

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- October 22, 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	Edgar Jackson	Barton D. Riley
Howard E. Brunson	S. P. Kinser	Emil Spillmann
Ben Hendrickson	W. Sale Lewis	W. A. Wroe

Also Present

Alfred R. Davey, Assistant Director of Planning
E. N. Stevens, Chief, Plan Administration
Paul Jones, Assistant City Attorney
Walter Fixworth, Associate Planner

MINUTES

Minutes of the meeting of September 24, 1963, for approval.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of October 15, 1963.

C14-63-123 Chester and Mary Kooch: And LR to C-1
West Live Oak and South 4th Street

STAFF REPORT: The site is developed with a restaurant and catering service, known as Green Pastures. The applicants own the immediate surrounding area, part of which is zoned "A" Residential and part of which, including the restaurant, is zoned "LR". The surrounding area is zoned and developed residentially with single-family dwellings with the exception of "LR" zoning established in 1959 immediately to the west of the site along South 5th Street and the Meadowbrook Project with "B" zoning across South 5th to the west and the apartment development at South 5th and Oltorf Street. The applicant proposes the sale of beer and wine in connection with the restaurant and catering service. Establishment of "C-1" zoning is a matter of Commission policy in a well developed commercial area. This is a unique circumstance with the location of the site somewhat isolated from the residential area by the setback distance.

There were three written comments in favor of this change and one written comment against.

Mr. Malcolm Robinson appeared for the applicants and stated the owners feel the sale of beer and wine is necessary to give full restaurant and catering service. A petition was obtained from some of the surrounding people in the neighborhood who have no objection to the proposed zoning change. Mr. and Mrs. Kooch have operated Green Pastures for 17 years, and the people of Austin are familiar with their fine reputation. The majority of other restaurants in the City have been converted to permit the sale of beer and wine. We are asking for this zoning for the existing restaurant and a distance of 40-50 feet around the building, since part of our service is on the lawn.

C14-63-123 Chester and Mary Kooch--contd.

The Commission recognized the unusual situation of the location of the site, the unique use existing and were aware of the need for the service permitted by C-1 zoning. They concluded that C-1 zoning should be limited to the location of the restaurant and an area of 50 feet around the periphery of the building, and specified that the applicant must supply a metes and bounds description of the location of the building. It was therefore unanimously

VOTED: To recommend that the request of Chester and Mary Kooch for a change of zoning from "A" Residential and "LR" Local Retail to "C-1" Commercial for property located 811-817 West Live Oak, Rear of 811-816 West Live Oak, 901 West Live Oak and 2201-2203 South 4th Street be DENIED. The Commission favors granting "C-1" Commercial for the existing restaurant and a distance of 50 feet around its periphery at such time as the applicant furnishes a metes and bounds description of same.

C14-63-136 Ethel Gibson Standifer: A to D
5100-5202 Bolm Road at Airport Blvd.

STAFF REPORT: The site covers an area of approximately 77,393 square feet and is developed with a single-family dwelling. The area to the north along Airport Boulevard is developed industrially with Sinclair Oil & Refining Co. The area to the south across Bolm Road is largely undeveloped and is "D" Industrial. Across Airport Boulevard to the west is mostly residential area and so zoned. The tract adjacent to the site to the north is a trucking and storage company which was established in 1953 for industrial zoning prior to adoption of the Master Plan. The large tract of undeveloped land to the north and east of the site is owned by the City (Govalle Playground.) The City Recreation Department has some concern for extending "D" Industrial zoning to the Playground. The applicant proposes future industrial development. The question of the Commission and Council amending the Master Plan to provide for industrial useage on the east side of Shady Lane is the issue. Since the application involves a change of Plan, the request should be held in abeyance for the Commission to consider following their consideration of the Plan amendment request. Neither Bolm Road nor Shady Lane has adequate right-of-way to serve industrial development, with only 50 and 60 instead of the required 80 feet of right-of-way for industrial streets

Two replies to notice were in favor of this change and two persons appeared at the hearing in support of this application. Mr. B.T. Standifer was present at the hearing with the applicant and stated: We request action by the Commission and Council to change the Master Plan. This property is not suitable for residential property as there is too much noise resulting from the surrounding commercial development. The building on the site is 120 years old and worthless. The zoning should be changed to make better use of the property.

The Assistant Director of Planning reviewed this request in connection with the amendment to the Development Plan. He presented maps of the Master Plan and Land Use for visual aids and outlined the area of the proposed change in relation to the Plan's zoning boundaries and their recommended uses. (C2-63-1(d)) The staff emphasized the inadequate right-of-way of the streets for industrial uses.

