

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- November 19, 1963

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

Present

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

Absent

Ben Hendrickson
W. Sale Lewis

Also Present

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

MINUTES

Minutes of the meeting of October 22, 1963, for approval.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of November 12, 1963.

C14-63-149 O.H. and J.L. Buass: C-1 to C-2
2001 East 1st Street

STAFF REPORT: The site is developed with a commercial building containing a dry cleaners and other vacant floor area. The total area comprises 4,536 square feet. The surrounding area has mixed development with single family dwellings and commercial uses such as a cabinet shop, service station and office buildings. The applicant's proposed use is for operating a package store. There is "C-2" zoning with establishment of a liquor store at the northwest corner of East 1st Street and Aransas Street with "C-1" location on East 1st. The applicant provides approximately 5 off-street parking spaces for the entire building. East 1st Street is a secondary thoroughfare with 60 feet of right-of-way and 36 feet of paving. Lynn Street is a minor residential gravel street with 60 feet of right-of-way.

No replies to notice were received. The applicants appeared in favor of this request and no opposition was presented.

The Commission regarded the location of the site as a well established commercial area and as it is the policy of the Commission to grant the proposed zoning for this type of development, It was therefore unanimously

C14-63-149 O.H. and J.L. Buass--contd.

VOTED: To recommend that the request of O.H. and J.L. Buass for a change of zoning from "C-1" Commercial to "C-2" Commercial for property located at 2001 East 1st Street be GRANTED.

C14-63-150 J.A. Shelby and Eric Anderson: BB to O
1912-1916 Oldham Street

STAFF REPORT: The application includes three lots containing 23,140 square feet which are developed with two single family dwellings and a beauty shop in the rear of one of the dwellings. The applicant proposes a future medical center. The area along Oldham, East 19th Street and the Interregional Highway is developed commercially, while the area to the west is developed residential with one, two and multi-family dwellings. Subject property and property to the north was included in a Planning Commission Area Study in 1955, which resulted in "BB" Residence, 2nd Height and Area zoning. This zoning would permit 15 regular or 30 efficiency units on the site. Oldham Street is a minor collector street with 60 feet of right-of-way, and East 19 $\frac{1}{2}$ Street is a minor residential street with 50 feet of right-of-way.

Two written comments were received in favor of the change and one person appeared at the hearing in favor of the change. The applicant and his representative were present at the hearing. No opposition was presented.

The Commission regarded the changing zoning pattern of the area and felt the proposed change of zoning to "O" Office would be a buffer between more restrictive and less restrictive zoning. It was therefore unanimously

VOTED: To recommend that the request of J.A. Shelby and Eric Anderson for a change of zoning from "BB" Residential to "O" Office for property located at 1912-1916 Oldham Street be GRANTED.

C14-63-151 Mae Crockett: C to C-1
2809 San Jacinto Boulevard

STAFF REPORT: The site is developed with a grocery store containing 2,795 square feet which is part of a 5 unit commercial building. The applicant proposes selling beer in the grocery store presently located. The surrounding area is developed largely residential with one and two-family dwellings, apartments and dormitories. The location adjoins "LR" zoning to the west of Duval along San Jacinto with surrounding zoning of "B" and "C". "C-1" zoning is established approximately 400 feet north on San Jacinto. The "LR" zoning was established as the result of a Planning Commission Area Study in 1962.

Three written comments in opposition to the change were received. Mr. M.H. Crockett, Jr. represented the applicant at the hearing and stated this location is part of an old, established center. Beer is sold in many grocery stores, and we feel that the denial of this request would put us at a disadvantage. There is already "C-1" zoning established in the neighborhood, and it is only just to allow us the same consideration.

C14-63-151 Mae Crockett--contd.

The Commission considered this area to be a well developed commercial area. It is the policy of the Commission to grant "C-1" zoning in this type of development. It was therefore unanimously

VOTED: To recommend that the request of Mae Crockett for a change of zoning from "C" Commercial to "C-1" Commercial for property located at 2809 San Jacinto Boulevard be GRANTED.

C14-63-152 Mortgage Investment Corporation: Interim A and C to C-1
8602-8824 North Lamar Boulevard

STAFF REPORT: The application consists of two tracts of land. Tract 1 contains 10.71 acres and Tract 2 contains 6.09 acres, both tracts being an integral part of the subdivision of Jamestown. The proposed use is for commercial development of the subdivision. Approval of the entire 39 acre subdivision is conditional on proper zoning of the property identified as commercial. The property along North Lamar Boulevard is strip zoned "C" with commercial development along the east side of Lamar Boulevard and a mixed pattern of residential zoning to the east of this strip. While it is logical to provide for a retail type of commercial development in this subdivision, "C-1" zoning on this size tract is questionable.

Four favorable comments were received in reply to notices sent. Mr. Frank Neely represented the applicant and informed the committee that the creek running through this subdivision is a natural barrier which would act as a buffer zone between the retail center and residential project for this area. "C" Commercial zoning would be satisfactory if there is objection to "C-1" zoning of the property.

