

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- March 10, 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
Howard E. Brunson *
Ben Hendrickson
S.P. Kinser
W. Sale Lewis *
Barton D. Riley
Emil Spillmann*
W.A. Wroe

Absent:

Edgar E. Jackson

Left at 10:00 p.m.

Also Present

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

MINUTES

Minutes of the meeting of February 11, 1964, for approval.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of March 3, 1964.

C14-64-17 Monroe Terrill: C to C-1
817-823 E. 7th Street

STAFF REPORT: The site is undeveloped and covers a 11,776 square foot area. The property has 92 feet of frontage on East 7th Street and adjoins a hamburger stand on the west and a service station to the rear. The area is developed primarily residential, with some mixed commercial development. The applicant proposes the sale of beer for off premise consumption. East 7th is a primary thoroughfare with 80 feet of right-of-way, which is adequate under the Austin Development Plan. At subject location, East 7th is scheduled to become half of a one-way pair.

One written comment against the change was received. Mr. Joe Perrone represented the applicant and stated this change of zoning is to permit the sale of beer in connection with Town & Country Food Store. There are service stations and drive-ins existing in the area and very little residential property left.

C14-64-17 Monroe Terrill--contd.

Mr. Richard Hodges, a nearby property owner, stated on behalf of himself and other property owners in the area, that they feel this would be a detriment to their residential area.

The Commission considered subject property to be in a well developed commercial area, and felt the planned use of the land is justified. As it is the policy of the Commission to grant "C-1" zoning under these circumstances, it was therefore

VOTED: To recommend that the request of Monroe Terrill for a change of zoning from "C" Commercial to "C-1" Commercial for property located at 817-823 East 7th Street be GRANTED.

AYE: Messrs. Barrow, Brunson, Hendrickson, Kinser, Riley and Wroe

NAY: None

ABSENT: Messrs. Jackson, Lewis and Spillmann

C14-64-18 American Founders Life Insurance Co: A and 1st and C and 6th to C and 5th 6931-7011 North Interregional Hwy.

STAFF REPORT: The site contains 3.2 acres and is developed with an insurance company office. The surrounding area is largely undeveloped; there is a motel on property adjoining to the south, and a freight company warehouse to the north. The applicant requested a variance to erect a sign 40 feet in height on subject property, instead of the permitted height of 35 feet. After reconsideration of the case, the Board of Adjustment granted this variance on February 3, 1964. The proposed use of the property is for erecting an office building, signs and other structures. The question of the increased density permitted under fifth height and area for the entire property should be considered.

One written comment was received in favor of the change. One person appeared at the hearing in favor of the change. Mr. E.H. Wainright represented the applicant and stated the request to change the height limitation for this particular tract is to support their application for erection of the sign and also to enable them to erect a building on the north side of their present building. They want to be able to go as high as possible for future expansion. This includes plans for an increased area for their home office property.

The Committee recommendation was to grant this change of zoning as an extension of the zoning and development along the Interregional Highway.

The Director of Planning reiterated the need for consideration of the feasibility of increased density on subject property without a commensurate increase on the property to the south.

The Commission was of the opinion this change of zoning was a logical extension of the zoning and development along the Interregional Highway and the adjacent property on the south. It was therefore unanimously

VOTED: To recommend that the request of American Founders Life Insurance Co. for a change of zoning from "A" Residential First Height and Area and "C" Commercial, Sixth Height and Area, to "C" Commercial, Fifth Height and Area, for property located at 6931-7011 North Interregional Highway be GRANTED.

C14-64-19 Philip Crawford: C to C-1
1406 Fort View Road

STAFF REPORT: The site is developed with a grocery store and covers an area of 6,177 square feet. The surrounding area is developed with single-family dwellings. The Southwest Christian Church is one block east. Property on Bannister Lane one block south of Ben White Boulevard is zoned "C-1". The applicant proposes the sale of beer for off-premise consumption. The "O" Office and "GR" General Retail zoning in the area was established as a result of a Planning Commission Area Study in 1961. Since Fort View Road services properties zoned for office and commercial uses, it should have a minimum right-of-way of 60 feet instead of the present right-of-way. Sixty feet of right-of-way is being provided at subject property.

There were two written comments in favor and one against the change. Three people who favored this request were present at the hearing. Mr. Philip Crawford, applicant, was present at the hearing. He stated his property is further away from the Church than the already established "C-1" across Ben White Boulevard. The sale of beer for off-premise consumption is a merchandising needed in the service of the grocery store business.

The Commission regarded this change of zoning as compatible with the zoning pattern along Ben White Boulevard. It was therefore unanimously

VOTED: To recommend that the request of Philip Crawford for a change of zoning from "C" Commercial to "C-1" Commercial for property located at 1406 Fort View Road be GRANTED.

