

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting --- March 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
W. Sale Lewis
Emil Spillmann
W. A. Wroe

Absent

Pericles Chriss
Barton D. Riley

Also Present

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

MINUTES

Minutes of the following meetings were approved as submitted.
February 12, 1963
March 1, 1963

ZONING

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

CL4-63-15 Mary Belle C. Hill: Int. A and Int. 1 and A to C and 1
1509-1623 State Highway No. 71

STAFF REPORT: The site parallels Bastrop Highway with dimensions of approximately 150 feet by 941.65 feet with a portion of land outside the city limits. Bergstrom Air Force Base is to the southeast and adjoins the preliminary plan of Richland Estates to the north. The applicant proposes future commercial development. There is "A" Residence zoning in this immediate vicinity. "DL" Light Industrial zoning was established in 1959 for proposed industrial use and development in the vicinity of Bergstrom Air Force Base. However, no such development has occurred. Bergstrom Air Force Base has a high noise level and this property is close to the principle flight pattern.

We feel that the proposed use will not cause a significant increase in traffic. There should be no conflict in future development affecting Bergstrom Air Force Base and there are no nearby residents in a strict sense in the surrounding area. There will likely be additional requests in the area along Highway 71 for the same type of zoning and use. Preliminary approval for the subdivision to the north, Richland Estates, has been given by the Planning Commission. Zoning of "C" Commercial would provide a variety of

C14-63-15 Mary Belle C. Hill--contd.

uses and could cover light industrial, wholesale and such uses. Along highways, we have difficulty with "C" Commercial zoning in that often garages and junk yards are permitted which effect the attractiveness of the area. This zoning change would contradict the intent and purpose of the Master Plan as it would constitute spot zoning in the area. However, this area does have the characteristics of being near the air force base and not in an extensively developed area. The Master Plan raises the question of what is the appropriate use in this particular instance.

Mrs. Mary Belle Hill appeared at the hearing and stated that adjoining highway frontage is zoned "C" Commercial and she intends to develop this property into whatever "C" Commercial will allow. It will not be a large development but something on the order of a washateria or a filling station. One reply to notice was received from a nearby owner in favor of the request.

The Commission felt that the change of zoning to "GR" General Retail would be more in line with the logical development along Highway 71, and would not affect any surrounding residential area. It was therefore

VOTED: To recommend that the request of Mrs. Mary Belle C. Hill for a change of zoning from Interim "A" Residence, Interim First Height and Area and "A" Residence and First Height and Area to "C" Commercial and First Height and Area for property located at 1509-1623 State Highway No. 71 be DENIED; but that a classification of "GR" General Retail be established for the property.

AYE: Messrs. Barrow, Brunson, Kinser and Wroe

NAY: Messrs. Lewis, Jackson and Spillmann

ABSENT: Messrs. Chriss and Riley

C14-63-16 Roy R. Kay: Int. A and Int. 1 to C and 1
8833-8843 (8823) North Lamar

STAFF REPORT: The site is developed with a single-family dwelling. The area is developed predominantly residential with the exception of a service station and grocery at Peyton Gin and North Lamar and a metal shop west of and adjoining the subject property. There is a new residential development in the vicinity of Jan Courts which is east of and adjoins subject property and there is a question of whether or not there should be a further extension of Commercial zoning. Commercial zoning now extends to property with one house which fronts on Jan Courts. Utilization of property should be established. The applicant also owns the adjoining property to the west which fronts on North Lamar Boulevard and indicated he intended to use the subject property in conjunction with the property to the west. It should be determined what effect this change would have on the area.

Mr. G. H. Lockhart represented the applicant at the hearing and stated that it was not the owner's intention to develop this property in the immediate future. Up until 30 days ago it was proposed to put in a building of some type but until the area is zoned "C" Commercial the owner plans to put a

C14-63-16 Roy R. Kay--contd.

fence around the property and use it for a storage yard of some type. The owner brought this property when it was out of the city limits thinking it would be zoned commercial. On the adjoining property facing North Lamar it is planned to operate a sheet metal business.