The Commission felt that "C-1" zoning was not appropriate for this property. They agreed that "GR" General Retail zoning was the most appropriate as an extension from the established "C" Commercial zoning along the highway toward the proposed residential development. It was therefore unanimously

VOTED: To recommend that the request of Mortgage Investment Corporation for a change of zoning from Interim "A" Residential and "C" Commercial to "C-1" Commercial for property located at 8602-8824 North Lamar Boulevard be DENIED but to GRANT "GR" General Retail, First Height and Area, on the portion of the tract now zoned "Interim A".

C14-63-153 A.L. Reither: A to LR
915-917 West Live Oak

STAFF REPORT: The site is developed with a single-family dwelling and a vacant commercial building on the rear of the property which the applicant proposes to convert to a small grocery store. In 1958 the Planning Commission considered a request for this same change of zoning and recommended against it. The applicant then withdrew the request. Because of the "LR" zoning to the south, the area immediately south of subject property and adjacent to the present "LR" zoning is included in this request as additional area. The surrounding area is developed residential with single-family dwellings with the exception of Green Pastures Restaurant to the east and the Meadowbrook Housing Project to the west. A request by Green Pastures Restaurant of "C-1" zoning is pending before the Council. South 5th Street has 60 feet of right-of-way and is classified as a minor collector. West Live Oak is a neighborhood collector street with 60 feet of right-of-way.

C14-63-153 A.L. Reither--contd.

Three replies to notice were received in favor of this change. At the hearing the applicant stated he would like to install a small store in order to service part of this area. The residents of the Meadowbrook Housing Project are in favor of this change.

The Committee felt the pending request for a change of zoning at the nearby Green Pastures Restaurant would establish a zoning boundary affecting the subject property. They favored rezoning the entire area between subject property and South 4th south of West Live Oak if the Green Pastures request is granted. It was agreed to defer a recommendation until Council has acted.

The Director reported that the Council had granted the change to "C-1" for the Green Pastures Restaurant and an area of 50 feet around the periphery of the building only. The remaining portion of the property was denied.

The Commission recognized the establishment of the northern boundary of commercial zoning in the area to be along the alley south of West Live Oak Street. They considered granting of commercial zoning north of this line to be an encroachment into an established residential area. It was therefore unanimously

VOTED: To recommend that the request of A.L. Reither for a change of zoning from "A" Residential to "LR" Local Retail for property located at 915-917 West Live Oak Street be DENIED.

C14-63-154 Dr. J.L. Love: O to GR

612 Rio Grande

Additional Area: 610-613 Rio Grande and 611-615 W. 7th Street

STAFF REPORT: The site is undeveloped and is a corner tract of land containing 8832 square feet fronting on Rio Grande Street at West 7th Street. There is one lot between subject property and "C-2" Commercial zoning to the south, which we have included as additional area of 8832 square feet for consideration. We have also included as additional area that portion of the block bounded by 6th, 7th, Rio Grande and Nueces Streets which is zoned "O" Office (17,664 square feet). The applicant proposes wholesale and retail electronics parts or supplies. The subject property was zoned "O" Office in connection with the Downtown Office District Study in 1955. The area north is developed with residential and office buildings while the area south along west 6th is developed commercial. There have been a number of recent changes east of Nueces on the south side of West 7th from residential to offices. Earlier this year, the applicant requested a change in zoning from "O" Office to "C" Commercial which was denied by the Planning Commission as not being compatible with the surrounding uses.

Six written comments against and three in favor of the change were received. Mr. John Campbell represented the applicant and presented the following in support of the requested change. General Retail zoning would promote the right and proper use of this particular property in this area. "O" Office is not the proper zoning and it is only a matter of time until the area will be developed with retail uses. The value of the land in this area will lend itself better to this type of zoning proposed and will enhance the property. There is adequate space provided for parking and there will not be a great deal of traffic in the area.

C14-63-154 Dr. J.L. Love--contd.

Mr. Rickey Key appeared in opposition to the change. His testimony is summarized as follows: The size of the property is too small for a business of the type proposed. There is a limited amount of parking in the area and no alley to the rear of this particular property. There is no provision for trucks. In regard to the additional property, the lot directly south of subject property is being used for residential purposes. The owner of this lot does not want a change of zoning. If this change is granted, it will be taking from one property owner to the benefit of another. There is no "GR" General Retail in the immediate area, and to so zone subject property would constitute spot zoning.

The Committee favored granting this request as they regarded the area in a state of transition toward more intensive use.

At the Commission meeting, the Director called attention to the recent change of use permitting wholesale electronics under General Retail zoning. He questioned whether or not commercial development of a more intensive nature than that permitted in the "O" Office zoning will be the ultimate use of this area.

The Chairman stated he felt that the area was more properly zoned "O" under the present conditions.

Several of the members viewed the area as in a state of transition toward heavier use and noted the subject property as part of this transition. They were favorably inclined toward an intensification of the use of property and the additional area as opposed to the area remaining under the use of "O" Office zoning. It was therefore

VOTED: To recommend that the request of Dr. J.L. Love for a change of zoning from "O" Office to "GR" General Retail for property located at 612 Rio Grande, including the additional area at 610-613 Rio Grande and 611-651 West 7th Street be GRANTED.