C14-63-136 Ethel Gibson Standifer--contd.

The Commission stated they would be in favor of recommending this change of zoning in conformity with the Master Plan as they regarded the site as a logical extension of an industrial area. However, because of the inadequacy of the present streets, it was concluded this application should be denied. It was therefore unanimously

VOTED: To DENY the request of Ethel Gibson Standifer for a change of zoning from "A" Residential to "D" Industrial for property located at 5100-5205 Bolm Road and 1101A-1107A Shady Lane.

C14-63-137 Mary Belle C. Hill, et al: A to C-1
1516-1562 State Highway No. 71

STAFF REPORT: The site covers 33 and one-half acres and is undeveloped. The applicant proposes commercial development. The site adjoins Bergstrom Air Force Base to the north. Adjoining to the northwest is "GR" zoning with "C" Commercial across State Highway 71 to the northeast. A small tract of land is zoned "DL" adjoining the commercial zoning across the highway. There is a need for consideration of a street plan before commercial zoning is applied to a tract of undeveloped land. The size of the tract raises the question of the desirability of a change to "C-1" zoning within the meaning of the Commission's policy

There was no written comment received. Mr. Arthur M. Brown appeared for the applicant and stated the U.S. Air Force has a low level air corridor over the subject property. This and the close proximity of the tract to the Bergstrom AFB runway make the property undesirable for residential development. We have no definite plans for the development of the property.

The Commission felt that "C-1" zoning was not the proper zoning at this time for this large tract, however, at such time as the street needs in this area have been determined, they considered that a commercial type zoning would be desirable.. It was therefore unanimously

VOTED: To recommend that the request of Mary Belle C. Hill for a change of zoning from "A" Residential to "C-1" Commercial for property located at 1516-1562, 1600-1634 State Highway No. 71 be DENIED.

C14-63-138 J.C. King: A to C
5613 Adams Avenue'

STAFF REPORT: The site covers 14,550 square feet and is developed with a single-family dwelling. Immediately south and north along the Burnet Road is strip zoning of "C" Commercial 150 feet in depth established following annexation with the depth extended in 1961. The area beyond the commercial development to the east and north is residential. Adams Avenue has a 40 foot right-of-way which is inadequate for commercial development. The applicant proposes the change to use in connection with adjacent "C" Commercial property located at 5611 Adams Avenue.

CL4-63-138 J.C. King --contd.

No written comment was received. Mr. Richard Baker represented the applicant. He explained that Mr. King, intends to use the subject tract to expand the commercial development currently located on the adjoining property on the south. The area is already developed commercially along the Burnet Highway, and this zoning change, if granted will be an extension of that area. Adams Avenue has already been developed partially commercially in spite of the 40 feet of right-of-way.

Mr. Stevens re-emphasized to the Commission the inadequate right-of-way on Adams Avenue for commercial development, especially if Commercial development continues northward on Adams Avenue.

The Commission felt this was an extension of present commercial zoning in the area and a logical extension of the zoning existing on the adjacent site. They recognized the inadequate right-of-way, but concluded that the addition of this lot to the commercial zone would not greatly increase the traffic in the area. It was therefore unanimously

VOTED: To recommend that the request of J.C. King for a change of zoning from "A" Residential to "C" Commercial for property located at 5613 Adams Avenue be GRANTED.

CL4-63-139 Charles Wendlandt and Walter Wendlandt: C to C-1
East 51st Street, Evans Avenue and Bruning Avenue

STAFF REPORT: The site covers an area of 19,011 square feet and is undeveloped. The area at East 51st Street and Duval is commercial while the remaining surrounding area is developed residentially with single-family dwellings. The applicant proposes to erect a drive-in grocery which will sell beer for off-premise consumption. East 51st Street is designated a secondary thoroughfare in the Austin Master Plan, and has 50 feet of right-of-way with 30 feet of paving. The granting of "C-1" zoning is a Commission policy in a well defined commercial area. An application for "C-1" zoning at the southwest corner of East 51st Street and Duval Street in 1961 was withdrawn. An application for "C-1" zoning at the northwest corner of this intersection in 1962 was denied.

Four written comments were received in opposition and one in favor of the change.

Mr. Walter Wendlandt's supporting statements for this request included: The traffic count at subject property is as little as 7500 cars a day. There is a need for a drive-in grocery in the area. The grocery will face west toward the intersection with a possibility of a beauty shop and barber shop as part of the structure. The area has been zoned commercial for a good while, and we feel this is the proper zoning.