C14-64-20 M.K. Hage, Jr.: A to O

Tract 1: 807-809 East 32nd St.

Tract 2: 815-817 East 32nd St.

Additional Area: 811-813 East 32nd Street

STAFF REPORT: The site is developed with 5 single-family dwellings. The applicant proposes medical offices, in conjunction with property presently zoned "O" Office. The site is two tracts with the intervening two lots included as additional area. The most westerly tract (1) contains 15,600 square feet, and the most easterly tract (2) contains 18,560 square feet. The additional area contains 15,070 square feet. To the south of the subject property is the Medical Arts Square, with a shopping area to the north and single family development to the south and west. Across Red River to the east are apartment developments and St. David's Hospital.

Of the four replies to notices sent; three were in opposition and one in favor of the change. Mr. Robert Sneed represented the applicant, who proposes to develop this property with office buildings for doctors. Adequate parking will be provided for patients. We believe this is in keeping with the development of the area and the complex around St. David's Hospital. The property along Red River is zoned "O" Office and there are no deed restrictions regarding the property along Red River.

C14-64-20 M.K. Hage, Jr.--contd.

Eight property owners appeared at the hearing in opposition. Their statements are summarized as follows: As property owners in the area, we are interested in protecting our residential area. "O" Office zoning would devalue our property and create a traffic hazard and parking problems. We are within one block of the Robert E. Lee School, and the proposed development would create a serious traffic situation for children walking to school. Red River is already a congested and over-crowded street.

Some of the Committee members were in favor of granting "O" zoning only on Tract 2, but the majority favored granting the entire request, including the additional area, as a logical extension of existing "O" Office zoning on Red River.

The Director of Planning advised the Commission, consideration should be given as to the appropriate zoning not only for subject but for entire area bounded by Red River, Waller Creek, E. 30th & E. 32nd. He noted there would be a recurrence of this type of zoning request in the entire area. After further discussion the Commission considered that East 32nd Street is inadequate to handle the traffic which would be generated by rezoning the entire request. The majority favored granting "O" zoning on Tract 2, in order to enable further development of the commercial property along Red River Street. It was therefore

VOTED: To recommend that the request of M.K. Hage, Jr., for a change of zoning from "A" Residential to "O" Office for property located at (Tract 1) 807-809 East 32nd Street, and the additional area at 811-813 East 32nd Street, be DENIED, but to GRANT "O" Office zoning for (Tract 2) located at 815-817 East 32nd Street.

AYE: Messrs. Brunson, Hendrickson, Kinser, Riley, Spillmann and Wroe
 NAY: Mr. Barrow
 ABSENT: Mr. Jackson

DISQUALIFIED: Mr. Lewis

C14-64-21 Cross Country Inn of Austin: C to C-1
 Rear of 6209-6213 U.S. Highway 290 East

STAFF REPORT: The site is a part of the site for a motel and restaurant which is under construction. It will be a restaurant covering an area of 4,500 square feet. The applicant proposes selling beer in conjunction with the sale of food. The surrounding area is largely undeveloped except for single family dwellings along Sheridan Avenue and the Texas Hospital Association building to the east.

One favorable comment and one objecting to the change were received in reply to notices sent. A nearby property owner was present at the hearing in support of this request. Mr. M.H. Crockett, Jr., appeared on behalf of the applicant and stated they were requesting this change to allow the sale of beer with food in the restaurant. This is the usual case with motel restaurants. They need "C-1" zoning to be in a competitive position with other restaurants in Austin.

C14-64-21 Cross Country Inn of Austin--contd.

The Commission recognized the subject property as being part of a well defined commercial area, and developed with a motel and restaurant. The members felt it is logical to allow the sale of beer in a motel restaurant, particularly one located on a major highway.

It was therefore

VOTED: To recommend that the request of Cross Country Inn of Austin for a change of zoning from "C" Commercial to "C-1" Commercial for property located at 6209-6213 U.S. Highway 290 East be GRANTED.

AYE: Messrs. Barrow, Brunson, Hendrickson, Kinser, Riley and Wroe

NAY: None

ABSENT: Messrs. Jackson, Lewis and Spillmann

C14-64-22 J.O. McCoy: BB and 1 to BB and 2
703-705 West 32nd Street

STAFF REPORT: The site contains 11,250 square feet and is developed with a single-family dwelling. The surrounding area is predominantly single-family and two-family residential. The area was zoned "BB" Residence First Height and Area as a result of a Planning Commission Area Study in 1961. The applicant proposes a multi-unit apartment house. There are apartments to the west on the adjoining lot, and a two-family dwelling on the east adjoining lot. The present zoning permits 5 regular units. The proposed zoning permits 7 regular units or 15 efficiency units. West 32nd Street is a minor residential street with 50 feet of right of way. The staff questions the granting of this request without consideration for the balance of the area.