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

NAY: Messrs. Barrow and Wroe

ABSENT: Messrs. Hendrickson and Lewis

C14-63-155 Edward G. Powell: B to C-1
101-103 East 38th Street

STAFF REPORT: Mr. Stevens read a letter from the applicant requesting this application be withdrawn. The applicant proposed a drive-in grocery including the sale of beer for off-premise consumption.

There were four written comments against the request. Six persons appeared at the hearing in opposition.

The Commission considered the applicant's request for withdrawal and it was therefore unanimously

VOTED: To ACCEPT the withdrawal of this request.

C14-63-156 Austin Corporation, David B. Barrow: Interim A to B
1710-1718 Woodward Drive, 1700-1710 Doyle Drive

STAFF REPORT: The 4.9 acre site is part of the subdivision of St. Edwards Heights, Section 1, which contains 192.32 acres and proposes 61 lots for both apartments and commercial uses. The location of the proposed subdivision is east of the Interregional Highway with tracts east and west of Woodward Drive to Ben White Boulevard. The surrounding area is undeveloped with the exception of the Internal Revenue Service Center to the south. The application proposes erection of a 70-unit apartment dwelling group on the subject tract and a special permit application is being submitted for this request. The proposed zoning will permit a maximum of 106 regular units or 142 units in an apartment hotel.

The preliminary plan of St. Edwards Heights was submitted to the Subdivision Committee for consideration on September 16, 1963. Due to existing conditions on the property and use proposed by the subdivider, no action was taken on any part of the plan except Section 1. The preliminary subdivision plan proposes approximately 16 apartment sites with approximately 896 units, condominium and town house type apartments; 5 commercial tracts; one school site; one site for recreation.

No written comment was received. Mr. David Barrow, Jr. represented the applicant and stated that after consultation with the Director of Public Works, he has agreed to provide $1\frac{1}{2}$ parking spaces per unit for a total of 105.

The Commission viewed this request as a part of a comprehensive plan established by subdivision and zoning for this area. It was therefore unanimously

VOTED: To recommend that the request of the Austin Corporation, David B. Barrow, for a change of zoning from Interim "A" Residential to "B" Residential for property located at 1710-1718 Woodward Drive, 1700-1710 Doyle Drive be GRANTED.

DISQUALIFIED: Mr. Barrow

C14-63-157 S.D. Baskin: A and C and 2 to LR and 5
1713-1741 Riverside Drive

STAFF REPORT: The application covers a tract of land approximately two acres having 213 feet of frontage on Parker Lane and 170 feet of frontage on Riverside Drive. The site is undeveloped and of irregular terrain, sloping westerly to the foot of an approximate 40 foot bluff. The applicant proposes operating a service station. The area west and south is developed with single family dwellings. The undeveloped Townlake Plaza subdivision is to the north, which is zoned partly "LR" and partly "B". East of Parker Lane is the proposed Briarwood Hills subdivision. A small portion of this is presently zoned "C". We feel that sixth height and area would provide a better type of setback, requiring 25 feet, with the filling station exception of 12 feet, as opposed to 10 foot setback required under fifth height and area.

There was no written comment received. Mr. James O'Neal represented the applicant and stated a natural terrain break separates the residential property from the proposed commercial. This property is not suitable for developing residentially as the terrain is too rough. If sixth height and area would allow the pump line to reach close to the service station, this height and area would be agreeable.

C14-63-157 S.D. Baskin: A and C and 2 to LR and 5--contd.

The Commission concluded this would be a logical use for the property which is adjacent to other commercial and retail properties in the area. They felt, however, that this application should conform to the setback requirement under the sixth height and area. It was therefore unanimously

VOTED: To recommend that the request of S.D. Baskin for a change of zoning from "A" Residential Second Height and Area and "C" Commercial Second Height and Area to "LR" Local Retail Fifth Height and Area be DENIED but to GRANT "LR" Local Retail Sixth Height and Area for property located at 1713-1741 Riverside Drive, 1200-1216 Parker Lane.

C14-63-158 Fred Wong: A to B
2102 Goodrich

STAFF REPORT: The site covers 21,250 square feet and is undeveloped. The applicant proposes constructing an apartment hotel. The surrounding area is developed predominantly residential with single-family dwellings. The proposed zoning will permit a maximum of 10 regular units or 14 units in an apartment hotel. To further develop the property in this immediate area, all owners need to join in a subdivision to serve the extreme depth of the properties. A suggested street layout is presented for interested property owners in the area who by joint participation could develop the streets in order to serve the property with east-west and north-south streets. The staff feels these streets should be provided for further development of the area. Goodrich Avenue is a minor collector street with 50 feet of right-of-way and 30 feet of paving and is the only street outlet to the subject property.

Three written comments were received in favor of the request and sixteen persons appeared at the hearing in opposition. The applicant stated this property is adaptable for an apartment hotel and will make the land more useable. He is interested in securing another street to serve his property and is willing to dedicate whatever land is necessary for right-of-way. The area is changing somewhat and he feels this change of zoning is suitable.

