

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- April 9, 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  
Barton D. Riley  
Emil Spillmann  
W. A. Wroe

Absent

Pericles Chriss

Also Present

Hoyle M. Osborne, Director of Planning  
Walter Foxworth, Assistant Plan Administration  
Paul Jones, Assistant City Attorney

MINUTES

Minutes of the following meetings were approved as submitted:

March 4, 1963  
March 12, 1963

The following zoning change and Special Permit requests were considered by the Zoning Committee at a meeting April 2, 1963:

ZONING

C14-63-26 C. R. Follett, et al: A to O  
1200-1312 Oran, 4900 Grover, & 4901 Woodrow

STAFF REPORT: The site is developed with six single-family dwellings and the proposed use is for an office development. The surrounding area is developed residentially with commercial development to the west along Burnet Road and the Texas State Department of Health to the east. The three streets bounding the subject property are inadequate in right-of-way as they all serve as collector streets. Grover Avenue and Oran Street should each have a 60-foot right-of-way and Woodrow Avenue should be 70 feet in width. Some arrangement should also be made to improve the intersection of Oran Street with Woodrow Avenue. In addition to the traffic problems in the immediate area, traffic is generated heavily from Burnet Road and North Lamar Boulevard to the east. There is considerable traffic to and from the Texas State Health Department which effect the residents. Burnet Road has only 50 feet of right-of-way. Residential development along this street is sound and satisfactorily occupied at the present.

The Director outlined problems in this zoning change as follows: If these lots are used ultimately with office development, the area will be faced with

Cl4-63-26 C. R. Follett, et al--contd.

increasing traffic and off-street parking problems. Particularly, the size and arrangement of the lots of the existing houses will be affected. Off-street parking on residential lots could cause traffic and parking problems. We need to consider sound direction and use of property and the affect on the nearby area of this change as well as the creation of parking problems.

Replies to notice were received from four nearby owners in favor of this request.

Mr. Maurice L. Mansifield (representing applicant) appeared at the hearing and stated: The off-street parking problem has been investigated and it can be worked out as we feel there would be no difficulty in parking at least 10 cars. People in the neighborhood have been contacted and there is no objection because of the zoning change on the south side of Oran Street and the surrounding commercial development. The people in the area will benefit from the change to "O" Office zoning.

The Commission considered the location of the proposed development in relation to the surrounding area. In reviewing the aspects of this zoning change, it was agreed that the site is in a well developed and well kept residential area and that the streets are not adequate in width and the depth of the lots is not adequate for more extensive zoning. It was therefore unanimously

VOTED: To recommend that the request of C. R. Follett, et al for a change of zoning from "A" Residence to "O" Office for property located at 1200-1312 Oran Street, 4900 Grover Avenue and 4901 Woodrow Avenue be DENIED.

Cl4-63-27 Dr. J. L. Love: O to C  
612 Rio Grande and 701-705 W. 7th St.

STAFF REPORT: This site is undeveloped but the additional area is developed with four residential buildings and a parking lot. The area north is developed with residences and office buildings while the area south along West 6th is developed commercially, with offices and apartments. This area was zoned commercial about 6 years ago. The applicant proposes a wholesale or retail electronics parts or supplies operation. Traffic generated from retail stores is fairly heavy and off-street parking can be a problem. The proposed site is a fairly small lot. Any change of zoning should be considered on an area basis instead of changing just this particular lot.

Written comments were received from five nearby owners in favor of the request. Mr. Sterling Sasser, agent for the applicant, appeared at the hearing and stated that the area would be helped by this type of zoning change as it has been slow in developing. The building proposed would be of masonry construction and would be limited to half of the lot with the other half being used for parking. A nearby owner appeared in favor of the request.

Dr. J. L. Love was also present and said there is commercial spot zoning in the area and he did not feel the request is out of place as the surrounding property is in a transition period and will continue to change.

CL4-63-27 Dr. J. L. Love--contd.

One nearby property owner appeared in opposition at the hearing.

The Commission discussed the aspects of zoning for this area. Mr. Barrow stated he would be in favor of extending "C" Commercial zoning as he felt there was a need for more commercial development in the area and that "O" Office zoning could be restrictive to such development. There was a discussion of whether a "GR" General Retail zoning would offer a more appropriate use for this area. It was agreed that "GR" General Retail zoning would not offer the proper protection for the neighborhood.

