

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- February 12, 1963

The meeting of the Commission was called to order at 7:00 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman  
Howard E. Brunson  
Edgar E. Jackson  
S. P. Kinser  
Emil Spillmann  
Barton D. Riley  
W. A. Wroe

Absent

Pericles Chriss  
W. Sale Lewis

Also Present

Hoyle M. Osborne, Director of Planning  
E. N. Stevens, Chief, Plan Administration  
Paul Jones, Assistant City Attorney

MINUTES

Minutes of the meeting of January 15, 1963, were approved as submitted.

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting February 5, 1963:

Cl4-63-1 Simmons Motor Company: B to C  
Rear 1205 Baylor St.

STAFF REPORT: The site in question is the rear portion of a lot previously considered and is undeveloped. The surrounding area along Baylor Street is developed predominantly residential with the area to the east along Lamar being developed commercially. "LR" zoning, fronting along the west side of Parkway at Lamar Boulevard, was granted in 1960. A "C-2" zone on the east side of Lamar was also granted in 1960. The entire lot, including the subject property, was considered last November and the request was withdrawn following the Planning Commission's recommendation to deny for the following reasons: (1) encroachment into a well established residential area, (2) business would front on a street that is more or less hazardous from a traffic standpoint, and (3) operation would definitely increase the traffic conditions. The property at the intersection of Baylor and West 12th Street is zoned "B" and developed with two duplexes. The Director pointed out that the extension of the body shop location to include the rear one-third of the property would permit parking and driveway useage for the body shop area on the remaining two-thirds of the lot under "B" Residence zoning.

C14-63-1 Simmons Motor Company--contd.

Mr. Steve Simmons was present at the meeting and stated that because of the previous objection to the traffic on Baylor Street, he limited the area in this application to the rear 50 feet of the lot. He felt that traffic could not be kept off Baylor Street regardless of whether or not this is commercial and said the lot will continue to be used for an employees "parking area".

One written comment in favor of this request was received.

Five written comments against were received and six persons appeared at the hearing in opposition. The following reasons were given:

1. Since this Baylor Streets is a heavy residential area it should remain residential. A paint and body shop will affect the character of Baylor Street. A property owner of 12th Street asked and got a zoning change to put in a gift shop. This person then sold Mr. Simmons the property and since it was already zoned "C", it became available for the type of business proposed. Property owners should be protected from this type of commercial zoning.
2. Property owners in this area are most concerned. Last time this case was considered, a petition signed by 25 to 30 property owners was presented to the Council. These property owners still object to this proposed change in their residential neighborhood. A use of this type is not only a fire hazard but will create traffic hazards as well.
3. Although this request has been modified, the basic request remains the same with the purpose of extending the paint and body shop. Neighborhood objections remain the same as before. Baylor is a residential street.

The Commission felt as it had previously when the entire lot was included, and that this would still be an intrusion into an existing "B" Residence area and an encroachment into a well established area. It was therefore unanimously

VOTED: To recommend that the request of Simmons Motor Company for a change of zoning from "B" Residence to "C" Commercial for property located at the rear of 1205 Baylor Street be DENIED.

C14-63-2 Kelly Debusk: A to O  
 2003 Lake Austin Blvd.

STAFF REPORT: This site is developed with a single-family dwelling. The stated purpose of the request is for operation of a children's nursery. The surrounding area is predominantly residential with the exception of a grocery store across the street and a veterinary clinic at the intersection of West 1st and Lake Austin Boulevard. "O" zoning permits an unlimited number of children in a nursery and doesn't require the operator to live on the premises, which is the reason for this request. This lot is in the planning area of Missouri-Pacific Boulevard, particularly the design of the interchange at Missouri Pacific Boulevard, Lake Austin Boulevard, West 5th and West 6th Streets.

CL4-63-2 Kelly Debusk--contd.

Mr. Mike Arnn (agent) and Mr. Austin B. Damewood (purchaser of this property) appeared at the hearing. Mr. Damewood stated he was requesting the change to "O" Office zoning to permit the maximum number of children (19 pr 20) for operation of the nursery. If it would not be necessary to change the zoning to "O", he would ask for any zoning change that would permit this use as proposed.

Four written comments were received in opposition to this requested change of zoning. Their objections were because they did not feel there was a need for another nursery or that this was the proper location, as well as the increase in traffic caused by such an operation.

The Commission felt that this would be spot zoning and would be an intrusion into a residential area. Also, that this area is in the Plan area for the design of an interchange at Missouri-Pacific Boulevard, Lake Austin Boulevard, West 5th and West 6th Streets. It was therefore unanimously

VOTED: To recommend that the request of Kelly Debusk for a zoning change from "A" Residence to "O" Office for property located at 2003 Lake Austin Boulevard be DENIED.

CL4-63-3 Doyle Chapman: A to B  
Rear 7305-7313 Lamar Blvd.

STAFF REPORT: The site is undeveloped. The front portion of the property is zoned commercial as a part of strip zoning along Lamar Boulevard. The area to the east is developed residentially with single-family dwellings, while the area west along Lamar Boulevard is developed with various commercial establishments and the Jefferson Chemical Plant to the southwest. The applicant proposes to build apartments. The proposed zoning would permit a maximum of 13 regular apartment units or an apartment hotel with a maximum of 18 units.

No one appeared to represent the applicant. One reply to notice was received in favor of this zoning change.

The Commission felt that this would be spot zoning and that this intrusion of one tract of "B" Residence zoning into an "A" Residence area would not be proper zoning. It was therefore unanimously

VOTED: To recommend that the request of Doyle Chapman for a change of zoning from "A" Residence to "B" Residence for property located at the Rear of 7305-7313 Lamar Boulevard be DENIED.

C14-63-4 Joe Dacy: C to C-1  
West Lynn and West 10th Sts.

STAFF REPORT: The applicant proposes a change to "C-1" Commercial for the sale of beer to go in a grocery store. The site is developed with a photo studio, beauty and barber shop, a decorating shop, florist shop and grocery. The surrounding area is developed with one and two-family dwellings and apartments with the exception of commercial development along West Lynn Street. We feel that this request is a matter of policy.

The applicant, Mr. Joe Dacy, appeared and stated the following: This was previously requested by the person renting this property from me but the neighbors were opposed to having liquor sold in the neighborhood. Since there is now a drive-in grocery across the street from this property where beer will be sold, application for zoning change having been approved by the City Council, I do not feel it is fair to my tenant to deny him the sale of beer in his grocery store. He should be allowed to meet competition and I feel I should assist him in his request.

One reply to notice was received favoring the change and one in opposition.

