

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- June 4, 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
Emil Spillman
Barton D. Riley
W. A. Wroe

Absent

Edgar E. Jackson
S. P. Kinser
W. Sale Lewis
Ben Henrickson

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 May 7, 1963, for approval.

The following zoning changes and special permit requests were considered by the Zoning Committee at a meeting of May 28, 1963:

ZONING

C14-63-50 Carl T. Widen: A to C and GR (as amended)
Oltorf Street and South First Street

STAFF REPORT: The site is developed with a single-family dwelling. The surrounding area is developed predominantly residential. The area at this intersection is zoned commercially and partly developed as such. The applicant proposes future commercial development. In the Austin Development Plan, Oltorf Street is classified as a primary thoroughfare with a proposed right-of-way of 120 feet. This has been lessened to eighty feet in the built-up areas. South First Street serves as a commercial collector street which should have a right-of-way of eighty feet, however, South First has recently been paved within the sixty feet of right-of-way. A portion of the property on Oltorf Street projects out ten feet, which results in an inadequate right-of-way of seventy feet for approximately 200 feet. The remaining 168 feet of the property has eighty feet right-of-way. This street is inadequate to serve as a thoroughfare and for intensive commercial use. Consideration should be given to the type of commercial development proposed in the area.

One written comment was received in favor of "C" Commercial zoning for the property as originally requested and Mr. H. G. West appeared at the hearing in opposition to "C" Commercial zoning.

C14-63-50 Carl T. Widen--contd.

At the Commission meeting, Mr. Stevens reported that the applicant, Mr. Widen, had filed a letter offering ten feet of widening on Oltorf Street for the recommended eighty feet of right-of-way and had requested his application be amended to a "GR" General Retail zoning as recommended by the Zoning Committee.

In view of the amended application to "C" Commercial and "GR" General Retail Zoning and the dedication offer of ten feet of right-of-way on Oltorf Street, the Commission concluded that this request should be granted as amended in keeping with the Committee's recommendation. It was therefore unanimously

VOTED: To recommend that the request of Carl T. Widen for a change of zoning from "A" Residential to "C" Commercial and "GR" General Retail for property located at Oltorf and South First Streets be GRANTED, as amended: "C" Commercial for Lots 1-6, Block 5 and "GR" General Retail for Lots 7-10, Block 5 and Lots 1-5, Block 4, Wilson Subdivision.

C14-63-51 Pascual Figueroa: A to C-1

1141 1/8 - 1141 5/8 Airport Boulevard

STAFF REPORT: The site is undeveloped and covers an area of 18,468 square feet. The surrounding area is developed residential with single-family dwellings with some commercial development to the north and south along Airport Boulevard. The applicant proposes the sale of beer for on premise consumption in a drive-in cafe. "GR" General Retail zoning to the west of Airport Boulevard was established in 1955, and "C" Commercial zoning was established north of the subject property as a result of being annexed to the City in 1953. "C-1" zoning is a matter of Planning Commission policy in a developed commercial area. There is a need for consideration in this case as to what constitutes a well developed commercial area.

Mr. Al Mendez appeared for applicant and stated that this is a drive-in operation and not a grocery store operation. He felt there is a need for this type of business in the area.

The Commission concluded that the area fronting Airport Boulevard was in a transitional period of change and that commercial zoning would be the best use of the land. They would be inclined to look with favor on other property in the area that fronts on Airport Blvd. for commercial zoning and use. It was therefore unanimously

VOTED: To recommend that the request of Pascual Figueroa for a change of zoning from "A" Residential to "C-1" Commercial for property located at 1141 Airport Boulevard be GRANTED.

CL4-63-52 Mrs. Eva Seiders Estate: A to LR (Part 1) and O (Part 2)

Part 1: 1200-1208 West 38th Street

Part 2: 1201-1209 West 39th Street

STAFF REPORT: The site is undeveloped with the surrounding area developed residential with one and two-family dwellings. There is some commercial development to the east along Lamar Boulevard. The proposed use is a drug store for Part 1 and an office building for Part 2, which covers an area of approximately 102,800 square feet. Across Lamar Boulevard to the east of the property is the state hospital. West 38th Street is classified as a primary thoroughfare in the Austin Development Plan. The recommended right-of-way is 120 feet. The subject property is located in an area designated for low density residential development - three dwelling units per acre. There are residences on each side of the subject tracts. If the property was used for apartments, the proposed zoning would permit seventeen regular units or twenty-three units in an apartment hotel on Tract 1 and thirty-three regular units or forty-five units in an apartment hotel on Tract 2. A total of fifty-one regular units or sixty-eight units in an apartment hotel would be permitted.

Mr. Rhea B. Merritt appeared for applicant and stated that the owner proposes a large medical center with approximately twelve offices for doctors. With the proper planning we propose, this commercial development will be an asset to the neighborhood. With the flow of traffic in the area, this will be a desirable location for the development. In the future, we hope to acquire the adjoining property on Alice Avenue for the extension of the development of a large medical center. We have received no opposition from the adjacent property owners.