Two written comments were received, one favoring and one opposing the request. Mr. Don Buss represented the applicant, and his supporting statements are summarized as follows: Sixty-six percent of this area is renter occupied. For this sixty-six percent the rent averages only \$50.00 per month. Even with this low rent, there are 24 "For Rent" signs in the area. The proposed apartments would be an asset to the neighborhood. A lower density cannot be maintained in this area.

Opposition was presented as follows: As an adjoining property owner, we are opposed to putting the proposed apartments on this small lot. West 32nd Street is a narrow street and will not bear the increase in traffic which would result if this request is granted.

The Commission took cognizance of the Planning Commission Area Study, establishing a comprehensive plan for the area and it was agreed that this area should remain under the present height and area zoning. It was therefore unanimously

VOTED: To recommend that the request of J.O. McCoy for a change of zoning from "BB" Residential, First Height and Area, to "BB" Residential, Second Height and Area, for property located at 703-705 West 32nd Street, be DENIED.

C14-64-23 Louis Gage and Richard Hough: A and B to GR
2103-2205 Anderson Lane

STAFF REPORT: The site is developed with a single-family dwelling and contains 3 acres of land. The site is on the south side of Anderson Lane, east of the Burnet Road, and adjoins "C-1" and "GR" zoning to the south. There are single-family dwellings across Anderson Lane from the subject property, and a church and residential development is to the east. The applicant proposes general retail development. The "C-1" zoning to the south was established in 1958 and developed with a bowling alley. The "B" zoning on the westerly part of subject property was created for a buffer zone. In 1950, a request to change the zoning from "A" to "GR" on the middle tract of the site was withdrawn after the Commission recommended denial on the grounds that granting the request would encourage strip zoning. Anderson Lane has a right-of-way of 60 feet which is inadequate for future commercial development. A minimum right-of-way of 80 feet is proposed in the Austin Development Plan.

No written comment was received. Mr. Robert Sneed represented the applicant and presented the following: We hereby tender 10 feet of right-of-way for the widening of Anderson Lane. The applicant desires to develop the property with general retail development. We believe this presents an orderly expansion of general retail for this area. The property to the south is already zoned "GR". There is commercial development along Burnet Road. The area is predominantly used and established for commercial development with the exception of one subdivision to the north.

The Committee was of the opinion "GR" is the proper zoning for the land, but due to the inadequacy of the right-of-way of Anderson Lane at the present time, they felt the application should be denied.

The staff read a letter to the Commission from the applicant offering 10 feet of right-of-way for Anderson Lane.

The Commission agreed "GR" is proper zoning and were favorable to granting this change since Anderson Lane would have adequate right-of-way provided. It was therefore unanimously

VOTED: To recommend that the request of Louis Gage and Richard Hough for a change of zoning from "A" Residential and "B" Residential, First Height and Area, to "GR" General Retail, First Height and Area, for property located at 2103-2205 Anderson Lane be GRANTED.

C14-64-24 Cal Marshall: A to (Tract 1) LR and (Tract 2) C-1
 Tract 1: 1701-1807 Overhill Drive
 Tract 2: Rear of 1805 Overhill Drive

STAFF REPORT: The site is undeveloped. Tract 1 covers an area of 3.34 acres. Tract 2 contains 3,500 square feet. The applicant proposes a shopping center to include a service station on Tract 1 and a drive-in grocery on Tract 2. The area is predominantly residential. There is a County warehouse to the east. There is a municipal golf course across East 19th from the subject property. East 19th Street is a primary thoroughfare with 100 feet of right-of-way. Springdale Road is a primary thoroughfare with right-of-way at subject

C14-64-24 Cal Marshall--contd.

property varying from 65 to 80 feet. Additional right-of-way is needed on both streets. Consideration should be given to a buffer zone along Overhill Street and Springdale Road such as that provided by "O" Office zoning. This would control retail development by special permit.

There was one written comment in opposition to the change. Mr. John B. Selman appeared in behalf of the applicant and stated this property is suitable for commercial purposes because of its triangular shape and its location on primary thoroughfares. We do not feel any adjacent property owners will be affected by this. We plan to offer a dedication of 10 feet on Overhill Drive, Springdale Road and East 19th Street for street widening.

The Committee was of the opinion this was the proper zoning for the property, but felt the request should be denied because of the inadequate street width.

The staff presented a letter to the Commission from the applicant offering 10 feet of right-of-way on both 19th Street and Springdale Road. In addition, if the zoning is approved for local retail, the applicant agrees to so design and use the commercial buildings so that the value of adjacent homes will not be affected.