One reply to notice was received and four persons appeared at the hearing in opposition. Reasons given may be summarized as follows:

1. In platting North Lamar Park Addition, we went along with the Planning Commission in leaving a section out on Jan Court so that the R. R. Kay land would have access for residential improvements. At that time we agreed to side these lots next to this land because additional residential lots would not hurt us.
2. Houses are presently being built on 8 more lots, making a total of 14 houses near Jan Courts. We would have difficulty in selling houses in an area with this type of commercial use.
3. In addition to objecting to a storage yard in the neighborhood, the creating of a traffic hazard in the area is most serious. There are a number of children in this residential neighborhood and we are concerned with their safety.

The Commission felt that since the subject property was bought after the zoning was established for residential use, and this change would be an intrusion into the neighborhood, the request should not be granted. It was therefore unanimously

VOTED: To recommend that the request of Roy R. Kay for a zoning plan change from Interim "A" Residence and Interim First Height and Area to "C" Commercial and First Height and Area for property located at 8833-8843 (8823) North Lamar be DENIED.

C14-63-17 Don A. Hart: A to C
600-602 Williams and 613-617 Canion Streets

STAFF REPORT: The area is presently developed to the north and west industrially with machine shops, warehouse, and manufacturing plants, and the proposed use would be a warehouse. There is some residential development to the south and southeast on Williams Street and across Canion Street. Adjacent property fronting on Shirley Street from the south of Brentwood to Raymond and Canion Streets has been zoned "C" Commercial for a number of years. Ultimately, because of the nature of the area, a re-zoning of part of the residential for industrial use will become an extension to the surrounding area.

Mr. L. H. Klaeveman appeared at the hearing representing the applicant and stated that the owner plans to relocate this building on a concrete slab and proposes a manufacturing plant and warehouse. For the immediate future it would be used for offices, drafting room, storage of durable goods, wood pattern-making, and research and development of testing equipment. Eventually, Mr. Hart hopes the whole area will become industrial.

C14-63-17 Don A. Hart--contd.

Four replies to notice favoring the change were received but no reasons were given.

The Commission felt that "C" Commercial zoning serves as the highest and best use of the land and this would be an extension of a commercial location. It was therefore unanimously

VOTED: To recommend that the request of Don A. Hart for a change of zoning from "A" Residence to "C" Commercial for property at 600-602 Williams Street and 613-617 Canion Street be GRANTED.

DISQUALIFIED: Mr. Brunson (owner of property nearby)

C14-63-18 Fred C. Barkley: A to D
Don Ann Street and Bolm Road

STAFF REPORT: The site is developed with a single-family dwelling and a building materials storage shed. The additional area is developed with four single-family dwellings. The area to the south is developed residentially with single-family dwellings while the area to the north and east and south-east along Airport Boulevard is developed industrially. The Master Plan designates commercial and industrial use for the area in which the subject property is located. The applicant proposes to build a small construction company office and storage of materials. The immediate area is a well maintained residential area which is adjacent to industrial zoning. Although it is a sustaining neighborhood at the present time with schools and parks, ultimately with a zoning change it could become developed into light industrial use. A change of zoning could possibly effect the immediate vicinity along Gullett Street which has deed restrictions on it and would increase the traffic on Don Ann Street.

Mr. Fred C. Barkley appeared at the hearing and explained that he has an opportunity to lease five lots in the tract on the corner of Bolm Road and Don Ann Street to a small contractor for a building to be used for storing of materials and equipment. A two-room house on the back of the lot in the next block would be moved here for office space.

Reply to notice was received from one nearby owner and nineteen persons appeared at the hearing. A petition signed by 36 nearby property owners was submitted. Reasons for the opposition may be summarized as follows:

1. Houses in this area are well maintained and the value of the property would be affected with the proposed type of industrial construction in the middle of a residential neighborhood. The area would become less desirable for residential use which would cause a financial loss to owners who may desire to sell or rent their property.
2. This change of zoning would cause an increase in the traffic and be a hazard to the safety of children in the vicinity. The additional noise and traffic would be objectionable.

C14-63-18 Fred C. Barkley--contd.

3. We feel there is no justification for this zoning change and it would be an intrusion into a well established residential area.

The Commission felt that Bolm Road would act as a buffer between the residential and the industrial area and to change the zoning would permit an intrusion into a well developed residential area. It was therefore

VOTED: To recommend that the request of Fred C. Barkley for a zoning plan change from "A" Residence to "D" Industrial for property located on the southeast corner of Don Ann Street and Bolm Road be DENIED.