The Commission felt that this application was in line with the adopted policy of the Commission on "C-1" Commercial zoning, and it was therefore unanimously

VOTED: To recommend that the request of Joe Dacy for a zoning change from "C" Commercial to "C-1" Commercial for property located on the northeast corner of West Lynn and West 10th Streets be GRANTED.

C14-63-5 Northtown Company, Lawson Ridgeway: Tract 1: Int. A & Int. L to B & 1  
2700-2716 Anderson Lane  
Tract 2: Int. A & Int. L to C & 1

STAFF REPORT: The applicant proposes construction of multi-unit apartments on Tract 1 and future commercial development on Tract 2. The property is presently undeveloped. The surrounding area has commercial along Burnet Road and there is some residential development to the extreme east and west. This property adjoins Gulf Mart shopping center and property shown on a preliminary plan as residential lots on the west. The proposed zoning on Tract 1 would permit a maximum of 192 regular units or a 257-unit apartment hotel. The proposed zoning on Tract 2 would permit a maximum of 336 regular units, or a 1,178 unit apartment hotel if so used. In the Austin Development Plan, Anderson Lane is classified as a secondary thoroughfare with a proposed right-of-way of 90 feet. The subdivision, Northtown West Section 3 provides for one-half of the additional right-of-way. Texas Electric Coop adjoins Tract 2 on the north and has been zoned "C" Commercial for that use. Tract 1 was shown for apartment use and Tract 2 for Commercial use on a preliminary subdivision plan which has been approved subject to change of zoning.

Mr. Donald C. Moreau and Mr. Conway Taylor (agent) appeared for the applicant and presented the following: Apartment zoning is requested as buffer zoning between Gulf Mart and proposed residential on the west. This residential area was accepted in a preliminary plan but a final plat has not been filed. Commercial zoning and uses are adjacent to and across the street from this property.

C14-63-5 Northtown Company, Lawson Ridgeway--contd.

Two written replies to notice were received in favor of the change.

At the Commission meeting, the Director pointed out that Gulf Mart is zoned "GR" with "C-2" for the specific area covered by the building and that Texas Electric Co-op was rezoned "C" Commercial for expansion of their facilities. He stated the Planning Commission should consider whether or not there should be some zoning other than "C" which would also permit wholesaling, warehousing, and other intensive commercial uses in high density apartment developments.

The Commission felt that "B" Residence on Tract 1 provides a buffer between residential property proposed on the west and commercial uses, and that the traffic generated by the apartment house development on Tract 1 will have a minimum effect on the adjoining residential development as Tract 1 has immediate access to both Anderson Lane and Burnet Road, both of which are thoroughfares; tract 2 would form a connection between existing "C" Commercial and "GR" General Retail districts. It was further felt that zoning changes made prior to development of the residential lots would be better policy since purchasers of the lots would have knowledge of the adjoining zoning. The Commission then unanimously

VOTED: To recommend that the request of Northtown Company for a zoning change be GRANTED as follows:

Tract 1:	Int. A and Int. 1 to B & 1
	2700-2716 Anderson Lane
Tract 2:	Int. A and Int. 1 to C & 1
	7944-8106 Burnet Road

C14-63-6 Laura Oppell: C to C-1  
3002-3004 S. Congress Ave.

STAFF REPORT: The applicant proposes the sale of beer to go in an existing drive-in grocery. The surrounding area is developed residentially to the west and commercially on the west side of South Congress Avenue with St. Edwards University to the east of South Congress Avenue. The "C-1" Commercial zoning north of the subject property was zoned in 1949. We feel this is a matter of policy and make no recommendations.

Mr. Dusty Rhodes (agent) appeared for the applicant but presented no statements in support of this request.

The Commission felt there is a well established commercial area and that the request would conform to the policy to grant "C-1" for the sale of beer in a drive-in grocery. It was therefore unanimously

VOTED: To recommend that the request of Laura Oppell for a zoning change from "C" Commercial to "C-1" Commercial for property located at 3002-3004 South Congress Avenue be GRANTED.

C14-63-7 City of Austin (Owner): A to B, 1 to 2  
West 39 $\frac{1}{2}$  St. and George Avenue

STAFF REPORT: The proposed use is for apartments. The subject property is undeveloped and of rough terrain sloping west. The surrounding area is developed with duplexes, one-family and multi-family dwellings. There is church property to the southeast of the site. The proposed zoning would permit a maximum of 19 regular units, 39 efficiency units or a 39-unit apartment hotel. If right-of-way is acquired for the extension of Shoal Creek Boulevard, the proposed zoning would permit a maximum of 15 regular units, 31 efficiency units, or a 31-unit apartment hotel. Shoal Creek Boulevard, a neighborhood collector street, is scheduled to be extended south to tie in with West 38th Street and will include a portion of George Avenue and the northeast corner of this tract.

Mr. Hugo Leipziger-Pearce (applicant) was present and submitted the following: The subject property is located on George Avenue and West 39 $\frac{1}{2}$  Street and is offered to me by the City in exchange for property I now own on 38th Street and Crawford Avenue. A new bridge crosses Shoal Creek there and 38th Street will be extended westward in a way to connect with Bull Creek Road and West 34th Street. "B" zoning would permit me to utilize the area for apartments. The building of apartments would not affect the neighborhood and there is no danger of any infringement into a residential area. It will not alter to any degree the character of the area but will improve it considerably.

Mr. B. N. Holman (owner of property across W. 39 $\frac{1}{2}$  St.) appeared at the meeting and stated that upon a request for information as to the right-of-way for the proposed extension of Shoal Creek Boulevard, he was assured by the Legal Department that the necessary land would be retained to assure this right-of-way. After learning the nature of the proposed development and the above information, he expressed no opposition.

Written objection was received from one nearby owner for the reason it would change the character of an established neighborhood and reduce the value of property developed or planned for "A" Residence purposes.

The Director reported the following to the Commission: About three-fourths of this land is on the flood plain of Shoal Creek. The only way I can see to use the land would be with a tremendous amount of fill or with buildings on stilts. We have previously suggested that this general area of Shoal Creek and 38th Street could be appropriately zoned for apartments but that it should be of First Height and Area density. This area is presently single-family development. Thirty-eighth Street extension has not been completed. There is a pending request for a change to "C-1" Residence on a large tract to the south across Shoal Creek.