The Commission agreed "LR" is proper zoning for Tract 1, except that a 50 foot buffer of "O" zoning on lots fronting the residential area should be provided as a protection. They were favorable to granting "C-1" zoning for the drive-in grocery proposed on Tract 2. It was therefore unanimously

VOTED: To recommend that the request of Cal Marshall for a change of zoning from "A" Residential to "LR" Local Retail for Tract 1 be GRANTED except for a 50 foot deep portion of lots 4,5,6 and 7 fronting on Springdale Road and a 50 foot deep portion of lots 7,8 and 9 fronting on Overhill Drive, for which "O" Office is recommended. The Commission further recommended that the request for "C-1" Commercial for Tract 2 at the rear of 1805 Overhill Drive be GRANTED.

C14-64-25 Frank C. Barron: A to O
1400 North Loop Boulevard

STAFF REPORT: The site is developed with a single-family dwelling and covers an area of 8,656 square feet. The surrounding area is developed predominantly with single-family dwellings. A request for a change of zoning to "GR" for this site was denied by the Commission in 1962 as they felt it would be spot zoning. The applicant proposes a real estate and/or insurance office. North Loop is a secondary thoroughfare with an inadequate right-of-way of 50 feet, instead of the proposed 90 feet. Woodrow is a neighborhood collector street with 50 feet of right-of-way; 70 feet is recommended for this street.

Nine written comments against the change and three in favor were received

One person in favor of the change told the Committee he felt this property should be zoned for "O" Office because it is on a busy street.

C14-64-25 Frank C. Barron--contd.

Eight nearby property owners appeared in opposition and stated that they do not feel this is an appropriate place for an office. This is strictly a residential area and the people in the vicinity would not benefit from this change. There is other commercial property that is available for rent or sale. An intrusion into a residential area is not warranted. The traffic is already dangerous on these streets and it would cause an increased hazard to locate a business in the area.

The Commission regarded this request as inconsistent with the area zoning pattern. It was therefore unanimously

VOTED: To recommend that the request of Frank C. Barron for a change of zoning from "A" Residential to "O" Office for property located at 1400 North Loop Boulevard be DENIED.

C14-64-26 Shoal Crest Baptist Church: A to C
1304-1312 West 34th, 3401-3405 Alamo Blvd.

STAFF REPORT: The site is developed with a church and parking lot, and covers an area of 26,745 square feet. The additional area is a vacated alley. Alamo Boulevard is undeveloped. The area is predominantly residential with commercial development along West 34th Street. The applicant proposes general commercial or apartment development. The proposed change would permit a 53 unit apartment hotel. We feel there is some concern with the density allowed under the proposed zoning. Consideration of "GR" General Retail zoning as more appropriate zoning should be given due to the ultimate acquisition of the property and street needs of the area.

There were two written comments received in favor of the change.

Four nearby property owners appeared in favor of the change. Mr. Robert Sneed represented the applicant and stated the Church agrees to sell this property provided this zoning change is granted, and the alley-way is closed. A medical center and hospital is proposed on West 38th and Shoal Creek. This request is based on the development of apartments to tie-in with the medical center and hospital. We believe this is good and proper zoning.

The Commission was of the opinion this change of zoning would permit an excessive density and would be contrary to the zoning pattern established. It was therefore unanimously

VOTED: To recommend that the request of the Shoal Crest Baptist Church for a change of zoning from "A" Residential to "C" Commercial for property located at 3401-3405 Alamo Boulevard be DENIED, but to GRANT "GR" General Retail.

C14-64-27 Howell Finch: C-1 to C-2
1606 South Congress

STAFF REPORT: The site covers an area of 8,288 square feet. The applicant proposes to operate a retail liquor store. "C-1" zoning is established along both sides of Congress Avenue. Congress Avenue is developed commercially with the rest of the area developed primarily with single-family residences.

Ten written comments against and two in favor of the change were received. Mr. Howell Finch appeared and informed the Committee they have had a firm offer to buy this property subject to the change of zoning. There are a number of establishments in close proximity to this property that presently sell beer for off-premise consumption. Therefore, they are not setting a precedent in the area. There are approximately 8 businesses within a four block area to the north and south of subject property that sell beer for on-premise consumption as well as off-premise. Subject property is vacant and has been for approximately 24 years. They have an offer from a man who proposes erecting a tavern. They would rather sell to the man who proposes a package store because the neighborhood would be much better off with a package store than a tavern.

Eleven nearby property owners appeared in opposition and stated as residential property owners in the area, they feel "C-2" zoning would be a detriment to the neighborhood. Because of the close proximity of churches and residences in the area, they are opposed, and feel it would devalue their property and be a disturbance.

