

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- January 14, 1964

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
Ben Hendrickson
Edgar E. Jackson
S.P. Kinser
W. Sale Lewis
Barton D. Riley
Emil Spillman
W.A. Wroe

Absent

Howard E. Brunson

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 December 17, 1963 for approval

The following zoning changes and special permit requests were considered by the Zoning Committee at a meeting of January 7, 1964:

ZONING

C14-63-162 T.C. Barnes: A to C (as amended)

Rear of 5516-5522 Burnet Road, Rear of 5509-5511 Montview

STAFF REPORT: At the last Planning Commission meeting, the applicant requested his original application for a change to "O" Office Zoning be amended to "C" Commercial Zoning in order to better conform to the Ordinance requirements in the use of the property for a fireproof masonry storage building. The Commission agreed to refer this amended request to the Zoning Committee and this is being presented to you for the proposed change to "C" Zoning. The site consists of two lots. The east 60 feet of the site is a legal part of the lot east of the site. It is developed with a paved parking area and adjoins an auto supply garage along Burnet Road. The west 30 feet of the site is a legal part of the lot west of the site. It is to be used for the proposed office building. The area to the east along Burnet Road is developed commercially while the rest of the surrounding area is developed residentially. "LR" Local Retail zoning was established to the north of subject property in 1959. The applicant has made no proposal for access to the site.

There was one written comment and one person appeared at the hearing in favor of the change.

C14-63-162 T.C. Barnes: A to C (as amended)--contd.

Mr. C.L. Farrow appeared for the applicant and stated: Mr. Barnes owns the 140 foot strip off Burnet Road which adjoins the site on the east, and purchased an additional 60 feet adjoining this property to the west for a paved parking area. He intends to purchase an additional 30 feet to the west for the erection of an office building in conjunction with the other commercial uses and parking area off Burnet Road. This will be approximately 80 feet to the rear of residential property along Montview Street. The site is over 100 feet away from residential property facing Shoadmont Drive. The adjoining property is part of the commercial strip along Burnet Road.

The Commission was of the opinion that since the east 60 feet of the site is a part of the legal lot which is in the "C" Commercial strip zoning along Burnet Road, it is logical to allow commercial development throughout the lot. They felt, however, that the west 30 feet of the site should remain under residential zoning, since it is a part of a legal lot fronting on Montview Street and being zoned and developed residentially. It was therefore unanimously

VOTED: To recommend that the request of T.C. Barnes for a change of zoning from "A" Residential to "C" Commercial for property located at the rear of 5516-5522 Burnet Road and the rear of 5509-5511 Montview Street be DENIED, but to GRANT "C" Commercial for the east 60 feet of the tract.

C14-63-174 City of Austin: A and 1 to C and 2
310-318 Jessie Street, 1500-1508 Toomey Road

STAFF REPORT: The site is used as storage for heavy machinery and has a Red Cross office on it. The surrounding area is developed predominantly commercial. To the north is city-owned property used by the Austin Recreation Department signal and sign shop. Toomey Road and Jessie Street both have 50 feet of right-of-way. Streets serving commercial properties should have a minimum right-of-way of 60 feet.

No written comment was received.

The Commission regarded this change of zoning as a logical extension of the zoning pattern in the area, since subject property is the only tract between Toomey Road and Barton Springs Road which is not zoned commercial. It was therefore unanimously

VOTED: To recommend that the request of the City of Austin for a change from "A" Residential to "C" Commercial for property located at 310-318 Jessie Street and 1500-1508 Toomey Road be GRANTED.

C14-63-175 Homart Development Company: GR to C-1
376 Hancock Center

STAFF REPORT: The site is developed with the El Chico restaurant and is located in the Hancock Shopping Center. The area surrounding the Center is developed residentially with the exception of the Hancock Golf Course to the southwest and the commercial development along the Interregional Highway. The proposed use is for the sale of beer and wine for on-premise consumption with food served in the restaurant.

C14-63-175 Homart Development Company--contd.

A correction is needed on the field notes supplied by the applicant. This may be corrected by notation of the correct description of the site location.