The Commission concluded that this would constitute spot zoning in a well defined office area that is compatible with the surrounding uses. It was therefore

VOTED: To recommend that the request of Dr. J. L. Love for a change of zoning from "O" Office to "C" Commercial for property located at 612 Rio Grande and 701-705 West 7th Street be DENIED.

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

NAY: Messrs. Barrow and Lewis

ABSENT: Mr. Chriss

CL4-63-28 C. T. Dodson: A to GR  
6513-6517 Burnet Lane

STAFF REPORT: Burnet Lane and the surrounding area to the north, east and south is developed residentially with the exception of an electric company north of and adjoining the subject property. The area west along Burnet Road is developed with scattered commercial development and the Travis County Warehouse is northwest of the site between Burnet Road and Burnet Lane. Burnet Lane, with 55 feet of right-of-way, has been considered essentially a residential or collector street and not as a principal thoroughfare.

Two replies to notice were received favoring this zoning change.

Mr. C. T. Dodson stated at the hearing that because of the Travis County Warehouse to the west of the property, he felt this change of zoning is appropriate for the area. Two nearby owners were also present at the hearing in favor of the request.

The Commission felt that this zoning change should be granted as it is for a proper use of the land and would be a logical extension of "GR" General Retail zoning. It was therefore unanimously

VOTED: To recommend that the request of C. T. Dodson for a zoning plan change from "A" Residence to "GR" General Retail for property located at 6513-6517 Burnet Lane be GRANTED.

CL4-63-29 Robert B. Smith and Mrs. Bessie Oldham: A to C  
1614-1616 E. 7th and 701-705 Concho Streets

STAFF REPORT: The site is developed with two single-family dwellings fronting on East 7th Street, and the immediate area is generally residential through two or three blocks with the exception of the State Cemetery to the west and Tillotson College to the east. The applicant proposes future commercial development. There is commercial zoning and development on East 7th Street both to the east and west of this area. In the block between Chalmers Avenue and Comal Streets there is no commercial development although it is commercially zoned. East 7th Street is classified as a primary thoroughfare and Concho Street as a minor residential. The lots are of adequate size to provide off-street parking with no increase in traffic. Whether the entire block should be zoned commercial should be questioned as "C" Commercial provides a wide variety of uses, and there is a need to establish the proper zoning for this area.

Mr. Robert B. Smith and Mrs. Bessie Oldham were present at the hearing and presented the following in support of the request:

1. We have had several changes of zoning across the street and feel justified in making this request.
2. Because of taxes and the profit to be gained by commercial development, I wish to have the zoning changed so that I may lease the property. I no longer have any desire to retain this as a residence.

Two written comments in favor of this request were received and two nearby property owners appeared at the hearing stating they were in favor.

The Commission felt that this property does not lend itself to "C" Commercial zoning and that "GR" General Retail would permit the highest and best use of the land. It was therefore unanimously

VOTED: To recommend that the request of Robert B. Smith and Mrs. Bessie Oldham for a change of zoning from "A" Residence to "C" Commercial for property located at 1614-1616 East 7th Street and 701-705 Concho Street be DENIED; but that a "GR" General Retail classification be established for the property.

CL4-63-30 George W. Weise: A to B  
2903-2905 Hampton Road

STAFF REPORT: This application is for two lots with 12,000 square feet of area for the purpose of paving it for an off-street parking lot to be used in conjunction with the adjoining property. The area north and east along Red River is developed with both residences and offices. The area west is developed predominantly residential. The zoning changes in the area have been piece meal. In this case the problem of off-street parking is vital with street widths of only 40 feet in the area. There is a definite traffic problem. Additional zoning change should clear up piece meal zoning that property owners will be faced with.

Cl4-63-30 George W. Weise--contd.

One written comment was received in favor of the request and two in opposition because of the heavy traffic and parking in the area.

Mr. W. L. Grafton (for applicant) appeared at the hearing and was joined by the applicant, Mr. George W. Weise, and presented the following: The apartment next to this site is ready for construction. We would be allowed approximately 40 units but are proposing to build only 25. With fewer apartments there will be less of a parking problem. This land is being leased for a 10-year period for a parking area which will have key locks and only occupants of the apartments will use the parking area.