The Director reported to the Commission that the street is not adequate with only sixty feet of right-of-way instead of the recommended ninety feet of right-of-way in compliance with the Master Plan. He pointed out that this is not an issue of excessive density but rather a question of compatibility and circumstances to determine what appears to be more desirable for the area. "O" Office fronts the property on West 38th Street; there are other residential uses along West 39th Street of that section. Primarily the area is single-family residential development and there is a need for consideration of the land uses and what is the appropriate zoning.

Mr. Rhea Merritt appeared before the Commission and stated that additional information he wished to present was that the owner is attempting to secure the whole block for commercial development. The owner has acquired an option on three of the lots and is attempting to negotiate with the owner of the remaining property.

The Commission recognized the unique conditions of this land as related to the surrounding development and felt further consideration should be given as to the proper zoning of this property in view of applicant's proposal to bring in additional adjoining property fronting along Alice Avenue. Because of a lack of quorum (Mr. Riley disqualified) the Commission could not recommend on the request. It was therefore

AGREED: To DEFER action because of a lack of quorum.

C14-63-53 A. S. Brient: A to C
8-14 Chicon Street

STAFF REPORT: The site contains approximately 57,400 square feet and is undeveloped. The surrounding area is developed predominantly residential. Applicant proposes to build multiple unit apartments. An application for this change of zoning was withdrawn in 1961 at the request of the Planning Commission pending further study of the proper zoning and development of the lake front. The proposed site is the remaining portion of a subdivision at the end of Salina Street. This proposed zoning would permit a maximum of thirty-two regular units or 114 units in an apartment hotel. The alignment of North Riverfront Parkway is generally proposed south of the applicant's property. The Town Lake Committee considered this application at the time the City property east of Chicon Street was considered and voted to take no action in this site as no development plans were submitted.

The Committee referred this case for additional study to the Commission. The Director reported to the Commission that utilization of this property is based on development of the lake front property. The Plan proposes a thoroughfare and there is a question of North Parkway coming through Pedernales or Chicon Street. The Council authorized investigation of acquisition of the property in connection with the Parkway development.

Mr. A. S. Brient appeared at the Commission meeting and stated this zoning has been postponed for a year pending further investigation. The adjoining tract across Chicon Street has been changed from "A" Residential to "C" Commercial zoning and he is asking for the same zoning on his property in order to develop multi-unit apartments.

One written reply was received in favor of this request.

The Chairman advised the applicant that considerable time has been spent by the Town Lake Committee on the area and invited him to present his case before the Town Lake Committee for consideration. It was therefore unanimously

AGREED: To DEFER the request of A. S. Brient for a change of zoning from "A" Residential to "C" Commercial for property located at 8-14 Chicon Street until further consideration by the Town Lake Committee.

C14-63-54 A. E. Schutze: A and 1 to C and 2
Sterzing Street and Toomey Road

STAFF REPORT: The area has approximately 21,750 square feet and is undeveloped. The additional area is developed with three single-family dwellings and a service station with repair shop in the rear. The area to the south along Barton Springs Road is developed commercial. The area to the east and west is developed residential while the area to the north is developed with City recreation facilities. Applicant proposes future commercial development. This is the only portion of this block that is not zoned "C" Commercial.

C14-63-54 A. E. Schutze--contd.

Mr. A. G. Ferris appeared for applicant and stated that the applicant wants to sell this property and will be able to do so with the zoning change.

The Commission felt this was a continuation of present commercial zoning in the area and the best use for the property. It was therefore unanimously

VOTED: To recommend that the request of A. E. Schutze for a change of zoning from "A" Residential to "C" Commercial for property located at Sterzing Street and Toomey Road and the additional area at Sterzing Street and Barton Springs Road be GRANTED.

C14-63-55 William Carter: A to B
Springdale Road and Webberville Road

STAFF REPORT: The site is developed with a single-family dwelling and the additional area is developed with a single-family dwelling. The surrounding area is developed residentially except for the cemetery to the west, a church to the north and commercial uses on East 12th Street. The applicant proposes erection of an apartment building on this site, which contains 21,767 square feet. In the Austin Development Plan, Springdale Road is classified as a primary thoroughfare with a proposed right-of-way of 120 feet. Due to the development along Springdale Road, an eighty foot right-of-way is recommended. The site south of the subject property adjoining the additional area was recommended by the Planning Commission for "B" zoning with the understanding that Springdale Road has eighty foot of right-of-way. Approximately twenty feet would come from the subject tract to provide this. The proposed zoning would permit a maximum on the tract of ten regular units or a 14 unit apartment hotel. The proposed zoning on the additional area would permit a maximum of fourteen regular units or a nineteen unit apartment hotel.

Mr. William Carter was present at the hearing and was represented by Mr. Rollins R. Martin who stated that the applicant is prepared to give the required right-of-way of whatever is necessary for adequate widening on Springdale Road. By building apartments for residential purposes, it is hoped to improve the property and to utilize it.

The Commission felt that "B" Residential zoning would be the proper zoning of this land if Springdale Road had an adequate width. It was therefore unanimously

VOTED: To recommend that the request of William Carter for a change of zoning from "A" Residence to "B" Residence for property located at Springdale Road and Webberville Road, including the additional area, be DENIED.