AYE: Messrs. Brunson, Jackson, Kinser, Spillmann and Wroe

NAY: None

ABSENT: Messrs. Chriss and Riley

PRESENT BY NOT VOTING: Messrs. Barrow and Lewis

C14-63-20 Delwood Nursing Home, Inc., Mrs. Lucille Baker: A to B
910 Ellingson Lane

STAFF REPORT: The site at present is undeveloped with the surrounding area developed with single-family dwellings, a nursing home to the west adjoining the subject property and a church. The existing nursing home adjoining the subject property is zoned "LR" and the lot in question is zoned "A" Residence. The applicant proposes to enlarge the existing nursing home and desires the change of zoning to "B" Residence in order to expand the nursing home.

One reply to notice was received favoring the request. Mrs. Lucille Baker, applicant and Mr. Carlton Brush, agent for the applicant, appeared at the hearing and stated the following: The nursing home is presently on a site zoned for local retail, and for economic reasons need to increase the size of the home to meet the standard of state health requirements. We plan to use the additional tract of land on this site to make a 100 bed instead of a 40-bed nursing home. We are asking for "B" Residence zoning as we feel this would be a buffer between the residential area and the local retail. We need the additional area to meet the city, county and state requirements for the addition to the nursing home. At the present time 20 percent of the land we own is not usable because of "A" Residence zoning. We propose to triple the parking area between the church and the present building to provide ample parking spaces for doctors and employees.

The Commission concluded that this zoning change would allow an extension of an existing use and would be the logical buffer for the "LR" Local Retail zoning. It was therefore unanimously

VOTED: To recommend that the request of Delwood Nursing Home, Inc., Mrs. Lucille Baker, for a change of zoning from "A" Residence to "B" Residence for property located at 910 Ellingson Lane be GRANTED.

C14-63-21 Mrs. J. L. Nagle, et al: B to C

Tract 1: 400-408 E. 8th, 801-805 Trinity and 800-804 Neches

Tract 2: 405-409 E. 8th and 710-714 Neches

STAFF REPORT: This application covers several tracts of land along 8th street. Tract 1 is developed with 5 single-family dwellings and Tract 2 with three. In the additional area, Part 1 is developed with one single-family dwelling and Parts 2 and 3 with three single-family dwellings. The area is predominantly residential with commercial development along East 7th and Red River Streets. The requested change of zoning from "B" Residence to "C" Commercial is for the purpose of future commercial development. Eighth Street is a one-way thoroughfare and the amount of traffic in the area exceeds normal use, and is unlimited in nature. Problems are raised as to the size, number of units, and amount of off-street parking in this requested change.

Replies to notice were received from six nearby owners in support of this application.

Mr. Edgar E. Jackson represented the applicants and made the following statements: There is "C" Commercial already zoned in the area and we feel that a change from "B" Residence to "C" Commercial is the appropriate zoning for the use of this land. There are 8 property owners in the proposed commercial development of this property and six of the property owners have joined together in this property development for commercial use as they feel this is the logical development in the surrounding established commercial area.

The Commission noted the high density in the vicinity and concluded that the requested zoning change would be in order and would permit the most appropriate use of the property. It was therefore unanimously

VOTED: To recommend that the request of Mrs. J. L. Nagle, et al, for a zoning plan change from "B" Residence to "C" Commercial for property noted below be GRANTED; and also to include the additional area as listed below in the change.

Tract 1: 400-408 E. 8th, 801-805 Trinity and 800-804 Neches

Tract 2: 405-409 E. 8th and 710-714 Neches

Additional Area: Part 1: 401-403 E. 8th St. and 711-715 Trinity

Part 2: 313-317 E. 8th St. and 710-714 Trinity

Part 3: 501-503 E. 8th St. and 711-715 Neches

DISQUALIFIED: Mr. Jackson (one owner of the property)

C14-63-22 Vernon O. Teofan: A to B
900-904 Romeria Drive

STAFF REPORT: The applicant proposes to use the site in conjunction with part of the adjoining property to provide a one-acre site for an apartment dwelling group. The proposed zoning would permit a maximum of 15 regular units or a 20-unit apartment hotel, or if the site is used with the easterly 25 feet of the same lot now zoned "C-2" Commercial, the proposed zoning would permit a maximum of 17 regular units or a 23-unit apartment hotel. The area to the west is developed residentially with single-family dwellings and several two-family dwellings, while the area to the east along Lamar Boulevard is developed with commercial uses. Romeria Drive is only 40-feet wide and is a minor residential street. The proposed use would increase traffic and the off-street parking would be marginal and less than adequate. This application should be considered in terms of the additional zoning change as it does conflict with the Master Plan Program.