The Commission regarded this area as a well defined and developed commercial area and it was therefore

VOTED: To recommend that the request of Howell Finch for a change of zoning from "C-1" Commercial to "C-2" Commercial for property located at 1606 South Congress be GRANTED.

AYE: Messrs. Barrow, Brunson, Hendrickson, Kinser, Riley and Wroe

NAY: None

ABSENT: Messrs. Jackson, Lewis and Spillmann

C14-64-28 Andrew and Josephine Viscardi: C to C-2
1202 West Lynn

STAFF REPORT: The site is developed with a retail store and covers an area of 1,875 square feet. The applicant proposes a retail package store. A request to rezone subject property from "C" Commercial to "C-1" Commercial was recommended by the Planning Commission but denied by the Council in 1951. The surrounding area is predominantly commercial along West Lynn Street with residential development to the east and west of West Lynn Street. There is a church located one block to the north of subject property. "C-1" zoning was established two blocks south of subject property in 1962. West Lynn is a neighborhood collector street with 60 feet of right-of-way. West 13th is a minor collector street with 60 feet of right-of-way east of West Lynn.

C14-64-28 Andrew and Josephine Viscardi--contd.

Five written comments in opposition to the change were received and four in favor. Mr. Robert Sneed represented the applicant and stated this is a well developed commercial area which has "C-1" zoning established. No more increase in traffic will be generated by a liquor store than by any other commercial use.

Thirteen nearby property owners appeared in opposition to the request: This is not a well defined commercial area. The area is residential and has been for many years. The St. Luke's Baptist Church is only 340 feet from the front door of the proposed liquor store. A petition is submitted from members of the Church requesting this application be denied for the protection of the Church property. This zoning change would also create further traffic problems. "C-2" zoning is not the proper zoning for this area.

The Committee regarded this change of zoning with mixed viewpoints. It was agreed the question of the established street line for the property should be clarified.

The Staff reported to the Commission that the Department of Public Works had advised that improvements on the subject property do not encroach into the right-of-way of West Lynn Street.

The majority of the Commission felt this was not a well developed commercial area and that "C-2" would not be the proper zoning for this location. It was therefore

VOTED: To recommend that the request of Andrew and Josephine Viscardi for a change of zoning from "C" Commercial to "C-2" Commercial for property located at 1202 West Lynn to be DENIED.

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

NAY: Mr. Brunson

ABSENT: Mr. Jackson

C14-64-30 C.N. Marsh and Herman F. Hall: D to C-2
300 East Riverside Drive

STAFF REPORT: The site is part of an apartment dwelling group and covers an area of 600 square feet. There is commercial development along Riverside Drive with single-family dwellings to the south. The applicants propose operating a private club for the residents of the apartments. The subject property and the adjoining "D" Industrial property was zoned prior to 1954. Riverside Drive is a primary thoroughfare with 80 feet of right-of-way at subject property and 60 feet immediately east of subject property. An ultimate width of 120 feet is proposed for Riverside Drive.

There was one written comment received in favor of the change. Mr. Sam R. Perry represented the applicant and stated that this will be a private club operated under the State Liquor Control laws.

C14-64-30 C.N. Marsh and Herman F. Hall--contd.

Mr. Brunson questioned the need for a change of zoning to operate a private club. Mr. Jones of the Legal Department advised the Commission that "C-2" zoning is required.

The Commission regarded the proposed use to be a logical and integral part of the apartment complex and felt this request was justified. It was therefore

VOTED: To recommend that the request of C.N. Marsh and Herman F. Hall for a change of zoning from "D" Industrial to "C-2" Commercial for property located at 300 East Riverside Drive be GRANTED.

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

NAY: Mr. Brunson

DISQUALIFIED: Mr. Barrow

C14-64-31 Eddie Simmons: B to C
1205 Baylor Street

STAFF REPORT: The site is undeveloped and covers an area of 6,875 square feet. The area to the north and west is developed residentially. There is commercial development along Lamar Boulevard and West 12th Street. The applicant proposes constructing a garage repair shop. Three previous requests by the applicant for this same zoning change were unfavorably recommended by the Commission and were subsequently withdrawn.

There were six written comments in opposition to the change. Mr. Eddie Simmons stated that he plans to put in a concrete wall along Baylor Street to separate the shop from nearby residences. This would prevent an increase in traffic on Baylor. There are two apartment houses on the lot west of his body shop which will be removed, and then this area will be paved for parking. The buffer wall will reduce noise from the body shop, and enclose a parking area for his employees. He will definitely expand the body shop and will go north or west depending on the outcome of his request.

Ten nearby property owners appeared in opposition and stated that Mr. Simmons is now blocking West 12th Street as well as Baylor Street. This request has been refused three different times under the same conditions. A body shop in this area is out of place. The neighborhood should be protected from this type of encroachment. The residents of the area are very much opposed as it will lower property values.

