 Greenway  
Carolyn Bingham, 719 Carolyn Avenue  
Mrs. T. E. Wiley, 3510 Greenway  
Margaret King, 3702 Harmon  
Elizabeth Daily, 4807 Duval  
James R. Meyers, 818 East 37th  
Martha Meyers, 818 East 37th  
Mrs. Robert R. Blake, 700 Hampton Road  
Charles F. Heidrick  
W. H. Billingsley, 1303 Bonham Terrace  
Mrs. Martin Legett, 3410 Greenway  
Oscar C. Paul, 1006 East 39th  
Dee Bednar, 834 East 37th Street  
Stephanie Jourdan, 1005 East 38th Street  
Lois Horstmann, 838 East 37th  
Mrs. Oscar Paul, 1006 East 38th Street  
Margarette Sharpe, 3700 Greenway

C14p-79-022 H.K. Speck (continued)

Ernest A. Sharpe, 3700 Greenway  
W. O. Nelle, 840 East 37th  
Mrs. Grace M. Horstmann, 838 East 37th Street  
M. R. Henniger, 1004 East 38th Street  
Mrs. W. Otis Nelle, 840 East 37th Street  
Laura Glass, 805 East 35th Street  
Mollie Tower, 3512 Greenway  
R. J. Robison, 3500 Greenway  
Mrs. Louise W. Robison, 3500 Greenway  
T. E. Wiley, 3510 Greenway  
Anne Neubauer, 708 Texas Avenue  
Douglas Folby, 3509 Woodrow Street  
Barbara J. Meyers, 818 East 37th Street  
Ray Neubauer, 708 Texas Avenue  
Brian R. and Lynn R. Davis, 3400 Hampton Road  
Katherin S. Lowry, 829 and 836 East 37th Street  
Thomas Lowry, 829 East 37th Street  
William C. Bednar, Jr., 834 East 37th Street  
Martin Legett, 3410 Greenway  
Norma N. Lawlor, 3408 Hampton Road  
William Shive, 834 East 38th Street  
Taylor Glass, 805 East 35th Street  
Bill Bingham, 719 Carolyn

## WRITTEN COMMENTS IN FAVOR

Glen E. Lewis, 826 Harris Avenue  
G. M. Lantz, 3408 Red River

## WRITTEN COMMENTS IN OPPOSITION

Mrs. E. S. Blackburn, 3404 Hampton Road  
Mr. and Mrs. Jake Petmecky, 3710 Greenway  
Lovin W. Robism, 3500 Greenway  
Dr. Robert F. Martin, 804 Harris Avenue  
Petition - 103 signatures

## COMMISSION ACTION

Larry Speck, applicant, showed slides of the tract, discussed the history of The Bailey Estate, as well as plans for the proposed project. He discussed area resistance to building in the past as well as resistance to his application at this time. Blake Alexander pointed out this will be family units and not townhouses. He felt it would be a definite enhancement for

C14p-79-022 H.K. Speck (continued)

the neighborhood and was in favor of the proposed project. Mrs. William Houlihan expressed favor with the request. This will leave the neighborhood intact and the impression will be one of established housing. Speaking in opposition, Bill Bingham, representing the neighborhood association and all surrounding neighbors, stated they were unalterably opposed to this project and submitted a petition containing approximately 103 signatures in opposition. He stated they felt betrayed by this project and requested the Planning Commission to support their opposition. He discussed this being a neighborhood of large single-family residences with large lots. He stated they like it and want to protect it; are not interested in leaving and then selling off property to make money. There was discussion of a restrictive covenant requiring only one single-family house on the entire tract. He discussed the drainage, questioned whether or not there is adequate sewage capacity, and pointed out the incompatibility to this area, as well as transportation problems. He felt the proposed buffering is not adequate, and pointed out there is a problem with the subdivision plat that has not as yet been addressed. Taylor Glass requested to keep the area as it is and develop along the same lines as the community has developed. William Stride emphasized that the Bailey's intended to develop single family dwellings and he has fought for 25 years to keep it that way. He explained this is a highly concentrated area and this project could ultimately cause deterioration of the neighborhood, that people would leave and move elsewhere. He used Chicago as an example. He felt the density to be much too high and strongly recommended the request be denied. Norma Lawlor stated this is a quiet neighborhood, a single-family neighborhood, with limited traffic and felt that the special permit will literally destroy an area in one of the nicer residential areas of Austin and that the entire neighborhood eventually would become a commercial nightmare. Martin Leggett discussed the traffic and a possible intolerable situation, pointing out the narrow streets, unique neighborhood, and requested the Commission to help keep it that way. William Bednar spoke as a concerned parent for the increased traffic if this project is allowed. Kathryn Lowry expressed concern for the safety of the area residents, pointed out there are no sidewalks. She also felt this would set a precedent for the area. Brian Davis stated that building in the neighborhood and the trend of the area has been toward redevelopment as single-family and felt the neighborhood should be retained as single-family residential. Ray Neubauer pointed out the problems of living in an inner city neighborhood. There was discussion of the density and what could be built with the existing zoning, as well as a meeting with the neighborhood to work out some differences. Mr. Snyder stated there must be a middle ground.