C14-63-56 Mrs. Evelyn P. Wright: A to O
4808-4810 Interregional Highway

STAFF REPORT: This site has 13,300 square feet and is developed with a single-family dwelling and the area north, west and south is developed predominantly residential with exception of scattered commercial development along the Interregional Highway. The area east is developed with the Municipal Airport. The additional area contains 375,500 square feet and is developed with two single-family dwellings. The proposed use is for a life insurance office. Because of the property's proximity to the airport, the City is interested in acquiring an avigation easement over the site and the additional area for height restrictions for protection of the air traveling public. The necessary avigation easement has been acquired over the site, but not the property included in the additional area.

Mrs. Evelyn P. Wright was present at the hearing. Mr. Sterling Sasser, Sr. represented the applicant and stated that the applicant desires to sell this property and we feel that this change of zoning would allow the highest and best use of the land. The building proposed is an attractive brick structure as represented in the submitted photographs.

The Commission agreed that this was a well developed commercial area and that this zoning change would be the most restrictive usage. However, the granting of the additional area would be with the stipulation that an avigation easement is secured. Due to the residential area adjoining the additional property in question, the Commission felt that it should not be included in their recommendation to grant. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Evelyn P. Wright for a change of zoning from "A" Residential to "O" Office for property located at 4808-4810 Interregional Highway be GRANTED but to DENY the additional area at 4812-4820 Interregional Highway.

C14-63-57 Jim Sconci: D to C-1
3506 East 1st Street

STAFF REPORT: The site contains 9,840 square feet and is developed with a garage. The applicant proposes the sale of beer to go. The area to the north, east and south is developed residential while the area west is developed commercial. In the Austin Development Plan, East 1st Street is classified as a primary thoroughfare with a proposed right-of-way of 120 feet. The subject property is located within an area designated for commercial service and semi-industrial use.

The Commission agreed that this was a well developed commercial area and it was therefore unanimously

VOTED: To recommend that the request of Jim Sconci for a change of zoning from "D" Industrial to "C-1" Commercial for property located at 3506 East 1st Street be GRANTED.

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C14-63-58 Kenneth Spielman: A to BB
5113-5115 Lancaster Court
1301-1303 East 52nd Street

STAFF REPORT: The site covers 13,843.50 square feet and is developed with a single-family dwelling. The surrounding area is developed residential, including several apartments to the east, north and west of subject property. There is commercial development along Cameron Road to the west. "BB" First Height and Area zoning around the site has been established for low density apartment development. The proposed zoning will permit a maximum of six regular units. An avigation easement is needed over subject property for a height limitation of twenty-five feet due to its proximity to the Municipal Airport.

Mr. Kenneth Spielman was present at the hearing and stated that there have been no objections from the neighbors. The twenty-five foot height on the avigation easement will be satisfactory.

The Director advised the Commission of the problems of development of apartments in this area and pointed out the inadequate parking and lack of open space provided. The staff reported that the required avigation easement has been obtained.

The Commission felt this was a logical extension of an established "BB" Residential area and would provide an apartment area of low density type. It was therefore unanimously

VOTED: To recommend that the request of Kenneth Spielman for a change of zoning from "A" Residential to "BB" Residential for property located at Lancaster Court and East 52nd Street be GRANTED.

C14-63-59 E. C. Thomas, et al: A to C
507 & 601-603 East 56th Street
5507-5511 & 5512-5514 Evans Avenue

STAFF REPORT: The east portion of the site is developed with one single-family dwelling while the west portion is undeveloped. The area is developed predominantly residential with exception of a gas company to the northwest and scattered commercial development along Airport Boulevard and the Carnation Milk Company to the east. Railroad tracks abutt the rear of the property. Evans Avenue is undeveloped in front of the property and the west portion of 56th Street fronting the property is also undeveloped. East 56th Street is classified as a minor residential street of gravel surface and has fifty feet of right-of-way. Evans Avenue is undeveloped with fifty feet of right-of-way. Applicant proposes electrical retail, wholesale and storage operation.

The staff reported receipt of a letter from the applicant offering ten feet of property for right-of-way for East 56th Street widening when they get title to the property.

Cl4-63-59 E. C. Thomas, et al--contd.

Applicant proposes to lease or sell the property to the Southern Electric Company to build a warehouse for their offices and warehouse for electrical equipment and sales. The building proposed will be of concrete block, fire proof, and an asset to the neighborhood.

The Commission felt that proper access on East 56th Street will be available and "C" Commercial would be the logical zoning for this property as it is bounded by commercial development and the railroad tract. It was therefore unanimously

VOTED: To recommend that the request of E. C. Thomas, et al for a change of zoning from "A" Residential to "C" Commercial for property located at East 56th Street and Evans Avenue be GRANTED.