The Commission regarded the requested change of zoning as an intrusion into a well established residential area. It was therefore

VOTED: To recommend that the request of Eddie Simmons for a change of zoning from "B" Residential to "C" Commercial for property located at 1205 Baylor Street be DENIED.

C14-64-32 Cora Bell and Clifford Briggs: A to B, 1 to 2
1001-1003 East 10th Street

STAFF REPORT: The site is undeveloped and covers an area of 9,929 square feet. The surrounding area is developed primarily with single-family dwellings. A church is located directly north from the subject property. The applicant proposes construction of apartments. San Marcos and East 10th Streets are both minor residential streets, each having 60 feet of right-of-way. Consideration should be given to the increased density in this area which this change of zoning proposes. The proposed zoning would permit 13 efficiency units or 13 units in an apartment hotel. This request should be viewed in terms of establishing proper zoning for the area.

No written comment was received. Mr. R.L. Wormley appeared on behalf of the applicant and stated this area is gradually becoming an apartment house area. They would like to build modern facilities and help alleviate the lack of lower income dwellings for apartment units. They understand they can construct an 8-unit apartment house in this area. They believe this would be an asset to the community.

The Commission regarded the area to be in a state of transition, and felt the proposed apartments would be an upgrading of the neighborhood. However, they felt the density permitted by second height and area was excessive. It was therefore

VOTED: To recommend that the request of Cora Bell and Clifford Briggs for a change of zoning from "A" Residential, First Height and Area to "B" Residential, Second Height and Area, for property located at 1001-1003 East 10th Street be DENIED but to GRANT "B" Residential First Height and Area

AYE: Messrs. Barrow, Brunson, Hendrickson, Kinser, Riley and Wroe

NAY: None

ABSENT: Messrs. Jackson, Lewis and Spillmann

C14-64-33 Almeta Yett: A and 2 to B and 2
504-506 West 33rd Street, 3301-3307 Guadalupe St.

STAFF REPORT: The site is developed with a single-family dwelling and a two-family dwelling and covers an area of 21,063 square feet. Guadalupe Street is developed commercially with "C" and "C-1" Commercial zoning established. Apartments are immediately south of the site across West 33rd Street, and the remaining area is primarily residential. The applicant proposes construction of apartments. A request to rezone the subject property to "BB" Residence, First Height and Area, was denied May 1, 1955. West 34th Street is a commercial collector street with 60 feet of right-of-way. Guadalupe Street is a primary thoroughfare with 80 feet of right-of-way. West 33rd Street is a minor residential street with 58 feet of right-of-way. Consideration should be given to the density allowed by second height and area. The proposed zoning would permit 14 regular, 28 efficiency or 28 apartment hotel units.

C14-64-33 Almeta Yett--contd.

Four written comments in opposition to the change were received and one in favor. Mr. Robert Penn Fowler represented the applicant and said that the existing commercial development in the area makes impractical single family residential development. The deed restrictions of Aldrich Place do not prohibit apartment use for the property.

Fifteen nearby property owners appeared in opposition and presented a petition signed by 115 people in protest of this change of zoning. It would be an intrusion into our fine and well-established residential neighborhood. The streets are inadequate to take additional traffic and parking. This is strictly considered as "spot" zoning in a residential area, and certainly would not promote the public health, safety and general welfare of the community.

Notice was made of the deed restriction on the subject property requiring residences to face the interior of Aldrich Place, in this case toward West 33rd Street.

The Director of Planning advised the Commission to consider zoning other than "A" Residential for all lots in Aldrich Place which have frontage on Guadalupe Street.

The Commission did not wish to change the character of Aldrich Place, and was of the opinion that the traffic situation at Guadalupe and West 34th Streets was of such nature to make imprudent a more intensive development of subject property. It was therefore

VOTED: To recommend the request of Almeta Yett for a change of zoning from "A" Residential, Second Height and Area, to "B" Residential, Second Height and Area, for property located at 504-506 West 33rd Street, 505-507 West 34th Street and 3301-3307 Guadalupe Street be DENIED.

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

NAY: None

DISQUALIFIED: Mr. Lewis

C14-64-34 E.M. Robinson: A to C
2113-2115 Goodrich Avenue

STAFF REPORT: The site is undeveloped and covers an area of 20,775 square feet. The area along Lamar Blvd. is developed commercially with the remaining area developed residentially. There is a cemetery and church east of the subject property. The applicant proposes apartment construction. The proposed zoning would allow 41 apartment hotel units. Goodrich Avenue has 50 feet of right-of-way, which is inadequate for commercial development.