The Commission felt that this zoning change would not affect the surrounding residential area since the apartments would be bounded by Shoal Creek, Shoal Creek Boulevard and West 39 $\frac{1}{2}$  Street, understanding that the City will retain right-of-way for Shoal Creek Boulevard. Attention was called to the fact that there are other "B" zones in the area but that Second Height and Area would be spot zoning. After discussion, the Commission agreed that

Cl4-63-7 City of Austin (Owner)--contd.

no change should be made in the Height and Area designation. Therefore, it was unanimously

VOTED: To recommend that the request of Mr. Hugo Leipziger-Pearce for a zoning change from "A" Residence and First Height and Area to "B" Residence and Second Height and Area for property at 3902-3908 George Avenue and 1701-1703 West 39 $\frac{1}{2}$  Street be DENIED, but to recommend that "B" Residence and First Height and Area be established for the property with the understanding that the City will retain the necessary land for extension of Shoal Creek Boulevard.

Cl4-63-8 Mrs. C. A. Schutze: C to C-1  
Red River and East 19th Sts.

STAFF REPORT: The site is developed with a drive-in grocery. The applicant proposes the sale of beer to go in this grocery. There is a coin operated washateria adjoining the site to the east. The surrounding area is generally developed residentially with one-family, two-family and multi-family dwellings. The University Junior High School and University Little Campus are to the west and south. This request was originally considered by the Planning Commission in 1961 and was denied. The Commission felt this was not a well established commercial area, and the request did not conform to the policy of the Planning Commission, and that this was not the proper zoning. Also, there was very heavy traffic on Red River and East 19th Streets. The grocery store has been built since the first request was considered.

Mr. C. A. Schutze, Jr. and Mr. Marvin B. Braswell (agent) appeared for the applicant and two replies to notice were received favoring the change. Supporting information was as follows:

1. Sale of beer to go is important for the operation of this drive-in grocery. We have many customers requesting this type of merchandise.
2. This type of store is everywhere in Austin and there has never been any trouble to other schools with "C-1" in the area. People are accustomed to this use in a grocery store. It is the people's interest to make one stop and purchase beer with grocery items.
3. Within a block and a half of 19th Street there are 11 liquor stores.

Four nearby owners appeared in opposition and reasons given were:

1. We are concerned with the welfare of children going to the junior high school across the street from this drive-in grocery. Children play approximately 40 feet from this place. This particular area would be available to them. If beer is available in the drive-in grocery, we would have a difficult situation in trying to protect the children from this environment or the possibility of acquiring beer from someone. When the drive-in grocery was built, they knew what the zoning was.

C14-63-8 Mrs. C. A. Schutze--contd.

2. There is no benefit accruing to the community from the proposed zoning change and no benefit in selling that close to a junior high school. It would border on the immoral to present the structure of a drive-in grocery as a reason to change the zoning.

The Commission felt that this application does not comply with the policy of the Commission as this is not a well established commercial area. The Commission then

VOTED: To recommend that the request of Mrs. C. A. Schutze for a change of zoning from "C" Commercial to "C-1" Commercial for property located at the northeast corner of Red River and East 19th Streets be DENIED.

AYE: Messrs. Barrow, Jackson, Riley, Spillman and Wroe

NAY: Mr. Kinser

ABSENT: Messrs. Chriss and Lewis

C14-63-9 Mrs. J. D. Brown: A to B  
Eva and West Johanna Sts.

STAFF REPORT: The site is developed with two single-family dwellings. The area north, south and west is developed predominantly residential while the area along South Congress is developed commercially. The applicant proposes a professional use in one dwelling as permitted in a "B" Residence zoning. There are two dwellings on the property. The lot backs to property along South Congress. There is a nursing home across Eva Street on property zoned "B" Residence in 1952. On October 21, 1947, the applicant requested and was granted a variance to convert a residence into a duplex and to make an addition to and convert a garage into an apartment in excess of lot area per family, setback and side yard required.

Mrs. J. D. Brown (applicant) and son, Daniel F. Brown, appeared, and Mrs. Brown stated the following: The character of the property is no longer "A" Residence. The house on the corner of Johanna is a duplex and there is a guest house in back. On the corner of Mary and Eva Streets, there are 4 units on a lot which backs up to commercial property and other lots in the block with more than one family. In order to get a fair return on this property, I feel the zoning should be changed to "B" Residence, especially in view of the surrounding "B" Residence and Commercial districts.

Four written comments were received in favor of the requested change in zoning.



Cl4-63-9 Mrs. J. D. Brown--contd.

At the Commission meeting, there was discussion on the character of this block of Eva Street and whether or not this zoning change would fit into the area, but the existing uses along this street were noted and it was suggested that this entire block would probably some day have other than "A" Residence zoning. It was further noted that this property backs up to commercial on South Congress Avenue. Mr. Paul Jones reported that there had been a recent change to "B" zoning south of this location and he felt that if the entire area were zoned "B" the proposed zoning would not be spot zoning but if the area were to be considered as "A" Residence this would be spot zoning and would affect the area. The Commission felt that this area is in an area of transition and would eventually be rezoned. It was concluded that this request should be granted since it is across the street from a "B" Residence zone and backs up to commercial zoning. Therefore, it was unanimously

VOTED: To recommend that the request of Mrs. J. D. Brown for a change from "A" Residence to "B" Residence for property located at 1911 Eva Street and 106-110 West Johanna Street be GRANTED.

Cl4-63-10 Clint Small, Jr. and Chester L. Wheless:

Tract 1: A to B, 1 to 3

Wade Ave., Warren St. and Scenic Drive

Tract 2: A to B

Scenic Drive, West 35th St. and Wade Ave.

STAFF REPORT: The following information was presented:

1. The site is developed with three single-family dwellings. Located across Scenic Drive to the east are three lots zoned "C" Commercial since 1938, and a "C" Commercial tract in the Camp Mabry property. There are several "A" Residence tracts on the east side of Scenic Drive facing this property. South along Scenic Drive is quite a large residential development and there is also residential development to the north, with the only non-residential use in this area being the City of Austin Filter Plant at the intersection of Old Bull Creek Road and West 35th Street.
2. The purpose of this application is for a condominium apartment house. The proposed zoning will permit a maximum of 116 regular units or 154 units in an apartment hotel on Tract 2 and a maximum of 73 regular units or 146 units in an apartment hotel on Tract 1.
3. The applying property owners have placed the entire tract owned by them in this application for the convenience of the Planning Commission so that a decision can be made as to the amount of the entire tract which should be allocated to this project. The owners request that any portion of the entire tract not reasonably necessary for the proposed project in the opinion of the Commission be left with its present zoning classification.
4. West 35th Street is classified as a secondary thoroughfare in the Austin Development Plan. The proposed right-of-way is 90 feet;

Cl4-63-10 Clint Small, Jr. and Chester L. Wheless--contd.

however, in built up areas a reduction to 80 feet is acceptable. The desirable right-of-way for Scenic Drive is 70 feet as it carries traffic that is split between Pecos Street and Scenic Drive to the south and both streets are collectors for their respective areas and continue south to Windsor and Enfield Roads.