One reply to notice was received favoring the request.

Mr. Samuel O. Teofan appeared at the hearing for the applicant and said they felt this is the best use of the land as it is too valuable for residential. It is 500 feet from Lamar Boulevard and connects with surrounding commercial property. The adjoining property on the corner of Lamar Boulevard and Romeria Drive consists of a nite club which will be condemned and torn down eventually and the property can be used for other commercial purposes. If the present zoning can be changed to allow us to build apartments, an additional easement to widen the street would solve any traffic problems.

At the Commission meeting, a letter from Mr. Samuel O. Teofan was presented which stated that an easement of 5 feet would be given to the City for the widening of Romeria Drive. This dedication of 5 additional feet on Romeria Drive would increase the width to 45 feet. The total length of the easement to be given would be 500 feet.

The Commission felt that with the offer of the five feet of dedication for widening, Romeria Drive would be an adequate street to handle traffic and parking problems. The Commission also agreed that the change to "B" Residence zoning would act as a buffer between "C" Commercial and "A" Residence zoning and felt this would be suitable zoning for the use and size of this tract. It was therefore unanimously

VOTED: To recommend that the request of Vernon O. Teofan for a change of zoning from "A" Residence to "B" Residence for property at 900-904 Romeria Drive be GRANTED.

C14-63-23 R. A. Obenhaus: A to C
831-833 East 53 $\frac{1}{2}$ Street

STAFF REPORT: The site is undeveloped and the applicant proposes construction for a storage operation or some type of wholesale operation. The area to the east is developed residentially and the area west and south along Airport Boulevard is developed commercially. West of the adjoining property is an office building under construction. The property is adjacent to a single-family residential area to the east and south with homes fronting onto 53rd Street. There is a question of the advisability of "C" Commercial zoning because of the effect it would have on the single-family dwellings in the area.

C14-63-23 R. A. Obenhaus--contd.

One reply to notice was received in favor of the change.

Mr. R. A. Obenhaus, applicant, appeared at the hearing and stated that this would be an office-type building coupled with commercial equipment or office equipment. These offices would be used for leasing to doctors and dentists, possibly beauty and barber shop. Plenty of parking space would be provided. A zoning change is desired which would permit me to have the type of construction proposed.

One person in opposition appeared at the hearing for the reason that it would affect the residential property and would greatly increase the traffic and cause too much congestion in the residential area.

The Commission felt that they should recommend a more restrictive use of the property serving to act as a buffer zone between the residential property to the east of the applicant's. It was therefore unanimously

VOTED: To recommend that the request of R. A. Obenhaus for a change of zoning from "A" Residence to "C" Commercial for property at 831-833 East 53 $\frac{1}{2}$ Street be DENIED; but that an "LR" Local Retail classification be established for the property.

C14-63-24 R. A. Obenhaus and Laura Anschutz: A to BB
814-820 East 53rd Street

STAFF REPORT: The site is developed with a single-family dwelling. The area to the east is developed residentially and the area west along Airport is developed commercially. The applicant proposes apartments in a 4-unit building of brick construction. The proposed zoning would permit a maximum of 10 regular units.

Mr. R. A. Obenhaus, applicant, appeared at the hearing and stated that the proposed 4-unit apartment building would be an attractive addition to the neighborhood and the most logical use of the land, and the type of development most likely to occur in the area.

The Commission concluded that the type of development proposed is the most logical and best use of the land and therefore unanimously

VOTED: To recommend that the request of R. A. Obenhaus and Laura Anschutz for a zoning change from "A" Residence to "BB" Residence for property at 814-820 East 53rd Street be GRANTED.

C14-63-25 R. W. Kirschner, et al: BB to B
Oldham, East 20th and East 20 $\frac{1}{2}$ Streets

STAFF REPORT: The site is developed with four single-family dwellings and one duplex. The surrounding area is developed residentially with one- two- and multi-family dwellings. The applicant proposes construction of an apartment hotel. The area was originally zoned "BB" for the protection of the neighborhood, which would cover small apartments and duplexes only. The area to the east of the University has been converted to apartment usage.

C14-63-25 R. W. Kirschner, et al--contd.