The Commission felt the change should be granted as a reasonable and logical extension of surrounding "B" Residence zoning. It was therefore unanimously

VOTED: To recommend that the request of George W. Weise for a change of zoning from "A" Residence to "B" Residence for property located at 2903-2905 Hampton Road be GRANTED.

Cl4-63-31 Mrs. Mildred Box: A to O, 1 to 2  
503 Oltorf Street

STAFF REPORT: The site is developed with a single-family dwelling. The surrounding area is predominantly residential with the exception of commercial development along Oltorf and South 1st Streets. A playground is to the rear of the site. Oltorf Street is classified as a primary thoroughfare but is not adequate in right-of-way, causing problems in traffic. At present it has 60 feet of right-of-way and only 40 feet of paving. The applicant proposes future office development.

Mr. West of West & Associates, represented the applicant and offered the following in support of the request: This particular apartment will be used for an office in connection with an apartment house. When this application was filed it was under the name of Mrs. Mildred Box. Since that time, West & Associates have acquired the property. All traffic going to the apartments will be from Oltorf Street and parking will be in the back, thereby eliminating traffic hazards.

Three written comments in favor of this change were received.

The Commission felt that this application requesting a zoning change to "O" Office was a logical extension of the existing zoning. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Mildred Box for a change in the zoning plan from "A" Residence and First Height and Area to "O" Office and Second Height and Area for property located at 503 Oltorf Street be GRANTED.

C14-63-32 Roy E. LeMond: O to C  
413 West 7th Street

STAFF REPORT: The site is on a lot which has 5,888 square feet and is located between San Antonio and Guadalupe Street. The surrounding area is developed with some residences and apartments to the north and west and commercial to the east and south. The applicant proposes replacement and improvements to the existing apartments on the site. There is inadequate right-of-way in the area. Consideration of the lot size should be considered for this type of building as the square footage is inadequate for the construction of new apartments. Subject property was zoned "O" Office in connection with the Downtown Office District Study. The Planning Commission recommended the change because of traffic circulation, topography, utilities and relationship to the Central Business District.

No one represented the applicant at the hearing. Three replies to notice were received favoring the request and one person was present at the hearing. Their approval for this change of zoning is summarized as follows:

1. Enlarging and improving of the proposed apartments within walking distance of the downtown area will provide desirable living quarters in a good location for business college students and others.
2. This change will permit better development of the area.

Reply to notice in opposition of the request was received from one owner and two persons were present at the hearing objecting to the change for the following reason: The change to commercial zoning would not be in the best interest of the area and surrounding property. The present zoning of "O" Office is compatible with the neighborhood and a more desirable type of zoning to surrounding property owners.

The Commission felt that "C" Commercial zoning was a logical extension of already existing zoning and it was therefore unanimously

VOTED: To recommend that the request of Roy E. LeMond for a change of zoning from "O" Office to "C" Commercial for property located at 413 West 7th Street be GRANTED.

C14-63-33 Chester D. Brooks: A to C-1  
2955-2957 Higgins and 1905-1924 Airport Blvd.

STAFF REPORT: The site has an area of 6630 square feet and is developed with a single-family residence. The property is located along Higgins Street and Airport Boulevard forming a triangle shape. The applicant proposes the sale of beer to go in connection with a drive-in grocery. The area in question is developed entirely residential. South of East 19th Street, paralleling Higgins, there is residential development and zoning. To the east of Airport Boulevard there is existing "C-1", "C" and "IR" zoning. Along East 19th Street and to the east of Airport Boulevard there is undeveloped property. Subject property is included in the subdivision Pannell Place and there is the matter of deed restrictions prohibiting the operation of any business on any lot in this subdivision. The Director also pointed

C14-63-33 Chester D. Brooks--contd.

out that there is no access from East 19th Street or Airport Boulevard at this particular intersection as this corner property has been acquired by the Highway Department. This lack of access thus poses a traffic problem for a drive-in type operation.

Mr. Chester D. Brooks appeared at the hearing and stated: I own the property across Airport Boulevard which is developed with a drive-in grocery with the sale of beer to go. To the north on Manor Road there is a Seven-11 store, and to the south there is one liquor store and one restaurant which serves beer. There is a Handy-Andy store as well as others in the area selling beer. Airport Boulevard is a four-lane highway, not strictly "A" Residence, and is so situated to be more commercial than residential. If this zoning change is allowed, the site will be developed with a retail grocery and drive-in store.