5. The Planning Commission recommended denial of a request for "C" Commercial on this property on May 31, 1960, feeling that the highest and best use for the property is residential.

Messrs. Frank Erwin (attorney), Walter Wisznia (architect), Chester L. Wheless (applicant) and Mr. and Mrs. Clint Small, Jr. (applicant) were present in support of this application. Three persons appeared and two replies to notice were received favoring this change. Testimony presented may be summarized as follows:

1. The proposed location comprises approximately  $7\frac{1}{2}$  acres. A use of this kind has never been requested in Austin. Consequently, the Ordinance and regulations have very little application to this particular use. We refer to this use not as an apartment house - it is much more applicable to call it a condominium. This development will be home ownership, the least expensive unit costing \$22,500. This will be built for people who desire the beauty of this type of area without the responsibility of owning a house.
2. The concept of a condominium is fairly new, however, it has been very successful in other places. Occupants are comprised of people who are interested in owning their own homes without the trouble of maintenance problems. The units are designed for each individual and no two are designed alike. The prospective owners come to us with their requirements and within the limitation of the building, they are designed exactly to the requirements of the people. Each unit has its own exposure, acoustically sound-proof, double walls. As in individual home sites, we are able to give them the quality they want. Rooms open into a wide balcony and the exterior is marble. Living quarters are spacious and luxurious. An underground parking garage is provided so that the front area appearance will not be marred. Our aim is to enhance the beauty as much as possible. A typical floor plan is presented in the smallest apartment which is 1226 feet that would need an area of 1500 square feet in an equivalent house. Economically, the expenses will be fifty percent cheaper than buying a home.
3. This building will be a cluster of very fine residential homes costing an approximate total of one and one-half million dollars.

Legally, each person owns and has title in fee. They can finance their portion separately by obtaining a real estate loan or finance just like a single-family residence. On the undivided interest such as the elevators, other equipment, swimming pool, grounds, they in effect pool

C14-63-10 Clint Small, Jr. and Chester L. Wheless--contd.

their interest. Here is all the advantages of home ownership without maintenance costs of home ownership. This amounts to far less than an individual residence because of a combination of durability and quality. The prices to be paid for these units will be compatible with prices paid in the area now for fine residences. These people will be ones who can afford this type of home and who take pride in ownership.

4. We would not use the zoning we obtain for any other type of project but we would retain this particular project. After allocation for the proper amount of land for building the project, the balance of the property would be left residential "A". The community as a whole will benefit as this will put tax value on this property rather than have the tax in acres of ground. The cost to the City for service will be minimum.

It has been suggested that this would constitute spot zoning but we do not agree. We would be willing if this is granted to have the part that is not allocated to this particular project remain "A" instead of changing the entire area to "B". We question what other use you have for land such as this--to leave it in large tracts or cut up in small lots under "A" zoning. We would like to realize as much out of this property as possible but we would maintain the balance of the property not allocated in good faith as a residential area.

5. According to the City statistics furnished, Tract 1 has 2.5 acres, Tract 2 has 5.3 acres. This property will be commonly owned and will total almost 8 acres. Under the present zoning, "A" Residence allows two-family dwellings and we could have 7,000 square feet per duplex and build 97 family units. We propose to put a minimum of 35 units or a maximum of 95 in an 8-story building which would equal 7 homes per floor or a maximum of 56 units.
6. Scenic Drive has to be made a broad thoroughfare to accommodate the traffic of this heavily populated area. The City recommends 70 feet of right-of-way. We will be willing to dedicate 10 feet on our side of the street. Thirty-fifth Street is heavily traveled and is 80 feet wide. Unless you stop development in the north-west area, you cannot stop traffic problems.

Sixty-one home owners in this area appeared in opposition, written objections were filed by twenty-six owners, and a petition signed by 251 persons were filed. Reasons given were:

1. Property owners have a right to rely on the Zoning Ordinance. This is a prime residential area of Austin and the property owners paid high premiums for their lots with the secure feeling that the zoning of the surrounding area would remain "A" Residence and would protect them from the undesirable commercialism. This use would not be in keeping with the type of homes in the area and Laguna Gloria, and almost 100% of the property owners are in opposition to this project.

C14-63-10 Clint Small, Jr. and Chester L. Wheless--contd.

We invested heavily in our homes because of the beauty, dignity and relative tranquility of our neighborhood. The proposed structure will greatly detract from these features and will certainly result in a loss of privacy and property value for those of us in its vicinity. If zoning is to have any meaning, this request must be denied.

2. We understand that this change from "A" Residence to "B" Residence means that there could be some 300 apartments on this property. The picture of an 8-story building looming in our midst and the accompanying traffic and parking problems (witness Enfield Road) is not pleasant to visualize. In addition, we are concerned that the proposed change in zoning will have far-reaching effects by providing an opening wedge for future commercial developments along both Scenic Drive and West 35th Street. Apartments in Austin are not in short supply and many are at present advertising for tenants, so there is no need for apartments or for the commercial developments which they inevitably invite.
3. This would be grossly unfair to homeowners who have been paying taxes on high evaluations for a long time and we would ask for a cut in taxes as we feel this would result in devaluation of our property.
4. To benefit the City, the best use of the land in this area is for residences and not for apartments. We have a fast growing residential area. The Herman Brown addition during the past two or three years has added 33 new homes with more than \$40,000 per house or a total of \$1,530,000. These homes were built because of the beauty of the area and the wide open spaces with a minimum lot frontage of 100 feet. They would like to count on maintaining the attractive landscaping. Trees would have to be uprooted to construct an underground garage and could not be replaced. We firmly believe that the highest and best use of the land is for it to remain "A" residential.
5. The condominium is just an experiment right now and is a new conception for the City. From the legal standpoint, we are not sure of whether the City can tax ownership or what tax evaluation revenue could result. The legal assurances of the applicants as to their intentions is questionable.
6. We regard the proposed change in zoning as another example of offensive "spot-zoning". We have been impressed in the past by the opposition of the Planning Commission to such spot-zoning and we hope that the Commission will continue to protect residential property owners in purely single-family residential area from the encroachment of apartment buildings and commercial operations. There are other neighborhoods already zoned "B" Residence where this condominium apartment house would fit in well. We feel very strongly about this and would restate to you that this is not an application for a condominium but an application for "B" zoning.

C14-63-10 Clint Small, Jr. and Chester L. Wheless--contd.