Five nearby property owners voiced their opposition at the hearing: This is the third time we have come before the Committee in opposition to "C-1" zoning in the neighborhood, and we ask again that a drive-in grocery selling beer not be allowed. The traffic is tremendous on these streets and the rubbish generated

Cl4-63-139 Charles Wendlandt and Walter Wendlandt--contd.

by this type of venture is not desirable. There is a church one block south of the subject property and the area is residential. We hope we will not have further encroachment as it would severely damage our neighborhood.

The staff reported to the Commission that a letter had been received from the applicants requesting postponement for one month.

The Commission recognized the area as primarily residential, and felt the application should be denied as it is not the policy of the Commission to grant "C-1" zoning except in a well defined commercial area. It was therefore unanimously

VOTED: To recommend that the request of Charles Wendlandt and Walter Wendlandt for zoning from "C" Commercial to "C-1" Commercial for property located at 500-504 East 51st Street, 5100-5104 Evans Avenue and 503-507 Bruning Avenue be DENIED.

Cl4-63-140 W.A. Darter: O to GR
713 West 38th Street

STAFF REPORT: The site covers an area of 7,500 feet, and is developed with a duplex and a building used as a ceramic hobby shop. The Austin State Hospital is across West 38th Street to the north. The immediate area to the south and west is developed with the Lions Club House and Little League Baseball Field. The remaining area is developed residentially, primarily with single family dwellings. The surrounding area has a mixed pattern of zoning with "GR" General Retail zoning to the northeast across West Avenue, "A" Residence to the immediate south and west, "O" Office to the immediate east, and "C" Commercial along Lamar Boulevard to the west and along Guadalupe Street to the east. The applicant proposes a lawn mower repair shop. West 38th Street is classified as a primary thoroughfare with 80 feet of right-of-way and 44 feet of paving.

One written comment was received against and one in favor of the change.

The Commission felt the change from "O" to "GR" would allow the best use of the property. They favor the rezoning of the entire area on the south side of W. 38th Street between Lamar and Guadalupe Streets to "GR". It was therefore unanimously

VOTED: To recommend that the request of W.A. Darter for a change of zoning from "O" Office to "GR" General Retail for property located at 713 West 38th Street be GRANTED.

Cl4-63-141 B.C. Haehnel: A to B
Springdale Road and Oak Springs Road

STAFF REPORT: The application is for a tract of land containing approximately 18 acres for which apartments are proposed. The surrounding area is developed with single-family dwellings. The street at this location present problems in the development of the property in question. Springdale Road right-of-way

CL4-63-141 B.C. Haehnel--contd.

varies from 50 to 65 feet. In the Austin Development Plan Springdale Road is classified as a primary thoroughfare with a proposed right-of-way of 120 feet; however, 80 feet of right-of-way has been established for this section. This will require the dedication of 15 feet from part of the subject property. Oak Springs Drive is a collector street with 60 feet of right-of-way. If this change is granted, it will change the nature of this street as a collector street, requiring widening to provide for 70 feet of right-of-way. Drainage facilities should be provided for the site and area as there is a ponding problem on the southern part of the tract caused by runoff from the crest of the property along Tannehill Branch. The proposed zoning will permit a maximum of 389 regular units or 519 units in an apartment hotel. The site plan proposed with this application would classify the project as an apartment dwelling group. Special permit approval of the exact site plan would be needed for this kind of project.

There were two written comments in favor. Two persons appeared at the hearing in opposition. Mr. Don C. Legge's supporting statements are summarized as follows: We feel this is a unique opportunity to develop this 17½ acre tract for a large scale multi-family housing project. We propose 150 units of one and two bedrooms in attractive buildings with garden type surroundings. We feel any drainage problems of the site can be checked. As far as acquisition of right-of-way for widening of Springdale Road, we are agreeable to anything we need to do. We anticipate Oak Springs will be widened to serve the higher density development and the commercial areas. The drainage problem requires a 100 foot easement along Tannehill Branch and we will participate in the acquisition of easement and storm sewer to tie-into the drainage system. The school district has told us that the schools in the area will be able to accommodate the additional children from these apartments. We believe this is an ideal location for the proposed construction.

Opposition presented was that drainage off this land would ruin property to the south. These neighborhood streets around the site are not adequate to handle this major traffic increase.