This change of zoning could cause serious problems of density and would increase the traffic congestion. The parking in the area is not adequate at the present time.

Reply to notice was received from seven nearby owners favoring the request.

Mr. Bryant Stevens appeared at the hearing for the applicant and was joined by several nearby property owners and presented the following supporting statements: We feel a change of zoning would be an improvement in the area. One block in the neighborhood is already zoned "B" and the area to the east on Interregional Highway is zoned for commercial. Our interest is in improving the property and we feel the proposed construction for an apartment hotel would be an asset to the area.

Statements made in opposition to the proposed change were given for the reason that there would be a problem of extreme density and there is already parking problems in the area. This change of zoning would add to the existing problems.

The Commission felt that because of the location near the University area and the existing density of the property abutting the site this would be a logical extension. It was recommended that the Planning Department make a study of the balance of the property between the subject property and the Interregional Highway which is zoned Second Height and Area. It was then unanimously

VOTED: To recommend that the request of R. W. Kirschner for a change of zoning from "BB" Residence to "B" Residence for property located at Oldham, East 20th Street and East 20 $\frac{1}{2}$ Street be GRANTED.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meeting of March 4, 1963. The staff reported that the written report has not been completed and that no appeals have been filed from the decision of the Subdivision Committee and that no subdivisions were referred to the Commission. The Commission therefore took no action on the report of the Committee pending submission of the written report.

PRELIMINARY PLANS

C8-63-8 Deer Park Annex
Manchaca Road and Kings Hwy.

The staff reported that all questions raised at the Subdivision Committee meeting have been resolved by the subdivider, and that all department reports are in and are satisfactory, and therefore the staff is recommending approval of this preliminary plan of Deer Park Annex as modified. The Commission therefore

VOTED: To APPROVE the preliminary plan of DEER PARK ANNEX.

SUBDIVISION PLATS - FILED

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

VOTED: To ACCEPT the following final plats for filing:

- C8-62-21 Windsor Park Hills Sec. 2 (Revised)
Springdale Road and East 51st St.
- C8-62-29 Heritage Hills #1
Hermitage Drive
- C8-62-66 Richland Estates, Sec. 2, Phase 2
Brandt Drive
- C8-62-83 Country Air Addition
N. Lamar & Peyton Gin Road
- C8-63-14 Cherrylawn Section 3
Walnut Hills Drive & Manor Road
- C8-63-15 Insurance Addition
Algarita Avenue
- C8-63-16 Fawn Ridge Section 2
Fawn Drive & Matagorda St.

SUBDIVISION PLATS - CONSIDERED

C8-62-54 Allandale North Section 3
Kenbridge Drive

The staff reported that this plat satisfies all the standards of the Subdivision Ordinance and it was therefore recommended for final approval. The Commission therefore

VOTED: To APPROVE the plat of ALLANDALE NORTH SECTION 3.

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

The staff recommended disapproval of this plat pending the following and requested permission to poll the Commission when they are complete.

1. Completion of fiscal arrangements,
2. Completion of departmental reports,
3. Additional easements required,
4. Access restriction from proposed thoroughfare,
5. Annexation of the property, and
6. Identification of City property is needed as an adjoining property owner.

The staff reported the need for the dedication of Hart Lane as an alignment to serve this subdivision. Mr. Paul Jones pointed out that a portion of Shoalcreek Boulevard would need to be dedicated before the development of Hart Lane, as this is a condition that is part of the contract of purchase and sale with the City. It was also noted that the paving of the street, Shoal Creek Boulevard needs to be worked out between Mr. Pruett and the City. The Commission therefore

VOTED: To DISAPPROVE the plat of ALLANDALE TERRACE SECTION 3 subject to the above conditions, and to authorize the staff to poll the members of the Commission when all these conditions have been met.

C8-63-6 Windsor Park Hills, Section 4
Gloucester & Claymoor

The staff recommended disapproval of this plat pending the required fiscal arrangements, completion of departmental reports, annexation and easement and street clearance. The staff explained that the United Gas Company easement and pipeline crosses this subdivision between Gloucester and Cordell Lane. A letter from the right-of-way superintendent of United Gas Pipeline Company was read outlining their objection to the plat in that the 50' right-of-way was not designated. Mr. Paul Jones stated that the Legal Department has under advisement a plan for a proposed policy in dealing with easements similar to this and that he felt that the easement holder has surface rights and should be protected.