7. A development of this type would greatly increase the traffic problems in the area, especially on Pecos Street, and would tax the existing road systems to the breaking point. It has already increased in seriously heavy proportions as is evident by the numerous accidents in the immediate vicinity.
8. Casis School is in this vicinity and a traffic hazard is involved with the number of children that cross Scenic Drive. The addition of ten times as many families in this vicinity as would normally have been brought there under the usual existing constructions cannot be other than a difficult situation, and we feel our children would not have adequate protection to combat such a situation.
9. We have a fine city park in the vicinity which hundreds of children use every day during the summer. Are we going to propose a thoroughfare through this park? Is this type of apartment dwelling in keeping with the overall character of the area? We do not want another Enfield Road but we want the area as we have it now. We take a civic pride in our home investments in this fine residential area and we have to have confidence in our City to afford protection from encroachment that it will not be destroyed by improper zoning.
10. If a prime, restricted area such as Colorado Foothills, still classed a young, not old, residential subdivision, is not protected from any form of commercial venture, then those future promises and claims by realtors and developers opening up similar tracts for residential purposes will be suspected. When home-owners pay a top price to live in a top area and are taxed by the city accordingly, they have a right to expect their investment to be protected for a very long time indeed.
11. Since this land tract was previously suggested by its owners as the ideal site for (a) a filling station, and (b) a community center, we feel that the owners true intentions have already gone on record: To get as much money as possible for the land they hold regardless of the suitability to, needs of, or welfare of neighboring property holders. If, in voting down previous requests, the Commission indicated they felt the objections of the property owners were justified, we trust they still feel in this case also that permission to rezone should be denied.

The Director presented the following comments to the Commission:

This tract consists of approximately  $7\frac{1}{2}$  acres of land and the applicants are willing to utilize all or whatever portion is suitable for a 56-unit apartment house, as the Commission is considering this as an apartment house. In utilizing this amount of land, you get a high density. The application could be modified to decrease the density. Third Height and Area would permit a maximum height of 90 feet. The applicants' intension is to develop the south portion of the property near the creek and if they plan to go above the 35-foot height limit, they could not build on the north portion as proposed. There is a considerable amount of vacant land with similar circumstances, and if you utilize private restrictions on one

C14-63-10 Clint Small, Jr. and Chester L. Wheless--contd.

piece of property and not on property across the street, there is some limitation to the first property. It is not sound zoning to control the density in this manner. In the legislation now pending in the House of Representatives, the condominium would be separate from an apartment house, however, a law finally adopted might prohibit its construction. In our proposed new zoning ordinance, we have in mind a more flexible regulation for height of buildings, and with a very large lot you could build a much higher building. This is an area of very low density.

Mr. Paul Jones pointed out that what should be considered is the fact that this will be "B" zoning and not what the applicant proposes to develop. He stated he would hesitate to say that once this is granted you could not expand "B" zoning into the other vacant tract, and in that event the condominium would not fit here. He recommended that we wait to see what the Legislature will do regarding a condominium.

Mr. Kinser questioned whether or not it would be advisable to zone the property at this time to permit the proposed development, stating that if this is not rezoned at present, some later Planning Commission or City Council could change the zoning to a less restrictive classification to permit a less desirable use which would be more of a detriment to the neighborhood. He thought that if the property is developed now, it would protect the surrounding owners from a possible future danger, especially since Balcones Drive is one of the main thoroughfare to the northwest section of the City.

After considerable discussion, the Commission concluded that the request should be denied for the following reasons. If this is zoned "B", there is no reason why other property should not be zoned "B" Residence. There is such a large area dependent upon traffic on these streets, the City could not take care of traffic generated if all the vacant property is zoned "B" Residence and developed with apartments on the existing streets in the area. This would not be the proper zoning for the area and would be a detriment to existing and future residential development in the area.

It was therefore

VOTED: To recommend that the request of Clint Small, Jr. and Chester L. Wheless for a zoning plan change as follows be DENIED:

Tract 1: A to B, 1 to 3

Wade Ave., Warren St. and Scenic Dr.

Tract 2: A to B

Scenic Dr., West 35th St. and Wade Ave.

DISQUALIFIED: Mr. Barrow (previously interested in acquiring property in this area)

C14-63-11 H. M. Hardy: A to O  
5710-5800 Manor Road

STAFF REPORT: The site is developed with two single-family dwellings. In the additional area, Tract 1 is developed with a single-family dwelling and Tract 2 with a service station. The surrounding area is developed residentially. The proposed use is a beauty parlor. The service station at the corner of Rogge Lane and Manor Road was established prior to its annexation by the City. There is a "GR" General Retail zone surrounding Tract 2 which was granted in 1952.

No one appeared in favor of this application. One written comment was received in favor.

Four written comments were received against this application and four people were present at the hearing and presented the following in opposition to the zoning change:

1. We are not in favor of changing the classification to "O" Office. Tract 1 should remain residential. Tract 2 could be changed to commercial since property next to it is General Retail. This change will affect the resale value of our residential property with homes of around \$25,000 value. It would be spot zoning and we do not see the need for this type of zoning in the area yet. There is insufficient area in the property to provide a buffer between this and surrounding residential property.
2. This will cause our immediate area to be slow in completing the block of residences. There are about 10 more lotson Sandhurst Circle that have not been sold.
3. The request is the inevitable result of allowing a spot zone change-- in this case a filling station-- which is followed by an effort to build some offices. Next will come the request for a change to "C", and the Royal Oak Estates, containing many homes costing more than \$25,000, will have adjacent to it and in it a shabby little business center.

The Commission felt that the location of this property would permit an extension of a semi-commercial type operation between already existing commercial areas. It was then unanimously

VOTED: To recommend that the request of H. M. Hardy for a zoning change from "A" Residence to "O" Office for property at 5710-5800 Manor Road be GRANTED; and that the property located at 5700-5708 Manor Road and 2800-2808 Rogge Lane and 5612-5618 Manor Road and 2803-2807 Rogge Lane also be included in the change.

CL4-63-12 Helen C. Lockhart and Helen R. Hall: C to C, 2 to 4  
East 11th Street and Trinity Street

STAFF REPORT: The subject property is developed with a Loan Company and parking facilities. The applicant proposes a 10-story apartment and commercial building. The proposed zoning would permit a maximum of 17 regular apartments. The lot area exceeds the base requirements of 6,000 square feet and therefore would permit an unlimited number of units in an apartment hotel. The surrounding area is developed with one-family and two-family and multi-family dwellings, offices and churches. There is mixed office and commercial development on San Jacinto Street.