No written comment was received. Mr. Truman O'Quinn represented the applicant and stated the El Chico Restaurants operate approximately 15 restaurants in different cities in Texas. They serve beer and wine in connection with Mexican dishes and other food. This application is to allow the same service in their new restaurant in Austin. The restaurant location is leased from the Homart Development Company. There are no schools or churches nearby. The field notes will be corrected if found to be in error as reported by the staff. The staff reported to the Commission that the field notes had been corrected.

The Commission was in agreement that this area is a well defined commercial area and this change of zoning would be the proper use for the property. It was therefore unanimously

VOTED: To recommend that the request of Homart Development Company for a change of zoning from "GR" General Retail to "C-1" Commercial for property located at 376 Hancock Center (rear of 922-930 East 41st Street) be GRANTED.

C14-63-176 R.G. Mueller, Jr.: A and 1 to O and 2
 4205-4213 Jackson Avenue, 4206-4212 Bull Creek Road

STAFF REPORT: The site is undeveloped and covers 23,087 square feet (approximately one-half acre), fronting on Jackson Avenue and Bull Creek Road. Across Jackson Avenue to the west is the First Presbyterian Church. A retirement home is under construction on the south part of the church property, which is zoned "B" Residential, Second Height and Area. Adjoining the retirement home to the south is Camp Hubbard. The area to the east across Bull Creek Road is the Texas State Hospital. The area immediately south of the subject property is developed and zoned residentially. The applicant proposes construction of a Masonic Lodge. The staff feels this use would blend very well with other uses of the State and Church properties in the area. At the same time, the feasibility of establishing a "O" Office Second Height and Area zoning adjacent to established residential development should be considered in terms of good zoning. Jackson Avenue is a minor collector street with 50 feet of right-of-way and Bull Creek Road is a neighborhood collector with 60 feet of right-of-way.

There was no written comment received. Nine persons appeared in favor of the change at the hearing. Mr. R.G. Mueller, Jr.'s testimony is summarized as follows. We propose a 120'x80' Masonic Lodge Building with 37 parking spaces. This will use 41% of the building area of the lot and provide adequate parking facilities. Possible uses for development of this property, including residential development, has been considered. We feel that use as a lodge is better than residential in view of the church and retirement homes across the street. The property owners in the neighborhood are in favor of this, and feel it will enhance the area. A petition signed by 10 of the property owners who are in favor of this change is submitted, along with a letter from the First Presbyterian Church stating that they are in agreement with our proposal.

Cl4-63-176 R.G. Mueller, Jr.--contd.

Mr. D.A. Shipwash, representing the Masonic Lodge, outlined the history and backbround of their planning of this building.

The Commission considered that uses permitted in "O" Office zoning would conform with the uses of the State and Church property to the west, east and north and that "O" Office is therefore proper zoning for the land. They felt the streets were adequate to handle any increased traffic that might result. It was therefore unanimously

VOTED: To recommend that the request of R.G. Mueller, Jr. for a change of zoning from "A" Residential, First Height and Area, to "O" Office, Second Height and Area, for property located at 4205-4213 Jackson Avenue and 4206-4212 Bull Creek Road be GRANTED.

Cl4-63-177 E. Lawrence Munson : A to LR
1500 Lupine Lane

STAFF REPORT: The site consists of two undeveloped lots fronting on Lupine Lane, with a total area of 17,860 sq. ft. The surrounding area is residential. Applicant proposes construction of a gasoline service station. Lupine Lane is a minor residential street with 60 feet of right-of-way, which dead-ends at the western boundary of the site. The proposed zoning would permit a maximum of 8 regular apartment units, if used for apartment purposes.

One written comment in favor and one in opposition to the change was received. Five persons appeared at the hearing in favor and two were opposed. Mr. Robert Mueller, Jr. represented the applicant and stated: The applicant owns the lot adjacent to subject property on the east (lot #3). Mr. Munson has his residence on this lot. He feels this will provide a buffer between the commercial area to the west and the residential area to the east.

Because of the steep slope of the site, a cut will be necessary to provide a sufficiently large level area for construction of a service station. This cut will necessitate the construction of a retaining wall, which will protect the residential property.

We feel that extension of the commercial zoning which exists along Interregional Highway to the subject tract will insure that the commercial property can be developed in conjunction with Mr. Munson's property. Most of the lots along the frontage road are undeveloped. We feel a change to commercial on adjoining property will permit utilization of these lots.