Mr. Legge appeared before the Commission and presented a letter for the Council stating that he and Mr. Paul N. Coates, Jr. have purchased an option to buy the subject property from Mr. B.C. Haehnel. It is their intention to file for a short form subdivision of this property and to dedicate the required right-of-way from this tract for widening Springdale Road and Oak Springs Drive.

The Commission discussed the aspects of this zoning change and were favorable toward the proposed use of the land. However, they concluded that because of inadequacy of the streets at the present time this request should be denied. It was therefore unanimously

VOTED: To recommend that the request of B.C. Haehnel for a change of zoning from "A" Residential to "B" Residential for property located at 1142-1148 Springdale Road and 3701-3815 Oak Springs Road be DENIED.

Planning Commission -- Austin, Texas

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C14-63-142 Villa Capri Associates, Ltd. C-1 to C-2
Interregional Highway and East 23½ Street

STAFF REPORT: The subject property is part of the Villa Capri Restaurant and motel, and covers an area of 6,400 square feet. The area to the east along the Interregional Highway is developed commercially while the area to the west is developed with single family, two family and multi-family dwellings. The applicant proposes to relocate the package store to a site at the north corner of the property.

There was no written comment received. One person appeared at the hearing in favor of the change. Mr. William Kay Miller represented the applicant and stated the purpose of the change is to relocate the package store from the south to the north side of the restaurant. The package store occupies a very small area of the property.

The Commission agreed this was a well defined commercial area and within the policy of the Commission to allow operation of a package store. They felt it reasonable to allow the applicant to relocate his facilities. It was therefore unanimously

VOTED: To recommend that the request of Villa Capri Associates, Ltd. for a change of zoning from "C-1" Commercial to "C-2" Commercial for property located at 2336 Interregional Highway and 907-909 East 23½ Street be GRANTED.

C14-63-143 F.J. Brockman: A to C
2300 Anderson Lane at Brockman Street

STAFF REPORT: The site is undeveloped and covers an area of 9,771 square feet, located at the intersection of Anderson Lane and Brockman Street. The property adjoins commercial at Anderson Lane and Burnet Road. The Commission granted "C-1" zoning on the west 75 feet of the adjoining lot. The area to the north and east is residentially developed and zoned. The area along Anderson Lane is of mixed development and zoning with single family dwellings on large tracts. The area along Burnet Road is zoned commercial. There is a large tract of vacant land to the east. Anderson Lane is designated a secondary thoroughfare in the Austin Development Plan. The present right-of-way is 60 feet, which is inadequate for more intensive development.

There was one written comment in favor of the request and two people appeared at the hearing in support of the application. The applicant was present at the hearing and stated that this is not a good area for residential property as there is too much traffic.

The Committee recognized the inadequate right-of-way on Anderson Lane and viewed the residential zoning on Brockman Street as a uniform pattern. They were of the opinion that this change of zoning would be an encroachment into the residential area and recommend the request be denied.

The Commission discussed the aspects of this zoning change with mixed viewpoints. Some of the members felt this was a desirable use and proper zoning for the

Cl4-63-143 F.J. Brockman--contd.

area, while others felt it would be an encroachment into the residential area, and reiterated the inadequacy of Anderson Lane right-of-way. It was therefore

VOTED: To recommend that the request of F.J. Brockman for a change of zoning from "A" Residential to "C" Commercial for property located at 2300 Anderson Lane and 7900-7902 Brockman Street be GRANTED.

AYE: Messrs. Kinser, Lewis, Brunson, Riley and Wroe

NAY: Messrs. Barrow, Henrickson, Jackson and Spillmann

Cl4-63-144 Naomi Wassell: A to B

1601-1603- Taylor Gaines at Summit Street

STAFF REPORT: The site is developed with a single family dwelling and covers an area of approximately one and one-fourth acres at the corner of Taylor Gaines and Summit Streets. The surrounding area is developed residentially with single family dwellings and a church to the south across Sylvan Drive. The area to the west across the Interregional Highway is largely undeveloped. There is a tract zoned "O" Office to the south. The applicant proposes an apartment house development. This change would permit a maximum of 27 regular units or a 36 unit apartment hotel. This area adjoins the Elmhurst Subdivision which has developed since 1955. The land slopes to the west toward the Interregional Highway. Taylor Gaines and Summit Streets are classified as minor residential streets, each having 50 feet of right-of-way with 30 feet of paving.

Three written comments were received in opposition. Mr. Joe Gilbreth, representing the applicant, stated that this is the applicant's home and she proposes to develop an apartment unit of from 30 to 37 units. She feels this is a good location off the Interregional Highway, and will act as a buffer between the highway and the residential development.