DISQUALIFIED: Mr. Barrow

Cl4-63-60 Mrs. W. H. Taff: C to C-1
 1709-1711 (1705) East 1st Street

STAFF REPORT: The site has 6,680 square feet and is developed with a bait shop. The area at the corner of Chalmers and East 1st Street is developed commercial while the remaining surrounding area is developed residential. East 1st Street is classified as a secondary thoroughfare with sixty feet of right-of-way. In the Austin Development Plan, East 1st and East 2nd Streets are classified as a one-way pair secondary thoroughfare. The applicant proposes the sale of beer to go. With the existing construction, the applicant could not provide any off-street parking.

Two replies to notice were received against this change of zoning.

Mr. Chester Brooks appeared at the hearing in favor of this request.

The Commission felt this was a well developed commercial area and it was therefore unanimously

VOTED: To recommend that the request of Mrs. W. H. Taff for a change of zoning from "C" Commercial to "C-1" Commercial for property located at 1709-1711 East 1st Street be GRANTED.

Cl4-63-61 North Expressway, Inc.: A to B
 5417 Harmon Avenue

STAFF REPORT: The site covers 8400 square feet and is developed with a single-family dwelling. The surrounding area is developed residential and the area east of Interregional is developed with the Capital Plaza Shopping Center. The applicant proposes to provide access to commercial property on the Interregional Highway on which will be located the Citizens National Motor Bank. Harmon Avenue is classified as a minor residential street with fifty feet of right-of-way. The use as indicated would provide commercial access to the street.

C14-63-61 North Expressway, Inc.--contd.

One written reply was received in favor and two persons were present at the hearing in favor.

Mr. Jake Jacobsen appeared for applicant and presented the following information. The Bank has acquired this lot for the purpose of providing a paved private driveway off the Interregional Highway to build a motor bank as an addition to our bank across the street. The driveway will be walled and closed when the bank is closed. This would allow a better access to the bank for people in the vicinity as well as people driving off the highway to the drive-in window and returning to the Interregional. We feel this would be an improvement to the site and a convenience to our customers in addition to providing parking space for our employees.

Four nearby property owners appeared at the hearing in opposition of this request. They felt this change would decrease the value of the property, would constitute spot zoning in a residential neighborhood and would further create traffic problems. Harmon Avenue is inadequate in width to carry the increased traffic in their opinion.

The Director reiterated to the Commission that this change would be in conflict with a residential neighborhood and that the access was very inadequate.

The Commission reviewed the information presented and concluded that the change of zoning proposed would be an intrusion into a well established residential area and that Harmon Avenue does not provide adequate right-of-way for the use proposed. It was therefore

VOTED: To recommend that the request of North Expressway, Inc. for a change of zoning from "A" Residential to "B" Residential for property located at 5417 Harmon Avenue be DENIED.

AYE: Messrs. Barrow, Spillman, Riley and Wroe

NAY: Mr. Brunson

ABSENT: Messrs. Jackson, Kinser, Lewis and Henrickson

C14-63-62 Frank Del Curto: A to O (Part 1) and B (Part 2)

Part 1: 2208-2210 Del Curto

Part 2: 2212-2300 Del Curto

STAFF REPORT: Part 1 covers an area of 33,700 square feet and the change of zoning is requested for construction of an office. Part 2 covers an area of 20,000 square feet and covers construction of an apartment building. The site is presently undeveloped, while the area to the north along South Lamar Boulevard is developed commercial while the other surrounding area is developed residential. The property fronts on Del Curto Road which is classified as a minor collector street with sixty feet of right-of-way and thirty feet of paving. The proposed zoning for Tract 1 would permit a maximum of sixteen regular units or a twenty-one unit apartment hotel. The proposed zoning for Tract 2 would permit a maximum of ten regular units or thirteen unit apartment hotel.

C14-63-62 Frank DelCurto--contd.

One written comment was received in favor of this request and one person appeared at the hearing in opposition.

Mr. Donald West, purchaser, appeared at the hearing and explained that the plan is to build three duplexes on Lots 6 and 7 in Part 2. Lot 8 in Part 1 will also have a duplex, half of which will be occupied with a real estate office. The remainder of Part 1 would be used for parking space for the real estate office. Additional parking space is provided for each duplex at the rear of the property, providing four-car parking for each duplex. This construction would be an asset to the neighborhood and the change of zoning would act as a buffer between residential and commercial zoning in the neighborhood.

Opposition from property owners presented was that they expect protection from encroachment of apartments into an "A" Residential neighborhood, and are opposed to duplex and offices on the property.

The Commission reviewed the information presented and concluded that the change requested for Part 1, which adjoins a commercial area, would serve as a buffer between residential and commercial property in the area. They felt that a change of zoning proposed for Part 2 would be an infringement into a residential area. It was therefore unanimously

VOTED: To recommend that the request of Frank DelCurto, Owner, and Donald L. West, Purchaser, for a change of zoning from "A" Residential to "O" Office for Part 1 be GRANTED and the change of zoning from "A" Residence to "B" Residence for Part 2 be DENIED.