Opposition from nearby property owners is summarized: Lupine, Inglewood and Manlove Streets are dead-end streets. We have been told many times by both the City and State that Lupine Lane will never become a through street. It is gravel at present in front of Mr. Munson's property, and is nearly impassable 90% of the time due to lack of maintenance. Eighteen property owners in the area believe that a change to "LR" zoning would devalue our property, and strongly oppose such a change. We are isolated from Interregional Highway and prefer to remain so.

C14-63-177 E. Lawrence Munson--contd.

It was the Commission's feeling this would be an encroachment into a residential area where the circulation pattern is inadequate for commercial development. It was therefore unanimously

VOTED: To recommend that the request of E. Lawrence Munson for a change of zoning from "A" Residential to "LR" Local Retail for property located at 1500 Lupine Lane be DENIED.

C14-63-178 A.L. Temple et al: Tract 1: BB and 2 to C and 2

2001-2011 Oldham, 801-807 East 20 $\frac{1}{2}$

Tract 2: C and 1 to C and 2

2000-2022 Interregional Hwy.

804-808 East 20th

STAFF REPORT: The subject property consists of nine lots under four different owners. We have classified the property as two tracts based on current zoning. Tract 1 contains 37,317 square feet and Tract 2 contains 11,595 square feet. The site is developed with four single-family dwellings, a two-family dwelling and an apartment. The applicant proposes construction of motor hotel. The area is developed predominantly residential with the exception of some scattered commercial development along the Interregional Highway. Tract 1 of the subject property was included in a Planning Commission Area Study in 1956, which resulted in a change from "A" Residential to "BB" Residential. Tract 2 of the subject property was zoned "C" Commercial in 1955. East 20 and East 20 $\frac{1}{2}$ Street are minor residential streets with 50 feet of right-of-way. Streets serving commercial properties should have a minimum right-of-way of 60 feet. In considering this application there is a concern for the waiver of set-back requirements, lot coverage and increase in density. A public alley divides the property. If the property is to be used as one building site, the alley will have to be vacated. If used as one tract, this zoning change will permit a maximum of 97 motel units.

Two replies to notices were received, one for and one against this change of zoning. Mr. Richard Baker represented the applicant and presented the following: These two tracts are owned by four different people. The application made for "C-2" zoning on both tracts would be consistent. Parking is to be provided underneath the building. The triangular tract to the south of this property is zoned "C" Commercial, Second Height and Area. The tract to the north is "C" Fifth Height and Area, and "BB" Second Height and Area. "B" Zoning is immediately west of the alley. The zoning pattern is not consistent, with "B", "BB" and "C" between the Interregional Highway and Oldham Street. Second Height and Area is requested because the plan for the parking area under the building will necessitate exceeding the 35 foot limitation. We think "C" Commercial zoning is the proper zoning for this land. The exit directly off the Interregional Highway to the site will not increase traffic in the neighborhood.

Comments from several nearby property owners in opposition were that this proposal would add to the traffic and noise in the neighborhood.

C14-63-178 A.L. Temple et al--contd.

The Commission considered the commercial development along the Interregional Highway and felt this would be the proper zoning. It was therefore unanimously

VOTED: To recommend that the request of A.L. Temple, et al, for a change of zoning from "BB" Residential Second Height and Area to "C" Commercial, Second Height and Area for Tract 1 located at 2001-2011 Oldham, 801-807 East 20 $\frac{1}{2}$; and "C" Commercial, First Height and Area to "C" Commercial Second Height and Area for Tract 2 located at 2000-2022 Interregional Highway, 804-808 East 20th be GRANTED.

C14-63-179 Kenneth L. Gorbet: LR to GR
1607 W. 35th Street

STAFF REPORT: The site covers an area of 12,845 square feet and is developed with an office and a garage apartment. The area north, east and south is developed predominantly residential while the area at the intersection of West 35th and Jefferson Street is developed commercially. The applicant proposes constructing an office building, truck parking with storage facilities for lawn sprinkler equipment, and a dwelling unit in combination. The Building Official has determined that the proposed use is similar to that of a plumbing shop with storage of supplies. This use is allowed with a Special Permit in a "GR" General Retail zone, where it adjoins a "C" Commercial or less restrictive district. An application for a Special Permit has been filed. Board of Adjustment approval on the front setback is required prior to the Planning Commission approval of the Special Permit request. It should be noted that Glenview Avenue is a minor residential street with 50 feet of right-of-way. Streets serving commercial facilities should have a minimum right-of-way of 60 feet.