Opposition from property owners in the area is summarized as follows: There are inadequate street outlets at present. The only street outlet is Goodrich which would have 40 additional cars with the proposed change. This would create a traffic hazard. The area is developed with single-family residences only. We object to an apartment development as it would not be the same quiet and safe neighborhood. The lot is too small for this type of development.

The Commission felt this change would be an intrusion into a predominantly "A" Residential Area and would not be part of the comprehensive zoning plan. It was therefore unanimously

VOTED: To recommend that the request of Fred Wong for a change of zoning from "A" Residential to "B" Residence for property located at 2102 Goodrich be DENIED.

C14-63-159 Frederick Eby, Jr.: A and 1 to B and 2
4300-4506 Mt. Bonnell Road

STAFF REPORT: The site covers 11.44 acres and is situated with a high bluff to the east and Lake Austin to the west. Portions of the site are under water and are in the process of being filled. The proposed use is for an apartment hotel. The proposed zoning on the site would permit a maximum of 332 regular units, 664 efficiency units or a 664 unit apartment hotel. The only road development in the area is Mount Bonnell Road, approximately 100 feet above the site, which is classified as a secondary thoroughfare with 50 feet of right-of-way and 26 feet of paving. There is approximately 200 feet between the Lake countour line and Mount Bonnell Road. The problems of access, utilities, sewerage, flood control and proper streets for an apartment hotel district in the Lake area need contemplation.

No written comment was received. Mr. Robert Sneed, attorney, and Mr. Frank Bryant, engineer, presented the following information. The property is owned by Mr. Eby and under contract of sale to Mr. Anderson on the condition of the change of zoning. A luxury apartment hotel with groups of buildings for a planned recreational community is proposed. Application for second height and area is requested to take care of the density for proper development of the property. Mutual interest of adjoining property owners for streets and access needs to be completed. All the questions of utilities, access, flooding, fire protection and parking can be handled satisfactorily after the zoning change is made. A preliminary study of these problems has been made and a considerable investment will be incurred for the proper development in keeping with the situation of the conditions that esist on the Lake area.

The Committee advised they would look with favor on this type of zoning request provided it was part of a comprehensive plan, layout for streets are approved, and that utility arrangements are made. It was their recommendation the request be denied until layout and fiscal arrangements were determined.

At the Commission meeting, the Director advised that this apartment development for the lake area on 11 acres of land should be limited to low density. Although there is no objection to the type of development proposed, the situation is critical in terms of public facilities and utilities. He reiterated the report of the Staff that the only access in the area is Mt. Bonnell Road, there is no sewer in the area at the present time, and there is a question of a possible flooding hazard in the area. The Commission discussed the aspects of this proposed development from the standpoint of the applicant acquiring a Special Permit for an apartment dwelling group under "BB" zoning. The Director of Planning suggested that the Commission recommend that the Zoning Ordinance be amended to allow the construction of apartment dwelling groups in the "BB" Residnece District, under the conditions now required of such dwelling groups in the "B" Residence District. He also suggested that the Zoning Ordinance be amended to require the issuance of a Special Permit for the construction in the "BB" Residence District of any type of multi-family dwelling structure when the number of units totals 50 or more. They concluded that the problems of access, utilities, sewer, flood control and proper streets could be resolved satisfactorily. They were concerned that the density be limited and felt this should be a stipulation. It was therefore unanimously

C14-63-159 Frederick Eby, Jr: A and 1 to B and 2--contd.

VOTED: To recommend that the request of Frederick Eby, Jr. for a change of zoning from "A" Residential, First Height and Area, to "B" Residential, First Height and Area, as amended for property located at 4300-4506 Mt. Bonnell Road be DENIED, but that "BB" Residential, First Height and Area be GRANTED. It was further recommended that the Zoning Ordinance be amended to allow the construction of apartment dwelling groups in the "BB" Residence District under the conditions now required of such dwelling groups in the "B" Residence District. The Commission also recommended that the Zoning Ordinance be amended to require the issuance of a Special Permit for the construction in the "BB" Residence District of any type of multi-family dwelling structure when the number of units totals 50 or more.

DISQUALIFIED: Mr. Barrow (adjoining property owner)

C14-63-160 Gopher Construction Company: A and 1 to: Tract 1: 0 and 2 - 1303-1311 Parker Lane
Tract 2: LR and 2 - 1815-2015 Riverside
Tract 3: B and 2 - 2021-2027 Riverside

STAFF REPORT: Tract 1 contains 1.23 acres and a private club for the subdivision residents is proposed. Tract 2 contains 7.06 acres and is proposed for local retail establishments. Tract 3 contains 0.93 acres and is proposed for apartment hotel units, 54 efficiency units or a 54 unit apartment hotel. The surrounding area is developed with single family dwellings to the west, a subdivision for commercial and apartment development across Riverside Drive to the north, and a future residential subdivision to the south. Consideration should be given to the density as permitted under the requested Second Height and Area. Tract 1, if not used only as stated by the applicant would be an encroachment into the residential neighborhood proposed to be established by the applicant.