Mrs. Helen C. Lockhart (applicant), Mrs. Helen R. Hall (applicant) and Mr. Miles R. Hutchins (for Mrs. Lockhart) were present at the hearing. Three other persons appeared at the meeting and three written comments were received in favor of the proposed zoning change. Testimony presented may be summarized as follows:

We feel this is the proper location for the proposed building. The new post office and federal building is to be on San Jacinto and the working people employed in these buildings will need apartments within walking distance of their employment. A building of the type proposed can serve the area and will be an added improvement to the surrounding development. The accumulated return of value from taxes will benefit the city.

At the Commission meeting, the Director pointed out that there are no density limits under Third and Fourth Height and Area districts and one hundred percent coverage is permitted. The problem therefore is not only with height but with density. However, this area does require a provision for off-street parking. Because of density permitted, this change of zoning in this area would involve a major revision in our transportation system with further congestion to the downtown area.

The Commission felt that the extension of Fourth Height and Area will permit proper development of this commercial area in accordance with the policy of the Commission to extend commercial development. It was then unanimously

VOTED: To recommend that the request of Helen C. Lockhart and Helen R. Hall for a zoning change from "C" Commercial and Second Height and Area to "C" Commercial and Fourth Height and Area for property located at 313-323 East 11th Street and 1010-1018 Trinity be GRANTED.



Cl4-63-13 Othello R. A. Crawford, et al: A to B, 1 to 2  
East 45th St. and Bennett Ave. and East 46th St.

STAFF REPORT: The site consists of 158,500 square feet with three lots cut out of the northeast corner and the remaining portion being in one large tract. This is one single-family dwelling on one of the small lots. The area north, west and south is developed with single-family dwellings while the area east along Airport Boulevard is commercial. The applicant proposes construction of an apartment house. The proposed zoning would permit a maximum of 105 regular units, 211 efficiency units, or a 211-unit apartment hotel. East 45th Street is classified as a primary thoroughfare in the Austin Development Plan with a proposed right-of-way of 120 feet; however, a reduction in right-of-way is considered in built-up areas. This street now serves as a collector street. It is being extended across the railroad to connect with Airport Boulevard.

Mr. Sam R. Perry (attorney for applicant), Mr. and Mrs. R. A. Crawford (applicants), and Mr. and Mrs. C. E. Keller, nearby property owners, were present at the hearing. Two written comments were received in favor of this application. A summary of this testimony is as follows: It is proposed to erect an apartment house containing 117 apartments to be developed by Zidell Enterprises. The application covers the entire tract, however, the apartment unit will only be built on the large portion of the tract. There would be a play area on the site. It is our opinion that from a basic zoning standpoint, there is a change to the proper zoning. The property is bounded on three sides by streets and by the railroad and Airport Blvd. on the east. There is a residential area to the west of the property. We feel this change provides a buffer between Airport Blvd. and the residential area.

Six people appeared at the hearing in opposition to this zoning change and their testimony is summarized as follows: We feel there is some question of the feasibility of having another apartment building this close to Harmon Ave. where there is a new apartment development. We are also interested in traffic and parking problems which this would create and a problem of overdevelopment in this area. The apartment house would use much of the land and leave little for the playground area. A restrictive covenant could be filed to limit the number of apartment units to that proposed which is less than the proposed zoning would permit.

The Director presented the following to the Commission: We have a situation of about  $3\frac{1}{2}$  acres with potential of 311 units. The tract is surrounded on three sides with single-family residences and possibly a few duplexes. On the other side is the Llano Branch railroad. There are other residential subdivisions along this railroad. You should consider the effect on a residential area of this type of zoning. More dwelling units could be built on this one tract than on some 4 or 5 blocks of the surrounding area. This is an older area but has sustained itself relatively well and continued its function of housing people. This tract could be subdivided with duplexes in an awkward pattern. There is a question of what is appropriate for the tract. A typical site plan was presented in that it provided parking along Bennett Avenue next to the residential area. There would be traffic generation at this intersection with crossing the railroad and dropping into

C14-63-13 Othello R. A. Crawford, et al--contd.

Airport Boulevard. Since 45th Street is being opened as a thoroughfare, the traffic will be increasing. This will raise problems for property facing on this street. From an over-all public standpoint and what would be the welfare of the general public, apartments located here would be opposed to this. There is the question here of what is the best compromise. Limitation of density may be the solution.

The Commission felt that this request should be granted because it would cut down on density and act as a buffer between high intensive use on Airport Boulevard and low intensive use on the west, and that an apartment building would be the highest and best use for the land. Mr. Barrow said he agreed from a density standpoint but not from standpoint of use. He felt that this property cannot be used as single-family. He noted that the existing houses were built before Airport Boulevard was located here; however, he felt that Second Height and Area would permit too high a density. The Commission then

VOTED: To recommend that the request of Othello R. A. Crawford et al for a zoning plan change from "A" Residence and First Height and Area to "B" Residence and Second Height and Area for property located at East 45th Street, Bennett Avenue and East 46th Street be GRANTED.

AYE: Messrs. Brunson, Jackson, Kinser, Lewis, Spillman, Wroe  
 NAY: Messrs. Barrow and Riley  
 ABSENT: Mr. Chriss

C14-63-14 David B. Barrow: Int. A to C, Int. 1 to 1  
 3515-3715 S. Interregional Highway

STAFF REPORT: The site is undeveloped with the exception of the Internal Revenue Service Building under construction. The surrounding area is undeveloped except for Assumption Cemetery across the Interregional. The applicant proposes the zoning change for the building under construction. At present, a major portion of this site is outside the city limits but an annexation ordinance for the entire site is pending.

Mr. David B. Barrow (applicant) appeared at the hearing and stated the proposed change is for the Internal Revenue Building. The part of the property inside the City is zoned Interim "A" Residence and he felt that "C" Commercial is the proper zoning for the land on the Interregional Highway in this area.

No written comment was received concerning this application.

Planning Commission--Austin, Texas

Reg. Mtg. 2-12-63

19

Cl4-63-14 David B. Barrow--contd.

The Commission felt that this request should be granted to permit the highest and best use for the land. The Commission therefore unanimously

VOTED: To recommend that the request of David B. Barrow for a change in the zoning plan from Interim "A" Residence and Interim First Height and Area to "C" Commercial and First Height and Area for property located at 3515-5715 South Interregional Highway be GRANTED.

Disqualified: Mr. Barrow

Cl4-57-43 City Planning Commission: Original Zoning  
Parkcrest Drive and Highland Crest Drive

STAFF REPORT: The staff reviewed previous consideration of property in this area as included in the hearing on Original Zoning in 1957. It was noted that Mr. George B. Shepherd had at that time filed two applications, one for "LR" Local Retail on part of this tract under consideration and a small tract in the northeast corner of the block which covered the drive-in grocery store. The tract in question at this time was never given Original Zoning by the City Council, as there were some drainage problems which have apparently been solved. The Planning Commission had recommended that the two requests be granted except for a 30-foot buffer strip along the west property line adjoining the rear of the lots in Highland Park West subdivision which was recommended for "A" Residence and First Height and Area.