The Commission felt that a workable solution to the problem for protecting the purchasers in this subdivision must be worked out as well as the responsibility for maintenance of the easements. They suggested that the subdivider get together with the pipeline company for further negotiations on the easement right-of-way. The Commission therefore

VOTED: To DISAPPROVE the plat of WINDSOR PARK HILLS, SECTION 4 pending completion of fiscal arrangements, annexation, easement and street clearance, and satisfactory arrangements with United Gas Pipeline Company regarding their gas line and easement.

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

The staff recommended disapproval of this plat pending the necessary fiscal arrangements and annexation of the subdivision to the water district. Additional easements are required and the preliminary plan has not been approved. The staff asked permission to poll the Commission when all arrangements are completed because of the time element involved in this subdivision. Thomas Watts explained that streets were half way through construction and that annexation is pending a meeting with the water district. The Commission therefore

VOTED: To DISAPPROVE the plat of LAKEWOOD PARK, SECTION 3 pending completion of the necessary reports, and to authorize the staff to poll the members of the Commission when all arrangements are completed.

C8-60-26 Westover Hills, Section 1
Balcones Trail south of Burnet Highway

The staff explained that the location of Missouri Pacific Boulevard is still pending at this time, and an agreement between the City and the subdivider regarding location of a thoroughfare and the right-of-way along Balcones Trail still needs to be worked out. The Director stated that in addition to the thoroughfare there is a question of the proposed access street between Hart Lane and Burnet Road which will tie in with Mayfair Boulevard. He pointed out the need for such an interchange because of the excessive distance between Spicewood Springs Road and the Burnet Road. Until the plans regarding Missouri Pacific Boulevard are definite, and the exact location is known, it is recommended this subdivision be deferred.

The Commission felt a compromise could be worked out pending the right-of-way with the City and that the subdivider should be able to go ahead with development plans exclusive of the proposed boulevard. The Commission felt that this subdivision could be given final approval if Mr. Wallace Mayfield, owner of the subdivision and also owner of the adjoining land through which Mo-Pac Boulevard right-of-way must be provided, would be willing to agree and commit himself to providing for the alignment and location of the proposed Mo-Pac Boulevard between this subdivision and the I. & G. N. Railroad right-of-way to the east.

Mr. Mayfield, in response to the Commission's statement stated, "I do agree to provide for the alignment and location for the proposed Mo-Pac Boulevard between Westover Hills, Section 1 and the I. & G. N. Railroad tract."

The Commission therefore

VOTED: To APPROVE the residential portion of WESTOVER HILLS, SECTION 1 with an understanding between Mr. Mayfield and the City on the undeveloped portion of this tract.

SHORT FORM PLAT - FILED

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

VOTED: To ACCEPT the following short form plat for filing:

C8s-63-32 Ridge Oak Park, Resubdivision Lots 1 & 2

SHORT FORM PLATS - CONSIDERED

C8s-61-41 Ed F. Davenport Resub.
Fawnridge Drive and Georgian

The staff reported that 5' additional right-of-way is required on Georgian Drive and recommended disapproval until the owner is available to dedicate the required 5 feet for the street widening. The staff requested Administrative Approval when this has been accomplished. The Commission therefore

VOTED: To DISAPPROVE the plat subject to the required 5 feet additional right-of-way, and to authorize the staff to give administrative approval when this requirement has been met.

ADMINISTRATIVE APPROVAL

The staff reported that 4 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-63-3 Goodrich Ave. Baptist Church Addition
Goodrich Avenue
C8s-63-30 Tempo North Resubdivision Lot A Block C
North Lamar & Morrow St.
C8s-63-31 Walsh Place, Resub. Lots 9-13, Inc. Block 4
Bridge Path & Rockmoor
C8s-63-33 Northwest Hills Section 6, Resub. Lots 13 & 14, Blk. H
Knollewood Drive

OTHER BUSINESS

C10-63-1(c) ALLEY VACATION
East 53rd Street Alley, bet. Airport Blvd. & H. & T.C. Railroad

The Director reported that a request had been received from Mrs. Al Joe Hunt, one of the owners of the property, for vacation of an eleven foot wide alley located south of 53 $\frac{1}{2}$ Street between the H. & T. C. Railroad and Airport Boulevard. These same property owners own a one foot strip directly north of the alley as well as land on the south side of the alley and there are therefore no other property owners adjoining. The Commission concluded that since this alley is not used that whatever portion is not needed for retaining easements could be vacated. It was therefore

VOTED: To recommend that a portion of the East 53rd Street alley, between Airport Boulevard and H. & T. C. Railroad as shown on the plat be VACATED, subject to the City retaining the necessary easements.