One person appeared at the hearing in favor of the change but gave no reasons.

Opposition from one owning property across Airport Boulevard was received stating that this lot is restricted to residential purposes only.

The Commission felt that since the only legal access to this property is from a residential street, this change of zoning would be an encroachment into a well developed residential neighborhood. It was therefore unanimously

VOTED: To recommend that the request of Chester D. Brooks for a change of zoning from "A" Residence to "C-1" Commercial for property located at 2955-2957 Higgins and 1905-1924 Airport Boulevard be DENIED.

C14-63-34 B. E. Newberg: D to C-2  
2500 East 6th Street and 601-611 Pedernales

STAFF REPORT: The site is developed with a vacant commercial building. The surrounding area is residential to the east, commercial along Pedernales and warehouses to the west. The applicant proposes a domino hall and beer parlor. The Director pointed out the industrial area north of East 5th Street as well as on the south side of East 6th Street. The present zoning prohibits the sale of beer for off-premise consumption. Along Pedernales Street there are cafes and grocery stores. The area generally has industrial, residential and commercial uses all within the neighborhood.

Three written comments in opposition to the change of zoning were received and three people appeared at the hearing to voice their opposition. Reasons for opposing this change of zoning are summarized as follows:

1. The sale of beer is not desirable for this end of town. The neighborhood could become a rough area with people drinking too much and becoming rowdy. Beside being a disturbing influence, it would not be a good affect on the children in the neighborhood and could contribute to juvenile delinquency.

C14-63-34 B. E. Newberg--contd.

2. There is already beer sold at a cafe and a drive-in grocery on the corner of 6th and Pedernales - one block down off Hidalgo Street. Two in the immediate area is sufficient.
3. Parking and traffic would be an added problem.

The Commission considered the immediate and surrounding area for the proposed location and felt that a zoning of "C-1" would be more compatible to the area than the request for "C-2" zoning in this neighborhood. It was therefore unanimously

VOTED: To recommend that the request of B. E. Newberg for a change of zoning from "C" to "C-2" for property located at 2500 East 6th Street and 601-611 Pedernales be DENIED but that a classification of "C-1" Commercial zoning be GRANTED for the area.

C14-63-35 Bernard Lax and Edward J. Smith, Jr.: B to O  
 1216-1218 Baylor

STAFF REPORT. The site is developed with a single-family dwelling and a duplex. The surrounding area is developed residentially with one and two-family dwellings. There is some commercial development at 12th and Lamar. The application proposes erection of an office building to be located one block off Enfield Road on Baylor Street. There is a continuous "B" Residence zoning from West 11th to Enfield Road along Baylor Street. There are some apartments in the area although ultimately it will become more increased in apartment zoning; single-family residences being in a state of transition. There is a need to consider what is most appropriate zoning to permit better use of the land.

Mr. Dan Priest appeared at the hearing for the applicants along with the architect, Mr. Coleman. Mr. Coleman presented the following comments in outlining the applicants' proposed plans.

The applicant could build 17 full size apartment units, including 17 parking spaces. However, the proposal is for the erection of an office building. In an office structure, inadequate parking could be an economic catastrophe whereas this would not be true in an apartment project. We do not anticipate any difficulty in parking problems with the erection of an office building for six or seven doctors' offices. By removing an old house on the lot, 30 off-street parking spaces will be available. Mr. Coleman presented a sketch of the proposed office building project and stated it was his opinion this would be an asset to the neighborhood.

Two nearby property owners wrote in opposition to this change and several of the adjoining residents appeared at the hearing. These neighbors were inclined to view this change of zoning from long-range standards. They were interested in the plans for construction and were more favorable to erection of an office-type structure than apartments. Whatever development was proposed they felt should be of a desirable nature and an asset to the neighborhood.

CI4-63-35 Bernard Lax and Edward J. Smith, Jr.--contd.

Mrs. T. A. Easton, an adjoining property owner, was interested in the side yard requirements and height proposed and how this would affect her property. She would be opposed if the 3-foot minimum side yard were not observed, and would prefer a one-story building.