No written comment was received in reply to notices sent. Mr. Thomas Watts represented the applicant and stated the owners of this property intend to restrict membership of the club to people who own homes in the subdivision. First height and area would be sufficient for this use. The "LR" zoning would be for a service area for the residential area. The terrain of Tract 3 might require a greater height than first height and area allows. No opposition has been received for the commercial proposals. Adequate right-of-way for streets will be provided.

Mr. D.B. Burton stated he was opposed to "LR" zoning on Riverside. The property owners in the area do not want another Barton Springs Road situation.

The Commission recognized the existing commercial zoning at Parker Lane and Riverside Drive and along the north side of Riverside Drive and felt the proposed zoning would fit the pattern established for the area. It was therefore

C14-63-160 Gopher Construction Company: A and 1 to::Tract 1: O and 2--contd.

Tract 2: LR and 2

Tract 3: B and 2

VOTED: To recommend that the request of Gopher Construction Company for a change of zoning from "A" Residential First Height and Area to "O" Office Second Height and Area for Tract 1. "LR" Local Retail Second Height and Area for Tract 2, and "B" Residential Second Height and Area for Tract 3 be DENIED but that "O" Office First Height and Area for Tract 1, "LR" Local Retail First Height and Area for Tract 2 and "B" Residential First Height and Area for Tract 3 be GRANTED.

Tract 1: 1303-1311 Parker Lane

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

NAY: Mr. Riley

ABSENT: Messrs. Henrickson and Lewis

Tract 2 and 3: 1815-2015 Riverside Drive and 2021-2027 Riverside Drive

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

NAY: Messrs. Riley and Wroe

ABSENT: Messrs. Henrickson and Lewis

SPECIAL PERMIT

CPl4-63-6 Austin Corporation: Seventy-unit Apartment dwelling group

1710-1718 Woodward Drive at Doyle Drive and San Marino

STAFF REPORT: This application has been filed as required under Section 3, 14 and 10-C and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes construction of a seventy-unit apartment dwelling group. The apartment groups consists of thirteen buildings containing from two to twelve apartment units per building. The apartment buildings are generally situated around the edges of the site with parking area and pool area generally in the center. There is a playground at the northeast corner of the site. The applicant proposes to provide 85 off-street parking spaces. The proposed zoning would permit a maximum of 106 regular units or a 142 unit apartment hotel which is 28.98 units per acre. The applicant proposes an apartment density of 3,049.2 square feet per dwelling unit which is 16.32 units per acre. The staff feels that the site plan does not provide the parking in close proximity to units they intend to service. Location of a fire hydrant within the subdivision has not been verified. We recommend this Special Permit be granted subject to the parking revision and completion of departmental reports.

David Barrow, Jr, on behalf of the applicant, stated there is no objection to the increased and revised parking spaces recommended, and we will provide 105 spaces, or $1\frac{1}{2}$ per unit.

The Committee reviewed the staff report and the site plan and found the plan complies with requirements of the Ordinance and department reports with the exception of the required parking space and report from the fire department.

The staff reported to the Commission that the site plan had been revised to provide 105 car spaces for the 70 units and all departmental reports were completed.

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

DISQUALIFIED: Mr. Barrow

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C14-63-133 Nelson Puett: A to GR (Tract 1) and C-1 (Tract 2)Tract 1: 5212-5214 and 5222-5332 Manchaca RoadTract 2: 5216-5220 Manchaca Road

The Chairman announced that the zoning request of Mr. Puett has been pending since September 24, 1963 for consideration of the revised preliminary and as the revised preliminary plan has been considered at this meeting and denied that a recommendation of the zoning request is now required.

The staff presented the zoning consideration in connection with the preliminary plan of Southern Oaks - Revised (C8-63-54). The zoning action at the Commission meeting of September 24, 1963 was to postpone the request until a comprehensive development plan was submitted for consideration. Since these tracts are part of the original preliminary plan of Southern Oaks, which did not propose commercial development as a part of the plan, the street needs to serve the area as well as the proposed commercial development would affect the Commission's decision on the zoning issue.

The Commission considered the residential area and the problems of the zoning proposal which affected the residential development. The zoning proposal would encroach into and have an adverse affect on the existing planned and well developed residential neighborhood. Therefore, the proposed zoning was not the proper use of the land. It was therefore unanimously

VOTED: To recommend that the request of Nelson Puett for a change of zoning from "A" Residential to "GR" General Retail for Tract 1 and "C-1" Commercial for Tract 2 for property located at (Tract 1) 5212-5214 and 5222-5332 Manchaca Road, (Tract 2) 5216-5220 Manchaca Road be DENIED.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meeting of November 18, 1963. The staff reported that the written report had not been completed and that no appeals have been filed from the decision of the Subdivision Committee and that the following subdivision was referred to the Commission without a recommendation: C8-63-54 Southern Oaks - Revised. The Commission therefore took no action on the report of the Committee pending submission of the written report.

PRELIMINARY PLANS

C8-63-54 Southern Oaks - Revised
Manchaca Road and So. Oaks Drive

This revised plan to accommodate the commercial development was referred to the Commission for further consideration. It was the Director's feeling at the last Subdivision Committee Meeting that neither the plan submitted by the developer or the Planning Department presented a solution to the problem of zoning of the property along Manchaca Road for commercial development.