C10-63-1(d) STREET VACATION

Portion of Mt. Bonnell Road in connection with Mt. Bonnell Terrace Subdivision.

The Director reported that this request is in connection with the development of Mt. Bonnell Terrace Subdivision and the proposed plan is for relocation of Mt. Bonnell Road approximately 75 feet to the east, 25 to 30 feet below the old road. Consideration in relocation of this road is as follows:

1. Mt. Bonnell Road has been used in excess of 40 years and is part of the scenic drive along Lake Austin and to Mt. Bonnell park. The relocation of this road would minimize a major part of this view. The Director presented photographs of the view of the City and Lake Austin from Mt. Bonnell Road and stressed the importance of preserving the road as a scenic drive.
2. The present roadway would be similar to the proposed new roadway from a technical standpoint. However, the general grade would still be downward and for about 700 feet there would be a difference of some 15'-20' in elevation between the east and west lines of the proposed road. The relocation in the overall slope could cause problems of a tighter and more dangerous curve into the bridge at one end of the road which is only 25 feet wide and very narrow.
3. The ability of this proposed road to serve abutting lots as far as access and parking is another problem. It would be difficult to provide driveways for these types of uphill lots on a steep slope. The matter of traffic and parking on this road is a particularly difficult problem, and there is a great deal of traffic especially on week-ends with the overall traffic constantly increasing.

Mr. Willard Conley, the subdivider, stated that he was under the impression the relocation of the road would be a good move and he had not thought about the scenic value. He is interested in developing the proposed subdivision in the right manner and getting as many lots as possible, and thought that in relocating the road it would be a safer road.

Mr. James Watson, engineer, presented a map of the location. He pointed out that the curve into the bridge could be handled by straightening out approximately 100 feet before beginning of curve. The proposed road would be moved 25 to 30 feet back of present road which would help facilitate the desired design for getting lots on the lake side of Mt. Bonnell. If the proposed move of 25 to 30 feet to the lake side is accomplished, there will be a six foot cut on the high side of the slope back to the property line and the view will not be blocked as only about six lots will be affected. Mr. Watts stated the most beautiful view of the entire area is the part that will be undeveloped for the subdivision -- that is the area close to the park which is at the highest point.

Dr. A. A. Hill of 3403 Mt. Bonnell Drive presented a petition of 177 names objecting to the relocation of Mt. Bonnell Road. Dr. Hill and other citizens protested the proposed change in Mt. Bonnell Road and the subsequent subdividing of the adjacent land as they feel the area is a scenic landmark

C10-63-1(d) STREET VACATION--contd.

for Austin and that such a proposed change would eliminate the beauty inherent in this City Park area.

The Commission agreed that relocation of the road as proposed would considerably destroy a major portion of the City's scenic view. The Chairman described the park land which had been donated on Mount Bonnell by the Coverts, and the additional land donated by himself and his brother on top of the mountain and on the west end for park land. The Commission was concerned with the preservation of the view and the fact that private property had been given to the City in connection with Mt. Bonnell Park and this immediate area. In addition, the question of the safety of the present bridge on Mt. Bonnell Road was advanced and the possibility of remodeling being scheduled in the future was proposed.

In the course of discussion, it was recommended that an inspection of Mt. Bonnell Road and the proposed subdivision location would be of benefit to the Commission and it was therefore

AGREED: That a field inspection trip be scheduled for 7:30 a.m. Wednesday, March 13, 1963.

C10-63-1(b) STREET VACATION:

George Avenue South of 39 $\frac{1}{2}$ Street

The staff reported this request is recommended for the proposed widening of Shoal Creek Blvd. Shoal Creek Blvd. is scheduled to be extended south to tie-in with West 38th Street and will include this portion of the tract. The Commission therefore

VOTED: To recommend that the request for vacation of a portion of George Avenue south of 39 $\frac{1}{2}$ Street be GRANTED.

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

Hoyle M. Osborne
Executive Secretary

APPROVED:

David B. Banow
Chairman

3

3