One written comment in favor of the change was received. Mr. Kenneth L. Gorbet the applicant, told the Committee they intended to use this property for storage of lawn sprinkler supplies and equipment. A good portion of the equipment is kept on trucks as their work is done outside. This building will be used for extra equipment storage.

The Commission regarded the land use in the area as in a transitional stage and felt the use would be compatible with other uses in the neighborhood. They concluded that the street width and circulation is adequate for this use. It was therefore unanimously

VOTED: To recommend that the request of Kenneth L. Gorbet for a change of zoning from "LR" Local Retail to "GR" General Retail for property located at 1607 West 35th Street be GRANTED.

C14-63-180 C.O. Baker, et al: A to C
2701-2719 Manor Road

STAFF REPORT: The site is developed with 7 single-family dwellings and a church, and consists of 10 lots with six separate owners. The surrounding area is developed predominantly residential. The applicants propose future commercial development. The property east and west of the subject tract

C14-63-180 C.O. Barker, et al--contd.

is zoned "C" Commercial, the area north "A" Residential and "B" Residential and area south "A" Residential. Manor Road is classified as a secondary thoroughfare in the Austin Development Plan. The right-of-way of 80 feet has been established which will require 10 feet from the subject property.

There were three written comments in favor and four in opposition to the change. Mr. C.O. Barker stated all of the property owners in the north half of this block have joined in their agreement for a change to "C" Commercial zoning. There is commercial to the east and west and they would like to get all of the property rezoned for commercial useage.

Some of the members of the Commission were of the opinion that the requested zoning change should be granted, as it would conform to the existing pattern in the area. However, a majority felt that the present Manor Road right-of-way is inadequate as it is classified as a secondary thoroughfare in the Master Plan and should have 80' of right-of-way. For this reason they were not in favor of expanding commercial zoning in the area. They therefore

VOTED: To recommend that the request of C.O. Barker, et al for a change of zoning from "A" Residential to "C" Commercial for property located at 2701-2719 Manor Road be DENIED.

AYE: Messrs. Barrow, Jackson, Lewis, Riley and Wroe

NAY: Messrs. Kinser, Hendrickson and Spillmann

ABSENT: Mr. Brunson

C14-63-181 Henry J. Sasse: GR to C-1

4304-4306 Bannister Lane, Rear of 1301-1303 Ben White Boulevard

STAFF REPORT: The site covers an area of 10,890 square feet and is undeveloped. The surrounding area is developed residentially with the exception of a drive-in cafe at the corner of Gillis and Ben White Boulevard and a grocery at Ben White and Fort View Road. The applicant proposes a drive-in grocery selling beer for off-premise consumption. The nearness of the site to the residential property around it poses the question of Commission policy in allowing "C-1" use in other than a well defined commercial area. Banister Lane is a minor collector street with 50 feet of right-of-way. Streets serving commercial properties should have a minimum right-of-way of 60 feet.

One written comment was received in favor of this change. Mr. Joe Bennett represented the applicant and offered the following in support of this request: A drive-in grocery depends on the support of the people in the neighborhood. We have talked with the property owners across the street and behind us and they have no objection. It is not feasible to build nearer Ben White because of the topography of the site.

Several nearby property owners appeared at the hearing to express their opposition. Because of the location of the church across Ben White Boulevard, they do not want a place selling beer. They would like to prohibit the "C-1" zoning for protection of the church.

C14-63-181 Henry J. Sasse--contd.