There was one written comment in favor of the change. One person appeared in favor of the request. Mr. Robert Sneed represented the applicant and stated that the applicant has contracted to sell the property provided the zoning is changed.

C14-64-34 E.M. Robinson--cotd.

Two nearby property owners appeared in opposition and stated Goodrich is a very narrow street. Widening this street would increase the traffic and make our residential area hazardous.

The Committee felt the requested change of zoning was too intensive for this area. However, they favored "B" Residential, First Height and Area zoning at such time as there is adequate street width.

The Staff presented a letter to the Commission from Mr. Fred Wong offering to dedicate 10 feet of right-of-way for widening of Goodrich Avenue.

The Commission regarded this change of zoning as too intensive for the area. It was therefore unanimously

VOTED: To recommend that the request of E.M. Robinson for a change of zoning from "A" Residential to "C" Commercial for property located at 2113-2115 Goodrich Avenue be DENIED.

C14-64-35 Margaret and Thomas Moore: A and 1 to B and 2
3104-3106 Speedway
 Additional Area: 3100-3102 Speedway

STAFF REPORT: The site is undeveloped and covers an area of 10,412 square feet. The additional area contains 10,412 square feet and is developed with a two-family dwelling. The surrounding area has mixed residential development with the exception of one commercial structure across the street from the site on Speedway. The proposed use is a multi-unit apartment house. The proposed zoning would permit a 13-unit apartment hotel or 13 efficiency units. Speedway is a neighborhood collector street with 60 feet of right-of-way and 30 feet of paving. East 31st is a minor residential street with 60 feet of right-of-way and 24 feet of paving.

Two written comments in opposition to the request were received. One person appeared in favor of the request. Mr. Phil Mockford and Mr. Jack Andrewartha appeared on behalf of the applicant and stated this area lends itself to the University area. There is a rooming house adjoining the property on Laurel Lane and another rooming house to the rear of the subject property. The area is no longer suitable as a single-family residential area as it is too congested.

Two nearby property owners appeared in opposition to the change. It was their opinion the traffic and parking situation in this area is too congested already. They are opposed to adding to the congestion.

The staff called the Commission's attention to consideration of retaining first height and area as a more suitable density for the area.

The Commission regarded this change of zoning as a logical extension of "B" zoning in the area. They felt Second Height and Area would be appropriate for the use proposed. It was therefore

VOTED: To recommend that the request of Margaret and Thomas Moore for a change of zoning from "A" Residential, First Height and Area, to "B" Residential, Second Height and Area for property located at 3104-3106 Speedway be GRANTED, including the additional area at 3100-3102 Speedway.

C14-64-36 Ernest Elam and P. Frank Lake: B to C
313-317 East 18th Street

STAFF REPORT: The site is developed with a single-family dwelling and covers an area of 17,920 square feet. The area along Jan Jacinto, East 19th and Red River Streets is developed commercially. The area between these streets is developed residentially. The staff feels this request intrudes into a well defined high density apartment area. The applicant proposes apartment or commercial development. The requested zoning would allow 35 efficiency or 35 apartment hotel units. Trinity Street is a commercial collector with 72 feet of right-of-way and 60 feet of paving and is one way north. East 18th Street is a commercial collector with 60 feet of right-of-way and 40 feet of paving.

There were two written comments in favor of the request received. One person appeared in favor of the change. Mr. Vincent Nelson represented the applicant and stated that due to the cost of the land, we plan to build apartments. We feel this would be a good change of zoning as the area is old and rundown.

The majority of the Commission was of the opinion that the requested change would be a continuation of "C" Commercial zoning in the area between the Capitol and the University, which they feel should be developed in high density apartments. Two of the members present felt this change of zoning would be an encroachment into the residential area. It was therefore

VOTED: To recommend that the request of Ernest Elam and P. Frank Lake for a change of zoning from "B" Residential to "C" Commercial for property located at 313-317 East 18th Street and 1706-1710 Trinity Street be GRANTED.

AYE: Messrs. Barrow, Brunson, Hendrickson, Kinser, Lewis and Spillmann
 NAY: Messrs. Riley and Wroe
 ABSENT: Mr. Jackson

PENDING CASES

C14-59-120 Frank C. Barron: A to Tract 1 GR and Tract 2 BB
Tract 1: 4907-5033 New Manor Road and 2901-2905 E. 51st Street
Tract 2: 2907-2917 E. 51st Street, 5000 Block of Aspen Grove Circle
5000 Block of Blue Spruce Circle

Frank Barron filed a zoning application June 25, 1959, to change the property in proposed Manor Hills, Section 11-A and 11-B, from Residential "A", 1st Height and Area, and Interim Residential "A", Interim 1st Height and Area, to "C" Commercial, 1st Height and Area, for the stated purpose of a service station and shopping center type of business.