C14-63-63 Robert C. Amann, Jr.: Int. A and Int. 1 and C and 6 to C and 1
8900-8922 North Lamar Boulevard
800-846 Peyton Gin Road

STAFF REPORT: The site is undeveloped and covers an area of 189,118 square feet or approximately four and one-half acres. There is a high school site to the west, an elementary school to the west and north, while the area east is undeveloped but in the process of development for residential and commercial purposes. There is a service station and grocery store at the southwest corner of Peyton Gin Road and North Lamar Boulevard. The applicant proposes providing commercial service in connection with adjoining subdivision development. North Lamar is classified as a primary thoroughfare with 120 feet of right-of-way and Peyton Gin Road is a neighborhood collector street with fifty-five feet of right-of-way. We feel consideration should be given to a more restrictive use, as the property has most of its frontage on the collector street.

One reply to notice was received in favor and Mr. Isom Hale appeared at the hearing in behalf of applicant. He stated that Lamar Boulevard is now stripped through the area with commercial development. Owner feels

C14-63-63 Robert C. Amann, Jr.--contd.

this is satisfactory zoning of the area and he would have no other use for the property if it were not zoned commercial. Little Walnut Creek will have limited access back of this property. This development is in connection with the preliminary plan of the subdivision of Country Air Addition.

At the Commission meeting, the Director reiterated the intensity of "C" Commercial zoning along North Lamar Boulevard and the inadequate right-of-way of Peyton Gin Road. He advised that the approval of the subdivision in connection with this proposed development was based on the type of zoning that would be allowed. "C" Commercial zoning was not anticipated and general retail or local retail would cover the uses permitted and be a more restrictive use.

The Commission felt that this change of zoning would not fit the existing pattern of the neighborhood. It was therefore unanimously

VOTED: To recommend that the request of Robert C. Ammann, Jr. for a change of zoning from Interim "A" Residence, Interim 1st Height and Area and "C" Commercial, Sixth Height and Area to "C" Commercial, First Height and Area be DENIED, but that "GR" General Retail be GRANTED with the understanding that Peyton Gin Road has an adequate right-of-way width.

AYE: Messrs. Barrow, Brunson, and Riley

NAY: Messrs. Spillman and Wroe

ABSENT: Messrs. Jackson, Kinser, and Lewis

C14-63-64 G. M. C., Inc.: Int. A and Int. 1 to C and 6
8501-8525 North Interregional Highway

STAFF REPORT: The sites are undeveloped and covers an area of 44,700 square feet totally. The surrounding area is undeveloped with exception of scattered single-family dwellings to the south. Applicant proposes commercial type development which will include a service station and drive-in grocery. Subject property is included in the subdivision of Heritage Hills, Section One, pending final approval. The site covers one-half acre on each side of Hermitage Drive, fronting the Interstate Highway 35. Annexation of subject property is still being processed.

Mr. Thomas Watts appeared for applicant and stated that the use of these two lots will serve as an entry way off the Interregional Highway into the Heritage Hills Subdivision. This zoning is needed to serve the families that will be moving into the subdivision for a service station and drive-in.

C14-63-64 G. M. C., Inc.--contd.

Several nearby property owners appeared at the hearing in opposition and felt commercial zoning should not be allowed, as it would ruin their residential property and the value of their property would be hurt by commercial development in the area.

The Commission considered the aspects of providing this commercial area to serve the subdivision development. They recognized that the adjoining property is ou of the City and that no plans have been submitted for the adjoining property and that the "C" Commercial district is too intensive a zone for the site as related to the surrounding undeveloped area. It was therefore unanimously

VOTED: To recommend that the request of G.M.C., Inc. for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, Sixth Height and Area for property located at 8501-8525 North Interregional Highway be DENIED, but that a "GR" General Retail be GRANTED.

AYE: Messrs. Barrow, Brunson, Riley and Wroe

NAY: Mr. Spillman

ABSENT: Messrs. Jackson, Kinser and Lewis

C14-63-65 Clyde Copus: Int. A and Int. 1 and C to C and 6
 8115-8125 Burnet Road
 2302-2320 Teakwood Drive

STAFF REPORT: The site is undeveloped and covers an area of 37,500 square feet. The surrounding area is largely undeveloped with some residential development to the north and south. The Texas Electric Coop is to the west. Applicant proposes erection of a sign and service station.

Mr. Nash Phillips was present at the hearing and stated that there is a need for this type of operation in the area in behalf of applicant.

The Commission felt that "GR" zoning would provide more protection to the adjoining subdivision in contrast to "C" Commercial zoning and that "GR" General Retail has been established for this part of Burnet Road. It was therefore

VOTED: To recommend that the request of Clyde Copus for a change of zoning from Interim "A" Residence, Interim First Height and Area and "A" Residence First Height and Area to "C" Commercial, Sixth Height and Area be DENIED, but that "GR" General Retail be GRANTED.

AYE: Messrs. Barrow, Brunson and Riley

NAY: Messrs. Spillman and Wroe

ABSENT: Messrs. Jackson, Kinser and Lewis

C14-63-66 Clyde Copus: A and 1 to C-1 and 6
8207-8215 Burnet Road

STAFF REPORT: The site is undeveloped and covers an area of 15,000 square feet. The surrounding area is largely undeveloped with some residential development to the north and south. The Texas Electric Coop is to the west. Applicant's proposed use is for the sale of beer in connection with a grocery store.