The Commission discussed the immediate area and concluded that this neighborhood is in a transit period. They felt this change of zoning was an opportunity for an orderly development of the neighborhood, which is in the transition period. It was therefore unanimously

VOTED: To recommend that the request of Bernard Lax and Edward J. Smith, Jr. for a change of zoning from "B" Residence to "O" Office for property located at 1216-1218 Baylor Street be GRANTED.

DISQUALIFIED: Mr. Jackson (property owner in the area)

## SPECIAL PERMIT

CP14-63-1 J. M. Spillar and John G. Campbell: Microwave Relay Tower  
3419 South 2nd Street

STAFF REPORT: A microwave relay tower is proposed to be located on the subject property, which includes an area of 18,849 square feet. The tower consists of a triangular base with four guy wires to be located at the four corners of the tract and attached to the tower which is proposed to be 200 feet in height. This tower, which is of a high frequency nature, is to be located approximately 103 feet east of the east right-of-way line of South 2nd Street. A concrete block building consisting of 600 square feet located 77 feet east of the east line of South 2nd is proposed for storage equipment. The tower will serve as a distribution point from South Austin and will be relayed from there.

The Director advised that South 2nd Street does not have adequate right-of-way and a minimum right-of-way of 50 feet is recommended for the street. This will require 5 feet from the subject tract. Current property will not be affected, and the tower will be surrounded on two sides by city property and water storage tank.

No written comment was received. Mr. John G. Campbell, applicant, was present at the hearing.

The Commission reviewed the staff report and concluded that the Special Permit should be granted since it complies with the Zoning Ordinance. It was therefore unanimously

VOTED: To APPROVE the site plan as presented with no extra conditions and to authorize the Chairman to sign the necessary resolution issuing the Special Permit.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meeting of April 1, 1963. The staff reported that no appeals had been filed for review of the Committee's action. The Commission therefore

VOTED: To accept the attached report and to spread the action of the Subdivision Committee of April 1, 1963 on the minutes of this meeting.

## PRELIMINARY PLANS

C8-63-9 Townlake Plaza (Revised)  
Lakeside and Wilwood Drive

The Director reported that as a result of a meeting with the Town Lake Committee and the owners of the property, all of the problems had been resolved and that the considerations outlined at the Subdivision Committee Meeting were as follows:

1. The Scottish Rite people have been contacted and are favorable to the proposed thoroughfare. The thoroughfare location is approximate and will require detailed survey.
2. There was some objection to the county lane along Block C abutting the Tinnen property and the question of the easement between their property and the proposed site. There is an existing 24" water line and the street should be developed along this line. The question which the Tinnen adjoining property owners raised was that there might be a more preferable lay-out, but the revised lay-out is fixed by the water line.

Mr. Isom Hale, engineer, commended the Director for his help on this project and said that the Tinnen people have said they have no further objections and are in agreement with the revised plan and that only minor problems needed to be worked out. He advised that street parking will be set-back from the street.

The Commission discussed the proposed use and alignment of the thoroughfare. It was therefore

VOTED: To APPROVE the preliminary plan of TOWN LAKE PLAZA with conditions of annexation, completion of departmental reports, and determination of a final location of the thoroughfare.

C8-63-3 Balcones West  
Starline and Balcones Drive

The Director stated the original preliminary plan of Missouri-Pacific Blvd. cut well in excess of 150 feet off the subdivision. The plans for Missouri-Pacific Blvd. were altered to reduce this to approximately 35 feet of encroachment into this property. There is a question of access to the area once Missouri-Pacific Blvd. is developed. The Missouri-Pacific Blvd. frontage road will be one-way south, limiting access into the subdivision. Access to Spicewood Springs Road is necessary. There is need for an agreement on the ultimate development of this roadway and drainage structure to Spicewood Springs Road. There has been a letter received proposing an agreement for this,

C8-63-3 Balcones West--contd.

however, it will have to be reviewed in detail with the City and developers.

In addition, the area on the west side of the subdivision marked "reserve" will have to be restricted against development except in conjunction with the adjoining land owned by Tom Attal. The area on the east along Balcones Trail (marked "reserve") will have to be dedicated as part of Missouri-Pacific Boulevard.

Mr. Barrow stated that in the past the City had objected to having notation of land being reserved, but he believed it was a sound standpoint and he was in favor. The Director stated the City has no objection to putting in reserve as long as the land reserve is explained fully as to the meaning. The Commission therefore

VOTED: To ACCEPT the preliminary plan of BALCONES WEST for filing subject to completion of departmental reports, an agreement on street access to Spicewood Springs Road, and proper designation of the "reserve" area.