C8-63-54 Southern Oaks - Rev.--contd.

The Director stated that in the course of the zoning issue, the following consideration of improvement of land use should be given in the redesign of the subdivision: (1) Preliminary plan of land use, (2) Does the preliminary plan improve the pattern of the zoning situation, and (3) What is the Commissions' recommendation if considered as a zoning issue.

The Chairman commented that if the proposed revised plan has a bearing on the zoning issue, it would be necessary to reconsider the zoning of the commercial property.

The Director stated the layout suggested by the Planning Department considered commercial away from the existing residential development and eliminated some of the immediate problems of Fair Oaks Drive. There is no objection to the layout from the standpoint of utilities and streets. Mr. Osborne reviewed the layout from the land use standpoint, and compared the plan submitted by the developer. He commented that one particular concern with both of these layouts is that the problem of commercial useage within the area proposed for residential and the developed residential has not been resolved.

Mr. Kinser commented in approving either layout, good planning would be in keeping the commercial property as far as possible out of the residential area. He noted that when the plan was originally filed, it was filed and approved as a residential area. Mr. Isom Hale stated that they were of the opinion that this area was out of the City limits. He advised that on each action of this particular property, they have had to get a preliminary approval each time, as the revised plan had never been approved in its entirety. The question they have to consider is whether it would be functional to the development of this property.

After further consideration, the Commission then

VOTED: To DISAPPROVE the preliminary plan of SOUTHERN OAKS - REVISED

SUBDIVISION PLATS - FILED

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

VOTED: To ACCEPT the following final plats for filing:

- C8-60-7 Southridge West
Grayford Drive and Clawson Road
- C8-62-67 Summit Oaks, Section 2
Bell Ave. and Old Burnet Road
- C8-63-52 Community of Fairview
S. 1st Street and Williamson Creek
- C8-63-44 Barton Village
Barton Skyway and South Lamar

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SUBDIVISION PLATS - CONSIDERED

C8-62-82 Riverbend Section 1 of University Hills
Langston and Susquehanna

The staff recommend this plat be disapproved pending fiscal arrangements, additional easements, completion of departmental reports and annexation.

The Commission therefore

VOTED: To DISAPPROVE the plat of RIVERBEND, SECTION 1, pending fiscal arrangements, additional easements, completion of departmental reports and annexation, authorizing the staff to poll the members of the Commission upon completion.

C8-63-36 Royal Oaks Estate, Section 8
Wheless Lane and North Hampton Drive

The staff recommended disapproval pending completion of fiscal arrangements, additional easements required inside and outside of the subdivision and vacation of portions of North Hampton Drive and Wheless Lane. (C10-63-1(w)).

The Commission therefore

VOTED: To DISAPPROVE the plat of ROYAL OAKS ESTATE, Section 8, pending completion of fiscal arrangements, required additional easements and vacation of portions of North Hampton Drive and Wheless Lane, authorizing the staff to poll the members of the Commission upon completion.

C8-63-39 St. Edwards Heights, Section 1
Woodward Street East of Interregional Highway

The staff recommended disapproval of this plat pending fiscal arrangements and completion of departmental reports. It was noted that the Electric Departments says any additional easements are to be obtained by a separate instrument.

The Commission therefore

VOTED: To DISAPPROVE the plat of St. Edwards Heights pending completion of departmental reports and fiscal arrangements.

DISQUALIFIED: Mr. Barrow

C8-63-43 Jamestown, Section 1
Jamestown and Peyton Gin Road

The staff reported this property was included in a plat that is pending first reading of the Annexation Ordinance. Due to an error in connection with the request for annexation, a delay of time resulted. Approval is recommended with authorization to hold the plat for recording until annexation is passed by the Council on November 21, 1963. The Commission therefore

VOTED: To APPROVE the plat of JAMESTOWN, SECTION 1, and authorized the staff to hold the plat pending annexation.

C8-63-53 Jamestown, Section 4
Fairfield and North Lamar

The staff recommended disapproval of this plat pending a City agreement on the method of reimbursement for 20 feet of right-of-way on North Lamar Boulevard and also the zoning action on the proposed commercial zoning. It was explained that in compliance with the thoroughfare policy, 20 feet dedication for widening to provide for the requirement on Lamar Boulevard under the Development Plan is required. A letter has been submitted to the City to work out either a cash payment or refund contract. In regard to the matter of zoning, an application has been submitted but was postponed for further study on the proposed commercial development. The Commission therefore

VOTED: To DISAPPROVE the plat of JAMESTOWN, Section 4, pending right-of-way policy and zoning action on the proposed commercial zoning.

C8-63-42 Oltorf Village, Section 2
St. Edwards and South Interregional

The staff recommended disapproval pending completion of fiscal arrangements, necessary easements, completion of departmental reports and further identification of the building set-back line. The Commission therefore

VOTED: To DISAPPROVE the plat of OLTORF VILLAGE, SECTION 2, pending completion of fiscal arrangements, easements, departmental reports and set-back lines, authorizing the staff to poll the members of the Commission upon completion.