Thirty-six property owners appeared at the hearing to voice their objections: We selected this location for our homes because we thought we had adequate space, a good environment in which to raise our families, and little traffic or congestion. We object to the proposed apartment construction because of the reduced value of our property, the noise and nuisance created by apartments, and the danger of our children going to school on streets inadequate to handle increased traffic. We have a right to expect the Zoning Ordinance to protect our fine residential area from apartment development.

The Committee felt this request should be denied as this change would be an encroachment into a well defined and established single-family residential area. At the Commission meeting, the staff reported a letter from the applicant requesting withdrawal of this application. She intends to re-file as soon as additional plans are completed to present to the Commission. The Commission discussed this request with mixed viewpoints, some members favoring the granting of this request and others agreeing with the Committee's recommendation. It was therefore

VOTED: To recommend that the request of Naomi Wassell for a change of zoning from "A" Residence to "B" Residence for property located at 1601-1603 Taylor Gaines and 1601-1609 Summit Street be DENIED.

AYE: Messrs. Barrow, Brunson, Kinser, Jackson and Spillman

NAY: Messrs. Hendrickson, Lewis, Riley and Wroe.

C14-63-145 Linden Jones: BB to B
3107-3117 West Avenue at West 32nd Street

STAFF REPORT: The site is developed with two single-family dwellings. The surrounding area is developed residentially with one, two and multi-family dwellings, and was zoned "BB" Residential as the result of a Planning Commission Area Study in 1961. The applicant proposes construction of apartments. This change of zoning would permit a maximum of 28 regular units or a 38-unit apartment hotel. West 32nd and West Avenue each are classified as minor residential streets with 50 feet of right-of-way and 30 feet of paving.

Two favorable written comments and three replies in opposition were received in replies to notices sent. Mr. Richard Baker represented the applicant and supported the request as follows: In order to develop this property economically, we will have to build 38 units. We are planning a parking area to accommodate the cars, and the building will be architecturally designed for the area with a courtyard and pool. This property will enhance the overall area more so than if it were developed as allowed by a "B" First Height and Area zoning. The applicants have stated they would place deed restrictions on the property restricting it for apartment use only.

Five nearby property owners appeared in opposition for the following reasons. This is regarded as a serious encroachment into an area of primarily single-family dwellings. Parking would be a burden as the streets are narrow and traffic is congested. We consider this to be spot zoning in a residential area and one allowing too great a density. This area was given intensive study, and it is unwise to re-zone against the Master Plan. There was strong opposition from many of the property owners when this was zoned "BB".

The Commission agreed this request should be denied because it would be a departure from a comprehensive zoning plan that resulted from an area study, which calls for low density occupancy in this area.
 It was therefore

VOTED: To recommend that the request of Linden Jones for a change of zoning from "BB" Residential to "B" Residential for property located at 3107-3117 West Avenue and 709-715 West 32nd Street be DENIED.

C14-63-146 Lawrence C. Johnson: A to C
Rear of 3701 Harmon Avenue and Interregional

STAFF REPORT: The area of the site is 835 square feet. It is developed with a garage which is accessory to the residence on the front portion of the lot of which the site is a part. Concordia College is to the south. The area west of the site is developed residentially with single family dwellings while the area east along the Interregional Highway is commercially developed. The applicant proposes to extend commercial zoning in order to expand the motel on the adjoining lot. Harmon Avenue is a minor residential street with 50 feet of right-of-way and 30 feet of paving.

Eight replies were received against the change and ten persons appeared at the hearing in opposition.

C14-63-146 Lawrence C. Johnson--contd.

Mr. Johnson stated at the hearing that he would like to move an existing structure to the rear of the lot and convert it to a 3-unit motel. The long dimension of the building lies north and south. He would like to change it to east and west.

Ten property owners opposing this change presented the following information:

We were told at the time "C" zoning was granted on property adjoining the site in question that the applicant was putting up a garage for his children. Instead he made a 3-unit motel. This has created a drainage problem that has caused the neighbors considerable hardship and inconvenience in having to drain ditches and haul dirt. Harmon Avenue is congested as it provides access to Concordia College from the Interregional Highway. We feel there should be no further increase in traffic on Harmon Avenue, and that this motel would be most undesirable.