Mr. Nash Phillips appeared at the meeting to represent the applicant.

The Director questioned Mr. Phillips regarding the use of "GR" General Retail zoning as a logical extension of zoning for the area.

Mr. Phillips agreed that general retail zoning would be compatible except for the "C-1" Commercial zoning proposed for the building itself.

The Commission concluded that "GR" zoning would be proper zoning for the area except that "C-1" Commercial zoning should be allowed for the proposed use of the property as requested. It was therefore unanimously

VOTED: To recommend that the request of Clyde Copus for a change of zoning from "A" Residence, First Height and Area to "C-1" Commercial, Sixth Height and Area for property located at 8207-8215 Burnet Road be GRANTED and that "GR" General Retail zoning be established for the applicant's property east of this request to the west line of Allandale North Subdivision and the approximately twenty foot strip adjoining to the north.

C14-63-67 Ruby Ray Gilbert: A and 1 to B and 2
1707-1709 West Avenue
707-711 West 18th Street

STAFF REPORT: The site is developed with a single-family dwelling and covers an area of 10,236 square feet. The additional area is developed with two single-family dwellings and a duplex and covers an area of 17,412 square feet. The surrounding area is developed residential with one, two and multi-family dwellings. The proposed use is for the building of a residence for male university students. Subject property was included in a Planning Commission Area Study of the property on the east side of West Avenue between West 14th and West 19th Streets. The proposal was for an "O" Office, Second Height and Area District or any other more restrictive classification. The Planning Commission recommended "O" Office, First Height and Area District, but this was denied by the Council August 3, 1961. The proposed zoning on the site would permit a maximum of six regular units, thirteen efficiency units or a thirteen unit apartment hotel. West 18th Street is classified as a commercial collector street with sixty feet of right-of-way and West Avenue is also a commercial collector street with eighty feet of right-of-way.

C14-63-67 Ruby Ray Gilbert--contd.

Mr. Nicholas Kohn appeared for applicant and presented the following. This neighborhood was chosen for this particular residence for male students attending the University because of its quiet atmosphere. These young men will be of high academic caliber and counselor personnel who are concerned with the students academic endeavor will also be living there. Since most of the students will not have cars, limited parking will be available off of West Avenue and the alley in back.

Several nearby property owners in the area stated they would be opposed to this change for the reasons that it would be an encroachment into a well developed residential neighborhood and would cause traffic problems in the area.

The Commission considered the former area study of the neighborhood and felt this type of development was in keeping with the changing neighborhood. It was therefore

VOTED: To recommend that the request of Ruby Ray Gilbert for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for the property located at 1707-1709 West Avenue and West 18th Street be GRANTED and the additional area located at 707 West 18th Street and 1703-1705 West Avenue also be GRANTED.

AYE: Messrs. Barrow, Brunson and Riley

NAY: Messrs. Spillman and Wroe

ABSENT: Messrs. Jackson, Kinser and Lewis

C14-63-44 Walter R. Carrington: Interim A and Interim 1 to GR and 1
2709-2945 Loyola Lane

STAFF REPORT: This property is an integral part of the subdivision of University Hills. To the north across Loyola Lane is the proposed plan for University Hills, Section 3, Phase 3. The proposed shopping center is in the center of this subdivision and runs to Little Walnut Creek. This request was postponed at the last Commission meeting of May 7, 1963, pending annexation of the subdivision. The entire area of University Hills involves approximately 450 acres of land with approximately 1250 building sites for houses and approximately thirty acres proposed for commercial development in three general areas of the Subdivision. Commercial use would change and effect the lots across the street and consideration should be given to redesign this area across the street if commercial use is intended.

Mr. Richard Baker appeared on behalf of the applicant at the Commission Meeting and reported that first reading of the annexation of the subdivision is now completed, and therefore requested consideration of this zoning change to accomodate the proposed shopping center to serve this subdivision.

Cl4-63-44 Walter R. Carrington--contd.

The Commission reviewed the information presented and concluded that ~~since~~ the annexation of the property is complete, consideration of the request should be given. They concluded that this change of zoning would provide the highest and best use of the land. It was therefore unanimously

VOTED: To recommend that the request of Walter R. Carrington for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area, for property located at 2709-2945 Loyola Lane be GRANTED.

SPECIAL PERMIT

CP14-63-3 Robert Karotkin and Garland L. Francis: Apartment dwelling group
3018-3022 Guadalupe

STAFF REPORT: This application has been filed as required under Section 5A, Sub Section A, Paragraph 17, Sub Paragraph G, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

The site is presently developed with seventeen single-family dwellings which are to be removed. The largest portion of the site is zoned "O" Office with the portion fronting Guadalupe Street being zoned "C-1" Commercial. The area to the north, west and south are zoned "B" Residence and are developed with single-family dwellings and duplexes. The area to the east along Guadalupe is zoned "C-1" Commercial and developed with a night club, service station, fire station, surgical supplies, cafe, liquor store and other commercial uses. The site is to be developed with an apartment dwelling group consisting of four separate two story buildings containing a total of seventy-six apartment units and one commercial area containing 1225 square feet, one small mechanics room and a swimming pool. Site plan indicates a total 97 parking spaces, some of which may not be usable, with a driveway from Guadalupe Street, two driveways from 30th Street and two driveways from a twenty foot alley adjoining the site on the west. The commercial portion of the building is proposed to be located on the front property, being the west right-of-way line of Guadalupe Street and on the south property line, and the nearest structure to West 30th Street is proposed to be located twenty-five feet north of the north right-of-way line with head-in parking in front of the building. Site plan also indicates a thirty inch storm sewer and a twelve inch sanitary sewer crossing the site.