Some of the members of the Commission felt the commercially zoned area of which the site is a part is not sufficiently developed to warrant this change of zoning. The majority of the Commission was of the opinion that since the subject property is in an area zoned "GR" General Retail, and the neighborhood is being developed commercially, the proposed use is a logical use of the land along a main thoroughfare. It was therefore

VOTED: To recommend that the request of Henry J. Sasse for a change of zoning from "GR" General Retail to "C-1" Commercial for property located at 4304-4306 Bannister Lane and the rear of 1301-1303 Ben White Boulevard be GRANTED

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

NAY: Messrs. Barrow and Hendrickson

ABSENT: Mr. Burnson

CPI4-63-8 Kenneth L. Gorbet: Office building, truck parking & storing and dwelling unit combination
1607 West 35th Street

STAFF REPORT: This application has been filed as required under Section 5-C Paragraph 37-A and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The applicant proposes to build an office building with truck parking and storage facilities to be used with an existing dwelling unit in combination. The office is approximately 45' 10" wide by 55' long providing approximately 4,170 square feet in two stories. There is proposed approximately 200 square feet of storage space. The office is to be used as a lawn sprinkler company and the storage area is to be used to house building materials and supplies. The existing dwelling unit is a garage apartment on the rear of the lot. Board of Adjustment approval of the front setback is required prior to Planning Commission approval of the Special Permit request. This Special Permit approval is dependent on the zoning change from "LR" Local Retail to "GR" General Retail as requested. The Building Official has determined that the proposed use is similar to that of a plumbing shop with storage of supplies. This use is allowed with a Special Permit in "GR" General Retail zoning, where adjoining a "C" Commercial or less restrictive district.

Mr. Kenneth L. Gorbet, applicant was present at the hearing and explained this use is requested for storage of supplies and equipment in connection with a lawn sprinkler company.

The Commission reviewed the site plan and the information presented and found that the plan complies with all sections of the Zoning Ordinance. It was therefore unanimously

VOTED: To recommend the site plan be APPROVED subject to the following condition: 1. Board of Adjustment approval on front setback requirements is necessary before issuing a Special Permit.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meetings of December 9, 1963 and January 6, 1964. 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 one subdivision was referred to the Commission without a recommendation: C8-63-32 Northtown West, Section 4.

The staff reported a change of meeting schedule of the Subdivision Committee to allow more time for reviewing preliminary plans and receiving final plats. This change will schedule the Subdivision Committee Meeting two (2) weeks prior to the Planning Commission meeting and the deadline will be three (3) weeks in advance of the Subdivision Committee meeting.

PRELIMINARY PLANS

C8-63-32 Northtown West, Section 4 - Revised
Anderson Lane

The staff explained that this preliminary plan was referred by the Subdivision Commission at their last meeting due to legal questions involved in regard to street vacation between Anderson Lane and Ashdale Drive. This street is proposed to be vacated and in turn will be dedicated for a drainage and public utility easement. With this conversion of street right of way and dedication, we recommend approval of this preliminary plan subject to departmental reports. The Commission therefore

VOTED: To APPROVE the preliminary plan of NORTHTOWN WEST, Section 4 - Revised subject to completion of all department reports, including the dedication of a drainage and public utility easement, after clearance of the street vacation.

C8-63-60 Lanier Terrace, Section 3
Ohlen Road and Burrell

The staff reviewed this plan which was postponed for 30 days from the last Commission meeting for further study. They reported that the general layout was satisfactory except for minor problems which have not been resolved between the engineer and the staff due to the time element involved. This presents the following considerations:

1. Whether there should be a cul-de-sac on the north side of Ohlen Road this close to the railroad crossing.
2. There is a long strip of property being retained by Mr. Wagner along the railroad tract which is 30 feet wide and 1000 feet in length approximately. The disposition of this strip should be clarified.
3. What the grading will be on the crossing of the railroad, and the relationship to the proposed cul-de-sac. This should be checked with Public Works to insure a safe grade crossing.

C8-63-60 Lanier Terrace, Section 3
Ohlen Road and Burrell

The Chairman advised that these problems should have been resolved prior to bringing this plan before the Commission again for approval. He noted that conditions of approval of the preliminary and final plans is the responsibility of the Planning Commission and not the Planning Department.

Mr. Hart, the engineer for the developer, stated that the problems on this plan had involved negotiations with the adjoining property owners and the FHA as well as further study by the Planning Department. The staff advised this preliminary plan was brought to the department late in the afternoon of this meeting date, leaving them no time for review.

After further discussion of the layout problems involved, the Commission then

VOTED: To APPROVE the preliminary plan of LANIER TERRACE, Section 3 - Revised, subject to compliance with departmental requirements, including the Planning Department requirements.