The Commission decided this request would be an intrusion into a well established residential area and that any further commercial zoning would be detrimental to the drainage in the area. It was therefore

VOTED: To recommend that the request of Lawrence C. Johnson for a change of zoning from "A" Residential to "C" Commercial for property located at the rear of 3701 Harmon Avenue and the rear of 3518-3520 Interregional Highway be DENIED.

AYE: Messrs. Barrow, Hendrickson, Jackson, Kinser, Lewis, Riley, Spillmann and Wroe

NAY: Mr. Brunson

C14-63-147 Nash Phillips: A and 1 to GR and 6
1426-1652 and 1742-1926 U. S. Highway 290

STAFF REPORT: All tracts are undeveloped and total 14.43 acres. The additional area comprises 3.61 acres and is developed with two single-family dwellings. The surrounding area is largely undeveloped, with the proposed high school and I. I. Nelson Stadium adjacent to the north. There is some residential development to the southwest. To the east there is a motel and cafe on the north side of U. S. Highway 290. There is "O" Office and "LR" zoning at the intersection of Mira Loma Lane and U. S. Highway 290. Plans for widening U. S. Highway 290 are now underway by the State Highway Department. The general plan is to increase the right-of-way of U. S. Highway 290 to a 200 foot minimum. The additional right-of-way will come from the north side and will definitely affect all the property included in this application. The applicant proposes commercial development.

One written comment was received favoring this request. Mr. Phillips told the Committee he felt this property is best suited for commercial development. When they sold the land to the school district five years ago, they made their intention clear and found no objections.

C14-63-147 Nash Phillips--contd.

Three nearby property owners appeared in opposition. They stated this proposed commercial development is too close to the school, and is objectionable because it will increase traffic in the area.

The Committee felt the proposed zoning and development of the property is in conflict with the thoroughfare provision of the Austin Master Plan for this area, and referred the request to the Commission without a recommendation.

The Commission considered the plan for widening the highway but were of the opinion this would not conflict with the zoning change. It was therefore

VOTED: To recommend the request of Nash Phillips for a change of zoning from "A" Residence, First Height and Area, to "GR" General Retail, Sixth Height and Area, for property located at 1426-1652 and 1742-1926 U. S. Highway 290 be GRANTED.

C14-63-148 Spur Land Company: A and 1 to C and 2 (Amend to A and 1 to GR and 5)
1601-1629 and 1701-1743 E. Live Oak

STAFF REPORT: The site is undeveloped and covers approximately 6.20 acres. Approximately half of the property lies outside of the City, but is in the process of being annexed with the pending Greenbriar Sub-division. The surrounding area is undeveloped except for a church which abutts subject property on three sides. There is "LR" zoning to the northwest and "O" zoning to the northeast across Live Oak Street from the subject tract. There is Interim "A" zoning on the undeveloped property to the south along the Highway. The applicant proposes commercial development. East Live Oak is a primary thoroughfare with 60 feet of right-of-way and 30 feet of paving. The Interregional Highway access road has 35 feet of paving. The zoning of this property should be tied to the sub-division plan as approved.

One written comment was received in favor and one against this proposed change.

Mr. Joe Gilbreth appeared with Mr. Allen Russell to represent the applicant. They informed the Committee as follows: The Church people have contacted us and they are interested in buying part of the tract on which we are requesting the zoning change. We do not object to selling the church more property and will try to work something out with them. The commercial area we proposed could be used by the Church for parking on Sunday and in the evening.

Representatives of Prince of Peace Lutheran Church appeared at the hearing and stated: We ask for a postponement until we can negotiate with Spur Land Company. We feel it is unfair to be pinned on only a half acre with commercial property around us. We need room to build our church and provide for parking and expansion. This commercial development would affect the families coming into the area, and the street and access problem should be resolved.

C14-63-148 Spur Land Company--contd.

The Committee felt the applicants and the Church should further negotiate and clarify the boundaries of their respective properties before the zoning is established.

Mr. Gilbreth advised the Commission that no satisfactory agreement between the representatives of the Church and Spur Land Company could be reached. The representatives of the Church felt that the price of the property was too high, and asked the Commission to grant an "A" Residential buffer zone of 100 feet around their property. As this property was zoned "A" Residential at the time the church was built, they feel that commercial property should not be permitted to be built around it.

The staff advised that in connection with this zoning, the Greenbrier Subdivision has been approved with the condition that the alignment of Parker Lane be worked out satisfactorily.