The area north, west and south of subject property was zoned "B" Residence, First Height and Area as the result of a Planning Commission Area Study, granted December 13, 1962. Subject property was zoned "O" Office, First Height and Area as the result of the same area study, granted April 12, 1962.

CP14-63-3 Robert Karotkin and Garland L. Francis--contd.

Departmental comments are as follows: (1) Guadalupe Street is classified as a primary thoroughfare in the Austin Development Plan. The recommended right-of-way is 120 feet. (2) The only open space provided, other than for parking, is the pool area. The plan would be greatly improved if more open space could be provided. (3) The two parking spaces in alignment with the curb islands on West 30th Street are not usable. The head-in parking as proposed will require cars to back into oncoming traffic which is objectionable. More depth can be provided by shifting to the south apartment unit northward. (4) The drives proposed on the east side of the tract do not have adequate width for two-way traffic. In addition, the Storm Sewer Department reports that no building loads are to be transmitted to existing storm sewer. The existing storm sewer is not shown correctly on the plat and the location needs to be determined and shown. Drainage easement is needed.

Mr. Garland Francis appeared at the hearing in behalf of his request and stated the following: The Building can be shifted back to accomodate sewer line under the center building and the parking problem can be worked out. We believe this development would be an asset to the area.

Mr. Stevens reported to the Commission that ten additional feet for setback from 30th Street has been agreed to by Mr. Karotkin. There is still a problem of showing the existing location of storm sewer and easement. This is also agreeable with the applicants but as yet has not been accomplished and is still pending with the Public Works Department. The proposed site has been shifted to provide for maximum openings of thirty-five feet which will provide better control for parking. The width of the driveway from 30th Street is fifteen feet at the entrance and narrows to twelve feet. To be workable this will have to be controlled as a one-way drive.

The Commission reviewed the site plan and the information presented and found that the plan complies with all sections of the Zoning Ordinance and that this is a desirable use for the land. It was therefore unanimously

VOTED: To APPROVE the site plan as revised subject to the following conditions and to authorize the Chairman to sign the necessary resolution issuing the Special Permit:

1. The existing storm sewer location needs to be shown correctly on the plat and to provide the required storm sewer easement.
2. The drive proposed on the east side of the tract shall be a one-way access street.
3. Provide ten feet of additional setback from West 30th Street.
4. Notation on the plan that all driveways to comply with requirements of Public Works.

R146 SUBDIVISION COMMITTEE

The Committee Chairman submitted the minutes of the Subdivision Committee meeting of May 27, 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 May 27, 1963 on the minutes of this meeting.

SUBDIVISION PLATS - FILED

C8-63-24 Southern Oaks, Section 6
Buffalo Pass

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

VOTED: To ACCEPT the plat of SOUTHERN OAKS, SECTION 6, for filing.

SUBDIVISION PLATS - CONSIDERED

The following plats were reported by the staff as having satisfied all the standards of the Subdivision Ordinance and were recommended for final approval. The Commission therefore

VOTED: To APPROVE the following plats:

C8-63-12 Insurance Addition
S. Interregional Highway and Mariposa Drive
C8-63-16 Fawn Ridge Section 2
Fawn Drive and Matagorda St.

C8-63-20 Markhills
Pleasant Valley Road

The staff recommended disapproval of this plat pending completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of MARKHILLS pending completion of departmental reports and authorized the staff to poll the members upon completion.

C8-63-21 Santa Monica Park, Section 3
Ben White Blvd. West of Burleson Rd.

The staff recommended disapproval of this plat pending additional easements required and complete engineering check. The Commission therefore

VOTED: To DISAPPROVE the plat of SANTA MONICA PARK, SECTION 3, pending completion of departmental reports and authorized the staff to poll the members upon completion.

C8-62-49 Deer Park, Section 2
Manchaca Road and St. Albans Blvd.

The staff reported that all departmental reports are complete except for the taxing notation. The staff is recommending approval and requesting authorization to hold the plat from recording until such notation is put on the plat. The Commission therefore

VOTED: To APPROVE the plat of DEER PARK, SECTION 2, and to authorize the staff to withhold recording pending the notation concerning the taxing units.

C8-62-65 Brinwood, Section 4

The staff recommended disapproval of this plat pending completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of BRINWOOD, SECTION 4, pending completion of departmental reports, and authorized the staff to poll the members upon completion.