C8-63-28 Garden Oaks, Section 5

The staff reported a number of departmental reports lacking, additional easements and fiscal arrangements are required. It is noted a volume and page is lacking on the dedication statement of the plat. The Commission therefore

VOTED: To DISAPPROVE the plat of GARDEN OAKS, SECTION 5, pending completion of fiscal arrangements, showing of necessary easements, completion of departmental reports and showing of necessary volume and page on the plat, authorizing the staff to poll the Commission upon completion.

C8-63-49 Southwest Terrace Annex
South end of Southland Drive

The staff recommended disapproval of the plat pending completion of the required fiscal arrangements and completion of departmental reports and noted two variances for consideration. A variance is required from the filing requirements of the Ordinance which requires the adjoining owners to be a part of the subdivision. Lots 1 and 2 as shown on the plat are owned by Mr. J. K. Eichelberger, Jr., the developer, and Lot 3 is owned by Mr. W. O. Montgomery. A letter was read from Mr. Eichelberger concerning the .66 acres of land purchased from Mr. Montgomery in the South Terrace Addition, requesting a variance from the signature requirement and agreement on right-of-way. It is stated in this letter that Mr. Montgomery has moved out of the State and his exact whereabouts are not known. Another variance in this subdivision is required on the cul-de-sac requirements of the Ordinance. It is a requirement of the Subdivision Ordinance that a dead-end street terminate in a cul-de-sac. A variance is recommended by Public Works and the Planning Department as there is a cul-de-sac within 100 feet on the adjoining property to the north. We feel there is no need for an additional cul-de-sac.

The Commission therefore

VOTED: To DISAPPROVE the plat pending completion of fiscal arrangements and departmental reports, granting variances from filing requirements and cul-de-sac requirement.

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

The staff reported that a drainage easement needs to be obtained by separate instrument before approval of this plat. Disapproval is recommended pending the signature on the required drainage easement for street dedication. It was therefore

VOTED: To DISAPPROVE the plat pending the instrument for the drainage easement.

C8-63-57 Barton Terrace, Section 2
Barton Hills Drive and Briargrove Drive

The staff recommended disapproval of this plat pending completion of fiscal arrangements, showing of necessary easement required and completion of all departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of BARTON TERRACE, Section 2, pending completion of fiscal arrangements, necessary easements required and the required departmental reports.

SHORT FORMS

C8s-63-132 Ramsey Place, Resub. Lot 1, Block C
Guadalupe and West 49th Street

The staff reported that the Electric Department requires an easement be put on the plat and recommended disapproval pending completion of fiscal arrangements and an agreement of the owners involved on the electrical easement. It was therefore

VOTED: To DISAPPROVE the plat of RAMSEY PLACE, RESUB. Lot 1, BLOCK C pending fiscal arrangements and showing of necessary easement on the plat.

C8s-63-127 Sunshine Addition
Alta Vista and E. Live Oak

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

VOTED: To DISAPPROVE the plat of SUNSHINE ADDITION pending the required departmental reports.

C8s-63-135 James F. Struhall
Avenue H and E. 46th Street

The staff reported that all departmental reports have been cleared and recommended approval of this plat. The Commission therefore

VOTED: To APPROVE the plat of JAMES F. STRUHALL

ADMINISTRATIVE APPROVAL

C8s-63-142 Tempo North, Resub. of Lot A-1 of Resub. of Lot A
North Lamar Blvd. between Morrow Street and Crestland Drive

The staff reported this plat has 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 this plat.

OTHER BUSINESS

C10-63-(r) ALLEY VACATION

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

The staff reported this request for alley vacation request by Mr. E.B. Bridges, which was postponed for 30 days from the last Commission meeting, was again being brought to their attention. The alley is opened to the above designated property, but to the north, including this property, the alley has never been used. To the north the property is being used by the University for dormitory use. The University has indicated a need for access from West 26th Street. Mr. Lem Scarbrough is the owner of the balance of the block north of the University property.

It was reported by a representative of Mr. Sparengberg, the Comptroller of the University, that he had this matter under advisement but that no decision had been reached and therefore could not comment on the request at this meeting.

The staff noted that the application for this request did not have the required signatures of all the property owners concerned and was therefore not in proper form under the Commission's and Council's policy. The Commission therefore

VOTED: To take no action on this request as the application is not in proper form.

C10-63-1(s) ALLEY VACATION

Portion of alley between East 10th and East 11th Street east of Red River Street

The staff reported a request from the property owners abutting the East 10th Street alley for that portion which abutts their property on the south and north sides. Due to the terrain running back to the creek, no bridge can span the creek and the weeds and debris collecting in the area instigated the request. The staff recommended the vacation of this alley. The Commission therefore

VOTED: To recommend that the request for vacation of a portion of the alley between East 10th and East 11th Street east of Red River be GRANTED.