The Commission reviewed the information presented and concluded this application would have to be denied until a satisfactory alignment of Parker Lane is worked out with the Planning Department and the Legal Department. It was therefore

VOTED: To recommend that the request of Spur Land Company for a change of zoning from "A" Residential, First Height and Area, to "GR" General Retail, Fifth Height and Area, for property located at 1601-1629 and 1701-1743 East Live Oak be DENIED.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meetings of October 14 and October 21, 1963. The staff reported that the written reports had 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 reports.

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:

- C8-61-28 Garden Oaks, Section 5
South 3rd and Cardinal Lane
- C8-62-82 Riverbend, Section 1 of University Hills
Langston and Susquenanna
- C8-63-36 Royal Oaks Estate, Section 8
Wheless Lane and Northhampton
- C8-63-39 St. Edwards Heights, Section 1
Woodward Street east of the Interregional
- C8-63-43 Jamestown, Section 1
Jamestown and Peyton Gin
- C8-63-53 Jamestown, Section 4
Fairfield and North Lamar
- C8-63-42 Oltorf Village, Section 2
St. Edwards and So. Interregional

SUBDIVISION PLATS _ CONSIDERED

C8-63-6 Windsor Park Hills, Section 4 (Revised)
Gloucester and Claymoor

The staff reported that all departmental reports have been completed, however, the plat is being revised due to the lots being increased in size. As a result, a re-check of reports on the revised plat for easements and so forth needs clearance from these departments involved. Disapproval is recommended pending this re-check of the departments and an agreement to set-back line. A discrepancy of the set-back line was noted between the final and the approved preliminary and the agreed line needs to be determined. The Commission therefore

VOTED: To DISAPPROVE the plat of WINDSOR PARK HILLS, SECTION 4 (Revised) pending a re-check of the revised plat and an agreement on the set-back line.

C8-63-37 University Hills West
Creighton Lane

The staff recommended disapproval pending clearance of two departmental reports:

1. Clarification of the fiscal letter covering the drainage costs.
2. An objection has been received from the Telephone Company on a proposed public utility easement over a buried telephone cable. An agreement on the telephone and utility easement needs to be reached.

The Commission therefore

VOTED: To DISAPPROVE the plat of UNIVERSITY HILLS WEST pending required fiscal letter and easement location, and authorized the staff to poll the Commission upon completion.

C8-63-40 Windsor Park Hills, Section 5
Claymoor and Cordell

The staff reported this plat was inclusive of Section 4 of Windsor Park Hills which is being revised due to the lots being increased in size and needed a re-check of the departments and an agreement on the set-back line because of a discrepancy. Disapproval is recommended pending this re-check of the departmental reports and an agreement upon set-back line. The Commission therefore

VOTED: To DISAPPROVE the plat of WINDSOR PARK HILLS, SECTION 5, pending a re-check of the revised plat and an agreement on the set-back line.

C8-63-41 Street Dedication Plat
Berkman, St. Johns and Athletic

The staff recommended disapproval of this plat pending the required fiscal arrangements, completion of department reports and determination of Cameron Road alignment and right-of-way. The right-of-way proposed for Cameron Road

C8-63-41 Street Dedication Plat--contd.

is 90 feet. A proposed subdivision across to the west will be affected by this same alignment and right-of-way so that both sides of the street will be affected. The Commission therefore

VOTED: To DISAPPROVE the street dedication plat of Berkman, St. Johns and Athletic Streets pending the required fiscal arrangements, completion of department reports and determination of Cameron Road alignment and right-of-way.

SHORT FORMS - FILED

C8s-63-129 Sunshine Addition
Alta Vista and East Live Oak

The staff reported a request for filing of this short from subdivision and consideration of a variance on Lot No. 8, which has a house built on it and on the remaining portion of the original Lot No. 6, Travis Heights. This subdivision is adding an additional ten feet to the south line and approximately .66 of one foot to the east of said lot, therefore, creating a lot which still does not meet the corner lot requirements as to square footage, having a shortage of 555 square feet. The Commission therefore

VOTED: To ACCEPT the plat of SUNSHINE ADDITION for filing, granting a variance on Lot No. 8.