## COMMISSION VOTE

Mr. Vier moved to close the public hearing, to encourage the applicant and neighborhood to meet to reach some resolution, that applicant and a neighborhood representative be present on July 24 for the Commission to ask questions about the result of the meetings. Mr. Danze seconded the motion.

C14p-79-022 H.K. Speck (continued)

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-023 Embrey Investments, Inc.: A 250-unit Apartment dwelling group  
(by John A. Echols) called "The Knoll Apartments"  
IH-35 Access Road

Evelyn Butler presented the staff report.

This is an application for a Special Permit to allow a 250-unit apartment dwelling group on a 9.6 tract of land located on IH-35 Access Road to the east of Parker Lane in South Austin.

The site is bounded on the north and south by undeveloped land, on the east by a church and on the west by IH-35.

The easternmost portion of this tract is pending "BB", 1st H&A, which allows a maximum density of 24 units per acre. The applicant proposes 23.8 units per acre. The remaining portion of the land is pending "O", 1st H&A, which allows a maximum density of 46 units per acre. The applicant proposes 27 units per acre.

The site indicates a total of 188 one-bedroom units and 62 two-bedroom units. The total parking required is 406 spaces and applicant is providing 421 parking spaces.

The proposed apartment project amenity is one swimming pool in an open area. Access to the site is proposed from two driveways of IH-35 access road.

The staff recommends approval with the finding of fact subject to compliance with ordinance requirements and departmental recommendations.

PERSONS APPEARING

Walter Embry, developer of the proposed project

COMMISSION ACTION

There was discussion of the extension of San Moreno Drive to Parker Lane or to IH-35 so there will be access from either direction and it was pointed out that this does not match the already approved preliminary subdivision. Walter Embry, developer of the proposed project, discussed the background of the tract. Mr. Vier felt that perhaps a revised preliminary should be

C14p-79-023 Embrey Investments, Inc. (continued)

considered before the zoning is granted, postpone the request for the special permit, an applicant to come back in and request approval of the revised preliminary plan. Mr. Danze asked for the staff recommendations of all previous meetings. Mr. Guerrero suggested to consider the revised preliminary with the staff comments before a decision is made on the zoning.

## COMMISSION VOTE

Mr. Vier moved and Mr. Danze seconded the motion to postpone the request until a revised preliminary plan is submitted on the entire tract, which was covered by the existing preliminary and this special permit.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-024      The Residence of Texas: An 80-Unit Apartment dwelling  
                  (by John S. Lloyd)                      group called "The Residence of Texas"  
                  La Posada Drive

Evelyn Butler presented the staff report.

This is an application for a Special Permit to allow an 80-unit apartment dwelling group on a 2.521-acre tract of land located in North Austin on La Posada Drive.

The subject tract is adjacent to a restaurant zoned "C" on the west. Undeveloped land is located to the east and south of the subject tract, a hotel bounds the tract to the southwest and large undeveloped tract to the north.

The current zoning on the subject tract is "C", 2nd Height and Area. The proposed density is 32.92 units per acre; the zoning allows a maximum density of approximately 62 units per acre. The total parking required is 122 spaces. The applicant is providing 92 parking spaces, therefore, an approved variance from the Board of Adjustment is required. The staff would recommend the reduction.

The proposed apartment project amenities include one swimming pool in an open area, one tennis court and an activity center.

The staff recommends approval with the finding of facts and subject to ordinance requirements and departmental recommendations.

C14p-79-024 The Residence of Texas (continued)

## PERSON APPEARING

John Lloyd, applicant

## COMMISSION ACTION

John Lloyd explained this will be an apartment hotel, offering rooms with kitchenettes designed for individuals with short-stay. They will deal primarily with companys to provide apartments for their personnel. He explained they were seeking a variance in the required parking spaces and an item had been scheduled before the Board of Adjustment to consider this request. There was discussion of the proposed plans for the site.

## COMMISSION VOTE

Mr. Danze moved and Mr. Vier seconded the motion to approve the special permit subject to the findings of fact, departmental recommendations and ordinance requirements, and Board of Adjustment action.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-026 L.J. Turk: A 148-unit, six-story apartment project  
(by Ronald Scharfe) called "The Crescent of Austin"  
4015,4017,4019,4021, Banister Lane  
1200, 1204, 1208 Ben White Blvd.