C8-62-15 Santa Monica Park  
Ben White Blvd.

The staff reported that the developer was requesting to withdraw Lot 1 and Lots 12 through 20 of Block G, Santa Monica Park, from the approved preliminary plan so that they can be submitted as a short form subdivision. The Commission therefore

VOTED: To ACCEPT the withdrawal of Lot 1 and Lots 12 through 20 of Block G in the preliminary plan of SANTA MONICA PARK.

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:

- C8-62-64 Blue Meadow, Section 1  
S. Loop and Blue Wall Drive
- C8-62-71 Angus Valley  
Duval Road and U. S. 183
- C8-63-8 Deer Park Annex, Section 1  
Manchaca Road and Kings Highway
- C8-63-15 Northwest Hills Section 5, Phase 2  
Mesa Drive
- C8-63-17 Royal Oaks Estates, Section 6  
Rogge Lane and Wight Circle
- C8-63-18 Royal Oaks Estates, Section 7  
Thames Drive South of Wheless
- C8-63-19 Santa Monica Park, Section 2  
Santa Monica and Madonna

## SUBDIVISION PLATS - CONSIDERED

C8-62-76 University Hills, Section 2, Phase 4  
Northwest Drive and Vanderbilt

It was reported by the staff that the following plat has satisfied all the standards of the Ordinance and the staff is recommending approval and recordation of the plat. The Commission therefore

VOTED: To APPROVE the plat of UNIVERSITY HILLS, SECTION 2, PHASE 4.

C8-62-21 Windsor Park Hills, Section 2, Revised

It was reported by the staff that all departmental reports have not been received and they were recommending disapproval of this plat for the following reasons: Necessary fiscal arrangements, additional easements required, annexation of subdivision, completion of departmental reports, and a satisfactory agreement between United Gas Pipeline Company and the subdivider regarding the gas easement.

Mr. Thomas Watts, engineer, stated that the United Gas distribution line and easement is some 150 feet from the nearest lots in this subdivision. The Director stated that this entire subdivision is affected by the easement and its final disposition due to the fact that this subdivision layout if approved would fix and limit redesign of Windsor Park Hills, Section 4, which adjoins this section. As necessitated by the final disposition of this easement, the Director advised a complete agreement must be reached between the gas company and the subdivider concerning the final disposition of this easement before approval of any further sections could be recommended.

The Commission therefore

VOTED: To DISAPPROVE the plat of WINDSOR PARK HILLS, SECTION 2, REVISED pending completion of required fiscal arrangements, additional easements, annexation of subdivision, completion of departmental reports and satisfactory agreement between United Gas Pipeline Co. and subdivider regarding the gas easement.

C8-62-25 Richland Estates, Section 1  
Dalton Lane

The staff reported that all fiscal arrangements have not been completed and that the plat needs to show volume and page of adjoining owners. It was recommended that this final plat be disapproved pending completion of this and requested authorization to poll the members upon completion. The Commission therefore

VOTED: To DISAPPROVE the plat of RICHLAND ESTATES, SECTION 1, pending completion of fiscal arrangements and recording of volume and page of adjoining owners on the plat, and authorized the staff to poll the members which this has been completed.

C8-62-29 Heritage Hills No. 1  
Hermitage Drive

The staff recommended disapproval of this plat pending completion of fiscal arrangements, additional easements required, annexation of property, and completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of HERITAGE HILLS NO. 1 pending completion of fiscal arrangements, additional easements, annexation, and completion of departmental reports.

C8-62-66 Richland Estates, Section 2, Phase 1  
Brandt Drive

The staff reported that additional fiscal arrangements were required and that the volume and page of adjoining owners needed to be shown on the plat. They recommended disapproval pending completion of this and asked permission to poll the members for approval when this has been accomplished. The Commission therefore

VOTED: To DISAPPROVE the plat of RICHLAND ESTATES, SECTION 2, PHASE 1, subject to additional fiscal arrangements being completed and the showing of the volume and page of adjoining owners on the final plat, and authorized the staff to poll the members of the Commission when this has been completed.