C8s-63-132 Ramsey Place, Resub. Lot 1, Blk. C
Guadalupe and West 46th Street

The staff reported that no departmental reports have been received, and that a variance is required on the width of both Guadalupe and West 46th Streets, with recommended width based on alignment set up by a previous and pending subdivision. This subdivision proposes to dedicate 5 feet on the south side of 46th Street, making 45 feet of right-of-way. The minimum requirement is 50 feet and the staff recommended granting a variance because of pending property on the other side of the street which proposes to give an additional 5 feet. There is 55 feet of right-of-way on Guadalupe Street which should have a minimum right-of-way of 60 feet. This is a collector street and property included in the subdivision is zoned "C" Commercial abutting Guadalupe. There is an alignment of 50 feet established north of the subdivision on Guadalupe with no possibility of getting more than 5 feet from the east side. The existing right-of-way abutting subdivision and to the south is 55 feet. Therefore, it is recommended that a variance be granted on Guadalupe Street. The Commission therefore

VOTED: To ACCEPT the plat of RAMSEY PLACE, RESUB. OF LOT 1, BLOCK C for filing, granting a variance on street widths of Guadalupe and West 46th Streets.

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ADMINISTRATIVE APPROVAL

The staff reported that two short form 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 short form subdivisions:

C8s-63-125 Danish Village

Lola Drive and Georgian Drive

C8s-63-130 Barton View Section 2 and 3, Resub. No. 2

Fredericksburg Road and Sterns

SUBDIVISION APPROVAL BY TELEPHONE POLL

FINAL PLATS

The staff reported that the Planning Commission has been polled by telephone on October 4, 1963, and that a majority of the Commission has

VOTED: To APPROVE the following plats:

C8-63-28 Lanier Terrace, Section 4

Lanier Drive and Shadowood Drive

C8-63-31 University Hills, Auburn Circle

Northeast Drive and Auburnhill Drive

OTHER BUSINESS

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

The Assistant Director of Planning presented maps of the Master Plan and Land Use in the area of the requested change from "A" Residential to "D" Industrial as proposed in the zoning application of Ethel Gibson Standifer (C14-63-136). The area to the north along Airport Boulevard is developed industrially with Sinclair Oil and Refining Company tank farm. The area to the south across Bolm Road is largely undeveloped but is zoned "D" Industrial. Across Airport Boulevard to the west, the prominent use is residential and is so zoned. Adjacent to the site to the north is a trucking and storage company which was established in 1953 prior to adoption of Master Plan. The large tract of undeveloped land to the north and east of the site is City owned (Govalle Playground). The City Recreation Department has some concern for establishing "D" Industrial zoning adjacent to the Playground and would prefer that the park be extended to Bolm Road. Rather than be considered on a piecemeal basis with addition of single parcels of land for industrial useage, a consideration should be made of the total area. The prime question before the Commission is whether the Master Plan should be amended to provide for industrial usage on the east side of Shady Lane, and if so, the appropriate boundary of such industrial area. Neither Bolm Road nor Shady Lane have adequate right-of-way to serve industrial development, with only 50 and 60 feet instead of the required 80 feet of right-of-way for commercial collector streets.

The Commission concluded they would recommend this requested change in the Master Plan but felt the adjoining property on Shady Lane should be postponed until the staff has an opportunity to recommend to the Planning Commission on the appropriate boundary between the industrial and public park area. It was therefore

VOTED: To recommend that the Austin Development Plan be amended to provide industrial land use designation of the property at the northeast corner of Bolm Road and Shady Lane, as described in the field notes, and further, that the Planning Department undertake a study to determine the appropriate boundary between the industrial and public park area.

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

Request for change of land use on Gonzales and Springdale Road

The staff reported this request for an amendment to the Austin Development Plan to permit a residential short form subdivision in an area which is now designated as industrial. The staff recommended postponement of this request until a thorough consideration can be given in analyzing the desirability of retaining the total industrial area designated in the Plan in this general area. The question of whether there is a need for the present industrial area needs further study.

The Commission concurred with the staff's recommendation to postpone this request for further study and analysis. It was therefore

VOTED: To POSTPONE for 60 days the request for an amendment to the Austin Development Plan for a change of land use at the north west corner of Gonzales and Springdale Road at which time the staff shall submit to the Commission their recommendation on the extent and boundaries of industrial land in this area of the city.

C10-63-1(r) ALLEY VACATION

Portion of alley between Guadalupe Street and Whites Avenue north of West 26th Street

The staff reported a request for vacation of a portion of this alley by Mr. Ed B. Bridges with the consent of several adjoining property owners. Postponement was recommended until a consideration of this vacation by all of the owners involved is determined as to the need for this alley. The Commission therefore

VOTED: To POSTPONE the request for an alley vacation between Guadalupe Street and Whites Avenue north of West 26th Street for 30 days.

ADJOURNMENT: 9:00 p.m.

David B. Barrow
Chairman

Hoyle M. Osborne
Hoyle M. Osborne
Executive Secretary