At the request of Mr. Shepherd, the City Council has agreed to again consider the requested change of zoning from Interim "A" Residence to "LR" Local Retail for all of the property involved except for "C-1" Commercial on the area of the drive-in grocery store (original Tract 2). It was felt by the Council, however, that a new hearing should be held and the requests were then referred back to the Planning Commission for reconsideration.

The area has developed generally as commercial, with an apartment dwelling group being located on adjoining property to the southwest and a "GR" General Retail zone adjoining on the southeast.

Mrs. George B. Shepherd (applicant) was present at the hearing and stated that Parkcrest Drive is now developed commercially with a beauty shop, office, service station and drive-in grocery, and any improvement on this property would enhance the area.

Three written comments were received in opposition of this application, and Mr. Jack Dillard and several other nearby owners were present and presented the following objections: We object to rezoning of the property adjoining Highland Crest Drive and believe this reclassification would be detrimental to residential property in this neighborhood. Just because property cannot be sold for a residential site does not justify making it commercial. This would definitely lower value of the property in the Ridge Oak Drive and Highland Crest Drive area where homes range in price from \$25,000 to \$75,000. It is the responsibility of the Planning Commission to help these property owners protect their investment.

C14-57-43 City Planning Commission--contd.

At the Commission meeting, the staff presented a letter from George B. Shepherd (applicant) expressing his wish to exclude from his request the property facing 135 feet on the south side of Highland Crest Drive for a depth of 125 feet.

The Commission reviewed its previous recommendation on this area and concluded that, because of the surrounding zoning and development at this time, "LR" zoning would be suitable for the property except for "C-1" Commercial for original Tract 2 on which the drive-in grocery is located, and the elimination of the northern portion abutting on Highland Crest Drive. It was recalled that the previous recommendation had included a 30-foot buffer zone of "A" Residence at the rear of lots fronting on Ridge Oak Drive, which is located on the slope of a hill and felt that this strip should be retained as a buffer. It was felt that the "C-1" Commercial to permit the sale of beer in the existing drive-in grocery would conform to the policy of the Commission because of surrounding development. For these reasons, it was unanimously

VOTED: To recommend that Original Zoning for the property in question be established as follows:

- "LR" Local Retail and First Height and Area for that portion of the subject property except the portion fronting on Highland Crest Drive and extending southward to the westerly extension of the south line of the service station property; a 30-foot buffer zone along the west property line; and the area occupied by the drive-in grocery;
- "A" Residence and First Height and Area for the north portion of the property fronting on Highland Crest Drive as described above;
- "C-1" Commercial and First Height and Area for the drive-in grocery tract which fronts 108 feet on Bull Creek Road and has a depth of 129.9 feet; and
- "A" Residence and First Height and Area for a 30-foot buffer strip along the west property line.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of February 4, 1963. The staff reported that no appeals had been filed for review of the Committee's action but that the following case had been referred to the Commission without action:

C8-63-2 Northland Hills

The Commission therefore

VOTED: To accept the attached report and to spread the action of the Subdivision Committee of February 4, 1963, on the minutes of this meeting.

## PRELIMINARY PLANS

C8-62-83 Country Air Addition (Revised)  
North Lamar and Peyton Gin Road

The staff reported that departmental reports are in; that the Plan is in acceptable form and that approval is recommended, noting the following:

1. The Director of Public Works recommends that no driveways be permitted off of Rundberg Lane to serve lots that back up to it in Blocks N and P.
2. The Drainage Division has put the staff and the subdivider on notice of the following:

No city participation is anticipated under present policies for creek crossings on Bella Vista Drive. Creek crossings required by Gina Lane, Little Elm Park, Rundberg Lane and Country Air Drive would be subject to City participation if brought within city limits. Also, the existing low water crossing at creek in Peyton Gin Road will eventually require a culvert at City cost if brought within city limits.

3. Annexation must precede final approval.

The staff also reported that a variance is required for the length of Block J and that the variance is recommended because of the topographic conditions. Mr. Isom Hale, Engineer, stated that they understand and agree to the conditions as stipulated.

The Commission therefore

VOTED: To APPROVE the plan of COUNTRY AIR ADDITION as revised and to call attention to the three comments as noted above, and to grant a variance for the length of Block J.

C8-63-2 Northland Hills  
Middle Fiskville Road

This preliminary plan was considered by the Subdivision Committee and referred to the Commission for further study on collector streets. The staff and engineer explained that they were in agreement on most points under consideration. The staff has asked for Georgian Drive to be a collector and the engineer has agreed. The staff also recommends an east-west collector street and the subdivider agrees subject to the design of the intersection of Braker Lane, Interregional Highway and Middle Fiskville Road; otherwise, if said intersection design does not permit good use of Chalet Crest Drive as a collector street, it will revert to a residential street. The staff is agreeable to this. One report is lacking from the Drainage Department and when it is received the staff is asking permission to grant administrative clearance to the preliminary plan thus enabling the staff to accept the final. The Commission therefore

C8-63-2 Northland Hills--contd.

VOTED: To DISAPPROVE the preliminary plan of NORTHLAND HILLS subject to the following conditions:

1. Completion of departmental reports;
2. Provision of Chalet Crest Drive as an east-west collector as agreed to above;

and to authorize administrative approval of the preliminary plan of NORTHLAND HILLS on receipt of a clear drainage report.

## SUBDIVISION PLATS - FILED

C8-55-25 Barton Oaks  
Manchaca Road & Oak Ridge

The staff reported that this plat was filed with the Planning Commission in 1955 and disapproved subject to fiscal arrangements. It was reactivated in 1958 but was not completed. It is now being reactivated and processed for the third time. We are recommending disapproval pending current department reports, solution of the easement problem through the property and current tax certificates. The Commission therefore

VOTED: To DISAPPROVE the plat of Barton Oaks pending current reports, solution of easement problem and current tax certificates.

C8-62-68 Allandale Terrace Section 3  
Lovers Lane and Shoalcreek

It was reported by the staff that reports have not been received from several departments and that it is recommended at this meeting that the final plat be accepted for filing only. The Commission therefore

VOTED: To ACCEFT for filing the plat of ALLANDALE TERRACE SECTION 3.

C8-63-6 Windsor Park Hills Section 4  
Gloucester and Claymoor

The staff reported that Windsor Park Hills Section 2 is a pending final and proposed Section 4 overlaps into a portion of Section 2. The staff requests that the subdivider put on notice that this requires modification and redistribution of Section 2 and with this notification recommends that Windsor Park Hills Section 4 be accepted for filing. The Commission therefore

VOTED: To ACCEPT for filing the plat of WINDSOR PARK HILLS, SECTION 4.