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

The staff recommended approval of this final plat pending annexation and asked permission for authorization to hold plat for annexation. The Commission therefore

VOTED: To APPROVE the plat of COUNTRY AIR ADDITION and authorized the staff to hold plat for annexation.

C8-63-2 Northmeade, Section 1  
Middle Fiskville Road

The staff recommended disapproval of this plat pending fiscal arrangements and completion of departmental reports and requested authorization to poll the members when completed. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHMEADE, SECTION 1, pending completion of fiscal arrangements and departmental reports, and authorized the staff to poll the members upon completion.

C8-63-12 Insurance Addition  
Algarite Avenue

The staff recommended disapproval of this plat pending receipt of plat from engineer so distribution can be made to other departments. The Commission therefore

VOTED: To DISAPPROVE the plat of INSURANCE ADDITION pending receipt of plat.

C8-63-14 Cherrylawn, Section 3  
Walnut Hills Drive & Manor Road

The staff recommended disapproval of this plat pending required fiscal arrangements and completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of CHERRYLAWN SECTION 3 pending required fiscal arrangements and completion of departmental reports.

C8-63-16 Fawn Ridge Section 2  
Fawn Drive and Matagorda Street

The staff recommended disapproval of this plat pending fiscal arrangements and the showing of the volume and page of adjoining owners on the plat. The Commission therefore

VOTED: To DISAPPROVE the plat of FAWN RIDGE SECTION 2 pending completion of the necessary fiscal arrangements and showing of the volume and page of adjoining owners on the final plat.

SHORT FORM PLATS - FILED

C8s-63-49 Cherrylawn, Section 4  
Walnut Hills Drive and Edgedale Drive

The staff reported that reports have not been received from several departments and there was further consideration of Reicher Drive being constructed before plat can be filed.

Mr. John B. Selman, subdivider, appeared at the meeting and stated that the proposed street is from property out of the Thomas Eldridge Survey. A letter from Mr. Watt Schieffer, Mr. Hunter Schieffer and Bishop Louis J. Reicher to the Planning Commission stated they agreed to build a street (Reicher Drive) extending from Manor Road north to Rogge Lane to be constructed when public necessity requires it or sooner. In addition, the letter added a notation by Mr. Hunter Schieffer and Mr. Watt Schieffer that it is further understood that public necessity as used in the above mentioned letter shall be interpreted as not requiring Watt and Hunter Schieffer to begin construction of the above mentioned street sooner than 24 months from date hereof.

The Director advised that this letter was not acceptable to the City as a statement of relocation and the responsibility for development of the street. Mr. Paul Jones stated that the added notation to the letter from Messrs. Schieffer and Bishop Reicher changes the intent of the original agreement.

The Commission felt the agreement regarding the proposed development of Reicher Drive did not have a direct bearing on approval of this subdivision. The Commission therefore

VOTED: To ACCEPT the plat of CHERRYLAWN, SECTION 4, for filing.

Planning Commission -- Austin, Texas

Reg. Mtg. 4-9-63

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# SHORT FORM PLATS - CONSIDERED

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

VOTED: To APPROVE the following plats:

C8s-63-43 Sylvan Acre

Wheless Lane

C8s-63-47 Eubank Acres, Section 1, Blk. F, Lots 14, 15 & 16  
Hornsby Street

The following plats were submitted under Short Form Procedures and action was taken as shown:

C8s-63-32 Ridge Oak Park, Resub. Lots 1 & 2  
Western Hills and Ridge Oak

The staff reported that reports had not been received from several departments and that approval was not recommended at this meeting. The Commission therefore

VOTED: To DISAPPROVE the plat of RIDGE OAK PARK, RESUB. LOTS 1 and 2 subject to completion of departmental reports.

C8s-63-41 Silverton Center  
Airport Blvd. and Pampa Drive

The staff recommended disapproval of this plat subject to street vacation of existing Pickford Street and completion of departmental reports. The Director reported that consideration of the street vacation will have to go before the City Council next Thursday. The Commission therefore

VOTED: To DISAPPROVE the plat of SILVERTON CENTER pending completion of departmental reports and street vacation.

C8s-63-44 Stoneleigh Square  
W. 12th and Winsted Lane

The staff recommended approval subject to granting a variance for requirement of signature on adjoining property owner on the plat. The Commission therefore

VOTED: To APPROVE the plat of STONELEIGH SQUARE subject to required signature of adjoining property owner on the plat.