Evelyn Butler discussed the zoning change for the location of the building which was approved subject to a special permit. This is an application for a special permit to allow a 148-unit apartment project on a 3.149-acre tract which is currently zoned "GR" and "O", 2nd H&A. The proposed density is 47 units per acre. The site plan indicated a total of 142 one-bedroom units and one three-bedroom unit, and the applicant is providing 213 parking spaces. Access to the site is proposed from one driveway off Ben White Boulevard and one driveway off Banister Lane. The staff recommends approval with the finding of fact subject to compliance with ordinance requirements and departmental recommendations.

Planning Commission--Austin, Texas

July 3, 1979 15

C14p-79-026 L. J. Turk (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Ron Scharfe, applicant  
Jan Turk  
James Brady

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

Pinkie Tom Townsley, 1108 March  
Gladys R. Smith, 1109 Marcy

COMMISSION ACTION

Ron Scharfe discussed the site plan and the proposals for the project. Mrs. Shipman stated she had real concerns about this particular project. She stated this is a residential neighborhood, the traffic is a problem, there are massive trees on the site. Mr. Danze asked if parking would be assigned to the tenants and it was explained that the spaces would not be assigned. Mrs. Shipman pointed out this was a one-bedroom project and yet there is a play area provided for children. She asked when Banister Lane would be widened and paved. Evelyn Butler explained the Banister Lane would be paved within six months to one year on a voluntary process. Mr. Danze asked and the applicant agreed to move the garbage area and buffer it.

COMMISSION VOTE

Mr. Stoll moved to approve the special permit with the finding of fact subject to compliance with all ordinance requirements and departmental recommendations. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-1.



Bill Criswell discussed the desire to develop the Hyatt Regency Hotel in downtown Austin and their proposed plans. He stated this is a town that is growing and needs a first-class downtown convention hotel. He pointed out the economy is growing and felt this will contribute to the City of

✓  
Planning Commission--Austin, Texas

July 3, 1979

17

C14p-79-027 Criswell Management Company, Inc. (continued)

Austin by creating jobs and they would be good neighbors in the environment as well. He discussed the revolving restaurant that would be on top of the building being open to the public, expressed disagreement with the parking recommendations. The restaurant in the hotel has a compounding effect and felt that approximately 170 spaces are required that would not be necessary to operate the hotel facility successfully. He pointed out the applicant is the one to be hurt if the parking is inadequate, also that excessive parking would limit the greenery and open space. There was discussion regarding the hike and bike trail and the need for it to be placed away from the hotel facility. There also was discussion regarding the need for an approach main to serve the tract. Speaking as an individual as well as a member of the South River City Civic Association, Mary Ley expressed concerns for the amount of impervious coverage, the run-off, the fill that would be required for the extension to the lake and any other preparation of the site. She hoped the park-like setting would remain. She also discussed the traffic for a project such as this in relation to Riverside Drive, as well as ingress and egress to the site. There was discussion of the need for this to be reviewed by the Parks and Recreation Advisory Board and the Citizen's Board of Natural Resources and Environmental Quality.

## COMMISSION VOTE

Mr. Stoll moved and Mr. Vier seconded the motion to grant "C-2", 4th H&A.

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

THE MOTION PASSED BY A VOTE OF 7-0.

Mr. Stoll moved and Mr. Danze seconded the motion to close the hearing on the request for a special permit, to continue to July 24 for action only, that reports from the Parks and Recreation and the Environmental Boards be presented, a recommendation from staff on parking requirements, a report from the Corps of Engineers, and the approach main.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C12-79-011 Public Services

Adjustment of participation on  
Windsor Hills North Water Approach Main

Walt Darbyshire explained that the Water and Wastewater Department had made an error in the computation of the City participation in the approach main to serve the Windsor Hills North Subdivision which had been approved by the Planning Commission on June 26. It has been determined that the estimated cost of the approach main is \$177,200. If annexed within one year, the cost to the City will be approximately \$100,500. If not annexed within one year, the cost to the City will be 75 percent of this or \$75,375.

## PERSONS APPEARING

Mac Allen, representing applicant

## COMMISSION ACTION

Mac Allen, representing the applicant, stated they will request annexation upon approval of the final plat.

## COMMISSION VOTE

Mrs. Shipman moved approval of the adjustment of participation, with appreciation to the Water and Wastewater Department for notifying the Planning Commission of the error in the cost of the line. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

R105-79 Subdivision Memorandum

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

The Planning Commission considered the items listed on the Subdivision Memorandum and took action as indicated.

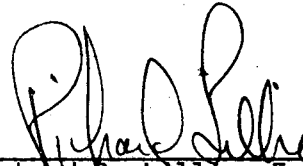
AYE: Danze, Guerrero, Schechter, Shipman, and Snyder.  
ABSENT: Dixon, Jagger, Stoll, and Vier.

THE MOTION PASSED BY A VOTE OF 5-0.

Planning Commission--Austin, Texas

July 3, 1979 19

The meeting adjourned at 11 p.m.



Richard R. Little, Executive Secretary

[illegible]