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:

- C8-63-67 Swanson's Ranchetts No. 2, Resub. of Lot 3
 Swanson Lane south of Slaughter
- C8-63-38 Cherrylawn, Section 5
 Springdale Road and Manor Road
- C8-63-62 Herman Brown Addition No. 2, Section 4
 Pecos Street and Scenic Drive
- C8-63-72 St. John's Commercial Tract - Revised.*
 Denson Street east of Airport Blvd.
- C8-63-12 A. D. Stenger Addition, Section 2
 Westridge Drive

(* 1963 taxes must be paid and clear certificates submitted. These were conditions of acceptance for plats as noted by asterick.)

FINAL PLATS - CONSIDERED

The staff reported all departmental reports have been received and the following plats complied with all requirements of the Ordinance.

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FINAL PLATS - CONSIDERED

The Commission therefore

VOTED: To APPROVE the following final plats:

- C8-60-7 Southridge West
Grayford Drive and Clawson Road
- C8-62-82 Riverbend, Section 1 of University Hills
Langston and Susquehanna
- C8-63-39 St. Edward's Heights
Ben White and Interregional Highway
- C8-63-46 Flouroy Heights, Section 1
Springdale Road south of Leslie
- C8-63-58 Hill and Dale Subdivision
Hefflin Lane and Scottsdale Road
- C8-63-69 Preswyck Hills, Section 2
Rexford Drive and Woodbriar Lane
(Authorized the staff to hold the plat for annexation)

- C8-63-30 Northtown West, Section 3 - Revised
Burnet Road north of Anderson Lane

The staff reported compliance with department reports and fiscal arrangements were required, which also provides for development of Ashdale Drive to Burnet Road. In addition, legal clearance on vacation of 50 foot street easement and new instrument for drainage purposes is needed. It is recommended this plat be disapproved pending these requirements. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHTOWN WEST, SECTION 3 - Revised, pending the required department reports, fiscal arrangements and vacation of street easement.

- C8-63-65 Northtown West, Section 4, Phase 1
Ashdale Drive and Parkdale Drive

The staff reported legal clearance is needed on vacation of 50 foot street easement and dedication of a new drainage easement. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHTOWN WEST, SECTION 4, Phase 1, pending the dedication of a new drainage easement, and authorized the staff to poll the Commission upon completion.

- C8-63-66 Northtown West, Section 5
Shoal Creek and Steck Avenue

The staff recommended disapproval of this plat pending compliance with departmental reports and checking of location of 18" sanitary sewer. It is also recommended that a 10 foot setback on Lot 5 be permitted due to a cul-de-sac situation.

C8-63-66 Northtown West, Section 5--contd.

It was explained that Board of Adjustment approval would be necessary to build closer than 25 feet to the street, and in order not to violate the deed restriction on this lot, the subdivider requested a 10 foot setback. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHTOWN WEST, SECTION 5, pending compliance with departmental reports and checking of location of existing 18" sanitary sewer.

C8-63-47 Cameron Park, Section 1
Cameron Road and St. John's Ave.

The staff reported fiscal arrangement, additional easement and compliance with all departmental reports are required before approval of this plat can be recommended. The Commission therefore

VOTED: To DISAPPROVE the plat of CAMERON PARK, SECTION 1, pending completion of fiscal arrangements, additional easements and compliance with all departmental reports.

C8-63-68 Country Air, Section 2
Peyton Gin Road and Country Air Drive

The staff reported this plat lacked required fiscal arrangements and additional easements. The Commission therefore

VOTED: To DISAPPROVE the plat of COUNTRY AIR, SECTION 2, pending the required fiscal arrangements and additional easements.

SHORT FORMS - FILED

C8s-64-3 Thrasher Lane Subdivision
Thrasher Lane

The staff reported that reports have not been received from several departments and that no action on this short form plat is recommended at this meeting. Lot 4 is required to be 60 feet in width. The Commission therefore

VOTED: To ACCEPT the short form plat of THRASHER LANE SUBDIVISION for filing.

SHORT FORM PLATS - CONSIDERED

The staff reported all departmental reports have been received and the following short form plats complied with all requirements of the Ordinance.