C8s-63-45 Northtown West, Section 3  
U. S. 183

The staff recommended disapproval of this plat pending completion of fiscal arrangements and receipt of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHTOWN WEST SECTION 3 pending completion of fiscal arrangements and receipt of departmental reports.

C8s-63-46 Santa Monica Park, Section 1  
Burleson Road and Metcalf

The staff recommended disapproval of this plat pending the completion of fiscal arrangements. The Commission therefore

VOTED: To DISAPPROVE the plat of SANTA MONICA PARK pending completion of fiscal arrangements.

C8s-63-48 Westfield A, Resub. of parts of Lots 1 & 2, Block 8  
Norwalk Lane and Quarry Road

The staff recommended approval subject to the consideration of street alignment of Norwalk Lane which requires action by the Commission. The Director stated the problem of the widening of Norwalk Lane for a 25 to 30 ft. set back on the east side from the right of way line needs to be resolved before this subdivision can comply with the Ordinance. The existing problem of a large apartment house to the north and the difficulty of the intensive development on this street at present poses a consideration of a widening of Norwalk Lane or some alternative to attempt to retain 25 feet dedication. The Commission therefore

VOTED: To APPROVE the plat of WESTFIELD A, RESUB. OF PARTS OF LOTS 1 and 2, BLOCK 8.

ADMINISTRATIVE APPROVAL

C8s-63-42 Lela Parkinson Subdivision  
East Frontage Road

The staff reported that this plat 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 LELA PARKINSON SUBDIVISION.

REPORTS

SUBDIVISION APPROVAL BY TELEPHONE POLL

It was reported by the staff that the following subdivisions were considered by telephone poll and that a majority of the Commission had

VOTED: To APPROVE the following plats on the dates shown:

C8-62-68 Allandale Terrace, Section 3  
Lovers Lane and Shoal Creek

Approved March 29, 1963

C8-63-7 Lakewood Park Section 3  
Creekbluff Drive

Approved March 21, 1963

## OTHER BUSINESS

C10-63-1(e) EASEMENT VACATION  
Silverton Heights

The staff reported a request for vacation of a five foot public utility easement along the rear of each lot in Block 8 of Silverton Heights Subdivision, and recommended the vacation of this easment. It is the developer's intention to resubdivide this area and a plat showing this resubdivision, known as Silverton Center, has been filed and was presented to the Commission. The Director recommended the request for vacation of this easement. The Commission therefore

VOTED: To accept the staff report and to recommend the five foot public utility easement along the rear of each lot in Block 8 of Silverton Heights Subdivision be VACATED.

C10-63-1(e) STREET VACATION  
Silverton Heights

The staff reported a request for street vacation of all of Pickford Drive southeast from Pampa Drive to the east line of Silverton Heights on behalf of A. Realty, Inc. It is the owner's intention to replat the area in Silverton Heights between Pampa Drive and Airport Blvd., and additional right-of-way will be dedicated at the intersection of Pampa Drive and Airport Blvd. according to an acceptable plan. The Commission therefore

VOTED: To recommend that the request for street vacation of all of Pickford Drive southeast from Pampa Drive to the east line of Silverton Heights be GRANTED.

C10-63-1(f) STREET VACATION  
Fawn Ridge, Section 2

The staff reported a request for vacation of a portion of Matagorda Street for the development of Fawn Ridge, Section 2, had been received. The Director presented a map showing the location of this street and other streets in the area to be dedicated on the plat. The Commission therefore

VOTED: To recommend that the request for vacation of a portion of Matagorda Street in Fawn Ridge, Section 2 be GRANTED.

C14-63-19 Hotel and Restaurant Purveyors: "C"-2nd Height & Area to "DL"-2nd H & A  
Toomey Road

The staff reported applicant had requested withdrawal of this change of zoning. The Commission therefore

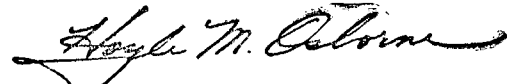
VOTED: To accept the request for withdrawal of a zoning change from "C" Commercial, 2nd Height and Area, to "DL" Light Industrial, 2nd Height and Area.

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ADJOURNMENT: The meeting adjourned at 9:00 p.m.



Hoyle M. Osborne  
Executive Secretary

APPROVED:



Chairman