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-63-67 Henry Hall Subdivision No. 3
 Victor Street
- C8s-63-71 The Highlands Addn., Part of Block 1
 Avenue H and 48th Street
- C8s-63-73 Hood's Eastside Lots, Resub. Tracts A and B
 Cherico Street
- C8s-63-74 Culp Sub., Resub. Lot 2
 Montropolis Road and Fairway

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-63-72 Stringer & Carter Sub.
 Burnet Road and Hamilton Drive
- C8s-63-75 Western Trails, Sections 6 and 7
 Resub. Lots 27 and 30, Block M
 Commanche Drive south of Pack Saddle Pass

C8s-63-53 James D. Burnham's Sub. of a portion of the Henry Warnell League
Kelburn Lane and Mario Drive

The staff recommended disapproval of this subdivision pending additional easements required and completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of JAMES D. BURNHAM'S SUBDIVISION of a portion of the Henry Warnell League pending completion of additional easements required and departmental reports.

C8s-63-57 Bell and Lehtonen Subdivision
West Annie and South 45th Streets

The staff recommended disapproval of this subdivision pending additional fiscal arrangements and additional right-of-way requirements. The Commission therefore

VOTED: To DISAPPROVE the plat of BELL AND LEHTONEN SUBDIVISION pending completion of fiscal arrangements and additional right-of-way requirements.

C8s-63-58 Ridgetop Annex, Resub. of Block 20
E. 45th and Bennett Avenue

The staff reported they were recommending disapproval of this plat pending dedication to widen right-of-way on East 45th Street to 80 feet. The owner, Mr. Zidell, does not agree to this and is asking for approval of the plat without the dedication. The present right-of-way is 59.4 feet and this street will become a cross-town thoroughfare. The amount necessary for widening the street is 20 feet at the west side of the property and tapers to nothing to the east. The approximate area for dedication is between 4500 and 5000 square feet.

Mr. Jack Palmer, attorney for Mr. Zidell, was present at the Commission Meeting and stated that Mr. Zidell had been present at the last Commission Meeting and was unaware until the day of the last meeting that additional right-of-way was needed on 45th Street. The plans were not contemplated for additional right-of-way and this dedication would cause him to re-work his entire plans for the project, entailing additional cost.

The Chairman advised that it is the responsibility of the owner to settle the situation of the street width before completing his building plans. The street is not adequate in terms of the Subdivision Ordinance, which requires conformance with the Austin Development Plan. The Commission therefore

VOTED: To DISAPPROVE the plat of RIDGETOP ANNEX, RESUB. OF BLOCK 20, pending additional right-of-way required.

C8s-63-60 Swanson's Ranchettes #2
Slaughter Lane

The staff recommended disapproval of this plat pending additional right-of-way required. The Commission therefore

VOTED: To DISAPPROVE the plat of SWANSON'S RANCHETTES NO. 2 pending additional right-of-way required.

C8s-63-61 John W. Tabor's Sub. of a portion of the Theodore Bissell League
Manchaca Road

The staff recommended disapproval of this plat pending completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of JOHN W. TABOR'S SUBDIVISION of a portion of the Theodore Bissell League pending completion of departmental reports.

ADMINISTRATIVE APPROVAL

C8s-63-70 PARK FOREST SECTION 7, RESUB. LOTS 36 and 37, BLOCK 1
Lansing Drive and Gladeview Drive

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 PARK FOREST SECTION 7, RESUB. LOTS 36 and 37, BLOCK 1.

SUBDIVISION APPROVAL BY TELEPHONE POLL

FINAL PLATS

The staff reported that a majority of the Commission had been polled by telephone on the dates indicated and that a majority of the Commission had

VOTED: To APPROVE the following plats:

- C8-62-47 Northmoor Park Subdivision
Dry Creek Drive West of Bull Creek Road
Approved 5-17-63
- C8-63-17 Royal Oak Estates, Section 6
Rogge Lane and Wright Cove
Approved 5-22-63
- C8-63-19 Santa Monica Park, Section 2
Santa Monica Drive. and Burleson Road
Approved 5-22-63

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OTHER BUSINESS

C10-63-1(i) STREET VACATION REQUEST
Portion of Old West 38th Street

The staff requested postponement of this request pending further study.
The Commission therefore

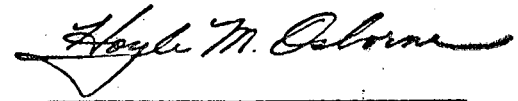
AGREED: To POSTPONE action on this case pending further study.

C10-63-1(j) STREET VACATION REQUEST
Portion of Hopkins Street

The staff reported a request for vacation of a portion of Hopkins Street lying between the east right-of-way line of Interstate Highway 35 and the west line of Fawn Ridge Subdivision (a distance of approximately 300 feet) be vacated. The owner states that he owns the property on both sides of the portion of the street to be vacated and that no necessity exists, so far as he knows for the street to remain dedicated. The Director presented a map showing the location and recommended this street be vacated. The Commission therefore

VOTED: To recommend that the request for vacation of a portion of Hopkins Street adjoining Fawn Ridge Subdivision be GRANTED.

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



Hoyle M. Osborne
Executive Secretary

APPROVED:



Chairman