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SHORT FORM PLATS - CONSIDERED

The Commission therefore

VOTED: To APPROVE the following short form plats:

C8s-63-115 Clarence Lee Felter Subdivision
Mohle Drive and Harris Blvd.

C8s-63-141 Barton Springs Heights
Resub of Lots 7, 8, 9 and 10
Cliff Drive and Virginia Ave.

C8s-63-159 Springdale Hills, Resub. Lots 2 and 3, Block D
Northdale at Hilldale Drive

C8s-64-4 Andrew Johnson's One-Half Acre
Radam Lane northwest of South 1st Street

The staff reported a variance is required on signature requirements and on street width. The staff recommends the variance on street width be granted, based on existing alignment established by subdivision. The Commission therefore

VOTED: To APPROVE the plat of ANDREW JOHNSON' ONE-HALF ACRE, granting variances on street width and signature requirements.

C8s-63-157 Canizzo Subdivision, Section 3
Radam Road southeast of Arthur Lane

The staff reported this plat lacked fiscal arrangements and compliance with departmental requirements. The Commission therefore

VOTED: To DISAPPROVE the plat of CANIZZO SUBDIVISION, SECTION 3, pending completion of fiscal arrangements and compliance with departmental requirements.

C8s-63-158 Northwest Hills, Section 6
Resub. Lot 4, Block M, Lot 8, Block N
Rockledge Drive southeast of Edgefield

The staff reported this plat needed to show volume and page of easement vacation and street vacation on plat. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHWEST HILLS, SECTION 6, pending showing of the volume and page of easement and street vacation on the plat.

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ADMINISTRATIVE APPROVAL

C8s-64-5 Hartkopf Annex No. 2
St. Elmo Road and South 2nd Street

The staff reported this plat had received administrative approval under the Commission's rules. The Commission therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the plat of HARTKOPF ANNEX NO. 2.

SUBDIVISION APPROVAL BY TELEPHONE POLL

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

VOTED: To APPROVE the following final plat.
C8-62-67
Summit Oaks, Section 2
Bell Avenue and Old Burnet Road
(Approved 12-23-63)

OTHER BUSINESS

C10-63-1 (x) ALLEY VACATION
2617 Speedway south of the Presbyterian Seminary

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

VOTED: To POSTPONE the request for alley vacation at 2617 Speedway south of the Presbyterian Seminary for further study.

C10-63-1 (y) ALLEY VACATION
Portion of alley between East 16th and East 17th Street

The staff recommended approval of this alley vacation which was postponed at the last meeting until an inspection was made by the Commission. The Commission therefore

VOTED: To recommend the request for alley vacation between East 16th and East 17th Street be GRANTED.

C10-64-1 (a) STREET VACATION
Tract 2 between Anderson Lane and Ashdale Drive

The staff reported all departmental reports have been checked and it is recommended this portion of the street be vacated subject to retention of the drainageway of this area. It was therefore

VOTED: To recommend the street vacation of Tract 2 between Anderson Lane and Ashdale Drive be GRANTED.

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C10-64-1 (b) ALLEY VACATION AND STREET DEDICATION

Portion of alley along north side of Gillis Playground
Dedication of portion of West Oltorf Street

The staff reported the City desires to exchange 10 feet of the alley on the north side of Gillis Playground for a 10 foot strip off the north sides of Lots 7 and 8, Block 3 of West Oltorf Street owned by H. G. West. The Commission therefore

VOTED: To recommend the request for alley vacation on the north side of Gillis Playground and dedication of portion of West Oltorf Street be GRANTED.

REPORTS

C5-63-1 WORKABLE PROGRAM FOR URBAN RENEWAL

The Director reviewed a report which had been made to the Council on the Workable Program for Urban Renewal. The various functions of the program were outlined along with the relationship of the Community Development Program as to intent and purpose. A review of the Kealing Project and the Glen Oaks Study, and anticipated plans for the coming year were summarized. In conclusion, other matters of community interest and possible review by the Commission were discussed. It was agreed the Commission would review the new Zoning Ordinance at a meeting on Tuesday, January 20, 1964.

ADJOURNMENT: The meeting was adjourned at 9:40 p.m.

Hoyle M. Osborne
Executive Secretary

Chairman