C8-63-7 Lakewood Park, Section 3  
Creekbluff Drive

The staff reported that this is a final subdivision and acceptance for filing is recommended prior to the approval of the preliminary plan to permit simultaneous processing, as the streets are cut and the water lines installed. A map was presented showing proposed centerline location of the proposed West Loop and its relation to this subdivision. The staff asked for two agreements:

1. Relocation of Creekbluff Road when required by the West Loop Development.
2. Relocation of water lines, if and when Creek Bluff Road is re-located, at no expense to the City of Austin.

The Commission therefore

VOTED: To ACCEPT the plat of LAKEWOOD PARK, SECTION 3 for filing.

SUBDIVISION PLATS - CONSIDERED

C8-62-69 Delwood Terrace Commercial Area  
Briarcliff Blvd. & Wheless

The following plat was reported by the staff as having satisfied all the standards of the Ordinance and the staff is reporting approval and recordation of the plat. The Commission therefore

VOTED: To ACCEPT the approval of the plat of DELWOOD TERRACE COMMERCIAL AREA.

C8-63-1 White Plains Section 4, Phase 2  
Wagon Trail

The staff reported that this is a suburban subdivision and will not be annexed to the City and that drainage requirements are to County specifications. The drainage report states that channel work is necessary to prevent flooding of a portion of some lots and that an easement is required outside of the subdivision. The staff recommends that the channel work be required by the Commission to prevent flooding as the county has no drainage connection requirements. The easement is a requirement of the subdivision ordinance.

Isom Hale, engineer, stated the area in question is south of Krame Lane and surrounded by other subdivisions. The drainage crosses the middle of the subdivision and there are proper easements of 30 feet across the middle. It would require digging a ditch on the south side of property in order to meet the requirement. He felt this would be a difficult problem to resolve in that improvements of requirements might not be in accord with plans of the adjoining property owners. He would like to improve the street, getting the water under the streets, and reserve these lots so that any building would not be subject to flooding. Mr. Hale further stated they would be willing to

C8-63-1 White Plains Section 4, Phase 2--contd.

provide the ditch to improve the property but this would be a hindrance to the adjoining owners because of the flooding of these particular lots. The improvements will not be up to the standards of the City. There is gravel on adjoining property streets. Ours would be a paved street with possible culvert and drainage. To improve the entire drainage system is the most desirable solution. If we could reserve on the final plat a proper notation that our lots are subject to flooding, we could protect the public in this manner. If an easement outside the subdivision is required, this will be complied with.

Mr. Stevens inquired as to the signature on the plat required and Mr. Hale replied that this will be complied with upon the return of the owner about the 20th of February. The Commission therefore

VOTED: To DISAPPROVE the subdivision of WHITE PLAINS, SECTION 4, PHASE 2, pending the completion of the following:

1. Completion of fiscal arrangements required.
2. Improvements to avoid flooding.
3. Completion of easement requirements for drainage facilities.
4. Correct signature on the plat.
5. Completion of departmental reports.

## SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and that no action on the following short form plats is recommended at this meeting. The Commission therefore

VOTED: To ACCEPT the following plats for filing.

C8s-63-21 Winn Resubdivision No. 2  
Perry Land & Bull Creek Road  
C8s-63-24 Ridgetop, Resubdivisions, Lots 11-13, Block A  
East 53rd Street

## SHORT FORM PLATS - CONSIDERED

The following plats were presented under Short Form Procedures and were reported by the staff to comply with all the provisions of Section 4 of the Subdivision Ordinance. The Commission therefore

VOTED: To APPROVE the following plats:

C8s-63-22 Harold Larson Subdivision  
U. S. 71 & Bee Caves Road  
C8s-62-142 Herman Brown Addition No. 2, Section 2  
Southhill Circle & Macken Street



## ADMINISTRATIVE APPROVAL

The staff reported that three plats had received administrative approval under the Commission's rules. The Commission therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following subdivisions:

C8s-63-6 South Congress Square  
South Congress and Oltorf  
C8s-63-15 Garner and Kissman Subdivision  
Upper Georgetown Highway No. 1325  
C8s-63-20 Contreras-Fuentes-Sconti Resubdivision  
U. S. 81 and Tedford Street

## OTHER BUSINESS

C2-63-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENTS

Ben White Blvd. West of Assumption Cemetery  
 (Deferred 1-15-63)

In view of the special meeting of the Planning Commission with the City Council on Master Plan Amendments, the Commission

AGREED: To POSTPONE any action until after the meeting of the City Planning Commission with the City Council on Thursday regarding the Development Plan.

C2-63-1(b) AUSTIN DEVELOPMENT PLAN AMENDMENTS

Request by Tracor for industrial usage on Loop 111, South of Webberville Road.

The Director explained that this was a request to change from residential to industrial property designated in the Development Plan for residential usage. The flat area along Walnut Creek was designated for industrial and the hill country as residential. Tracor bought 20 acres of which 10 acres is for the site of their operation and 10 acres of which a major portion will be in Loop 111, which is the East Loop extending from Webberville Road north to Anderson Lane. These tracts adjoin the TB Sanitorium on the east.

Operation by Tracor is research with the proposed building use being their offices and laboratory. This location is highly desirable for combination of office and laboratory as they will have complex and sometimes disturbing testing; for example: high intensive sirens, dropping of small foil pieces for radar testing, explosives for test purposes and so on. This type of testing operation is not suitable for a site in town and Tracor has indicated that one of the reasons they wish to locate their operation on this site is for the type of testing to be conducted.

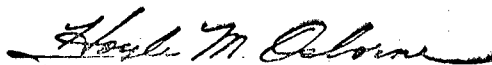
C2-63-1(b) Austin Development Plan Amendments -- contd.

The basic consideration is the change in the whole area as outlined in the Development Plan. Tracor's operation would of course be considered industrial in the Development Plan. There are several residential area in the vicinity. There is a proposal for a sewage treatment plant settlement basin in the area east of Walnut Creek. There is a question of how the rolling, rough terrain can be developed. There is some interest for industrial sites in rolling land, but there is a very specialized use. There should be a study of the area, rather than a study by individual sites. After general discussion of the problems, the Commission

AGREED: To POSTPONE any action until after the meeting of the City Planning Commission with the City Council on Thursday regarding the Development Plan.

## ADJOURNMENT


The meeting was adjourned at 9:55 p.m.



---

Hoyle M. Osborne  
Executive Secretary

## APPROVED:

  
Chairman