C10-63-1(t) STREET VACATION

Triangle portion of Lot 4 of the Alexander Subdivision abutting Webberville Road

The staff reported the subject area was excluded from the Alexander Subdivision and appeared to be part of the street. The Commission therefore

VOTED: To recommend that the request for vacation of a triangle portion of Lot 4 of the Alexander Subdivision abutting Webberville Road be GRANTED.

C10-63-1(u) STREET VACATION

Portion of Lots 4 and 8 Block M and N of Northwest Hills, Section 6 of Rockledge Drive

The staff reported a request from the Marvin Turner Engineers, Incorporated for the development of Northwest Hills to vacate 40 foot (average) of Rockledge Drive, a dead end street. Rockledge Drive will be rededicated and extended when another section of the subdivision is developed.

The staff recommended the street vacation request subject to retaining the south 25 foot as an easement for the water main in place and subject to the filing of a short form subdivision to rearrange the lot lines as intended and to dedicate a small triangular area to provide for a 50 foot street. The Commission therefore

VOTED: To recommend that the request to vacate the east 40 foot average of Rockledge Drive be GRANTED subject to retaining the south 25 feet for easement and to filing the necessary short form subdivision to provide for a full 50 foot street width to serve the existing lots.

C10-63-1(v) STREET VACATION

Portion of Penick Drive south of Riverside Drive

The staff reported a letter from Mr. Harvey Penick to vacate a small parkway and road in Penick Place which he considers a nuisance and expensive upkeep if and when it is put in. All of the interested property owners have joined with Mr. Penick in approving this vacation. The Commission discussed the request and determined that the street should be vacated as requested only if it is to be used with abutting lots 12, 13 and 14, and not as a separate owned and individual parcel of land.

VOTED: To recommend that the request for vacation of a portion of Penick Drive North of Riverside Drive be GRANTED subject to the vacated street area becoming a part of abutting lots 12, 13 and 14.

C10-63-1(w) STREET VACATION

Portion of Wheless Lane, Gaston Place Drive and North Hampton Drive

The staff recommended this street vacation subject to the necessary easements for utilities, in accordance with the request from the engineer for the developer of Royal Oaks Estates, Section 8. This street vacation is in connection with the dedication of other streets in the subdivision area. The Commission therefore

VOTED: To recommend that the request for street vacation of portions of Wheless Lane, Gaston Place Drive and North Hampton Drive be GRANTED, subject to the retaining of necessary easements.

C10-62-2 SPRINGDALE ROAD AND EAST 51st STREET
East 51st Street thoroughfare location

The staff reported this throughfare location study was postponed from the September 24, 1963 Commission meeting and is now ready for further consideration. The Director recommended a straight alignment of the East 51st Street thoroughfare location with an equal distance of 45 feet provided on each side of the common property line of Nash Phillips-Copus and Gregg Scott. It was explained that the possibility of the location of East 51st Street affected Windsor Park Hills Subdivision. Mr. Gregg Scott has requested annexation to the City which is pending the location of the thoroughfare. A straight line running from Springdale Road on the east with half from each property would provide the best location. In addition, the Commission suggested that the City acquire the Galen A. Schreier, property, 5007 Pecan Springs Road, for right-of-way. The Commission therefore

VOTED: To recommend that the East 51st Street thoroughfare location west of Springdale Road have a straight alignment along the common property line between Mr. Scott's property and the Windsor Park Hills Subdivision.

R812 VACATION OF PLOT OR PLAN

Vacation of Z.T. Bundy Subdivision in connection with Barton Oaks Subdivision

The staff recommended vacation of this plat in connection with the preliminary plan of Barton Oaks Subdivision (C8-63-13), which incorporates it. The streets in the Bundy Subdivision have never been developed. The current subdivision provides for new streets. The Commission therefore

VOTED: To recommend the vacation of the Z.T. Bundy Subdivision be GRANTED.

SUBDIVISION APPROVAL BY TELEPHONE POLL

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 final plats:

- C8-63-6 Windsor Park Hills, Section 4
 Gloucester and Claymoor
 (Approval on 11-18-63)
- C8-63-40 Preswyck Hills, Section 1
 Claymoor and Cordell
 (Approval on 11-18-63)
- C8-63-18 Royal Oak Estates, Section 4 *see 7, Runk*
 Thames Drive south of Wheless
 (Approval on 11-7-63)
- C8-63-13 Barton Oaks (Revised)
 Manchaca Road south of Lightsey Road
 (Approval on 11-14-63)

REPORTS

R1440 OFF-STREET PARKING

Requirements for apartments and apartment hotel

The Director reported that the City Council has asked the Planning Commission to make a recommendation of off-street parking requirements for apartments, apartment hotels and hotels in connection with an amendment to the Ordinance. It was suggested the Chairman appoint a committee of two persons to study and recommend to the Council. The Chairman therefore appointed Messrs. Jackson and Riley to the Committee for study and recommendation on off-street parking requirements. It was therefore

AGREED: That a recommendation on off-street parking requirements for apartments, apartment hotels and hotels would be reported to the Council in two weeks.

ADJOURNMENT: The meeting was adjourned at 10:30 p.m.

APPROVED:

David B. Barrow
Chairman

Hoyle M. Osborne
Hoyle M. Osborne
Executive Secretary