The Planning Commission considered the request October 27, 1959. The Planning Commission recommended denial of the "C" Commercial request but recommended granting a change from "A" Residential to "GR" General Retail only when the subdivision with the dedication of East 51st Street, adjoining this property, has been completed.

The City Council heard the request November 12, 1959, and granted "GR" General Retail subject to providing the right-of-way for East 51st Street. As this was not provided the Council, December 15, 1960, asked Mr. Barron to withdraw

C14-59-120 Frank C. Barron--contd.

his pending zoning request. Mr. Barron replied that he was again preparing the subdivision providing for East 51st Street and asked that the pending zoning request remain pending. In June, 1961, Mr. Barron filed a revised Manor Hills, Section 11, which omitted the easterly triangular portion of the original subdivision. The revised subdivision proposed apartment and commercial sites, and Mr. Barron was therefore requested to amend his pending zoning application consistent with his proposed uses, that being Residential "B" on the part of the subdivision for apartments, and General Retail on the property along Manor Road designated as commercial. The Subdivision Committee considered the revision June 12, 1961, at which time the Committee was advised that there was a pending application for zoning the property General Retail. The Director of Planning stated that this could be worked out with the land development. The Planning Commission considered the filing of the plat October 10, 1961, and voted to accept for filing the plat pending withdrawal of the zoning application for "C" Commercial. At this meeting Mr. Isom Hale, engineer, stated that the zoning matter would be settled before the time of final approval.

The Planning Commission considered the final plat, as amended, November 7, 1961, and disapproved it pending certain items, one of which was meeting the Subdivision Ordinance requirements regarding the zoning being consistent with the proposed uses. The engineer stated that field notes were being prepared for this property which was then before the City Council to make it comply with the zoning. At this meeting the Director of Planning outlined the amended zoning change to the Commission and recommended the amendment. The Commission agreed that the present recommendation to zone the property General Retail could be amended by the Director of Planning at the council meeting. On November 21, 1961, Mr. Barron submitted such a letter of amendment which is being held in abeyance pending the completion of the subdivision.

The subdivision as revised was approved by the Commission September 25, 1962. As the zoning has not yet been settled, Mr. Barron has requested that an ordinance be passed granting "B" Residential and "GR" General Retail on the property. The City Council, Thursday, February 25, 1964, referred the request to the Commission for further consideration of Mr. Barron's amended zoning application. One question before the Council and the Commission is on the development of 51st Street along the entire frontage of Mr. Barron's property, including his participation in the cost of a proposed bridge, as both the Commission and Council's original recommendation were passed on development of 51st Street.

The Commission was of the opinion that "BB" Residential zoning was the proper zoning for the proposed development of apartments and "GR" General Retail zoning was proper zoning for the proposed service station on the property. It was therefore

VOTED: To recommend that the request of Frank C. Barron for a change of zoning from "A" Residential to Tract 1: "GR" General Retail for Lots 18 and 19 for property located at 4907-5033 New Manor Road and 2901-2905 East 51st Street and Tract 2: "BB" Residential for Lots 1 thru 17 for property located at 2907-2017 East 51st Street 5000 Block of Aspen Grove Circle and 5000 Block of Blue Spruce Circle.

AYE: Messrs. Barrow, Brunson, Hendrickson, Lewis, Riley, Spillmann and Wroe
 NAY: None
 ABSENT: Mr. Jackson
 PRESENT BUT NOT VOTING: Mr. Kinser

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 meeting of January 14, 1964, the Commission recommended that this request for a change of zoning from "A" Residential to "C" Commercial be denied on the west 30 feet of the subject tract and granted on the east 60 feet. The Council heard this case February 6, and voted to grant the zoning on the east 60 feet as recommended.

The Council asked the Commission to study possible rezoning of the east 30 feet of the entire tier of lots fronting on Montview Street and the west 60 feet of the tier of lots fronting on Burnet Road, and to make a recommendation to the Council. It is therefore presented to the Commission for consideration

The Commission was of the opinion they should postpone action on this request until a field inspection of the site has been made. It was therefore

AGREED: To POSTPONE action on this request until after an inspection of the site.

C14-64-9 The Southland Corporation: A to C-1
 1604 Riverside Drive

STAFF REPORT: This request was postponed from the last Commission meeting at the request of Mr. Charles Herring, representing the applicants. Mr. Herring had not had sufficient time to consult with the applicants, who were out of town. The Commission voted to postpone action on this request for 30 days.

The applicants propose a drive-in grocery store, including the sale of beer for off-premise consumption. The site is undeveloped and there is a drainage ditch running across a portion of the site. The surrounding area is developed residentially with single-family dwellings. The Town Lake Apartments are under construction across Riverside Drive to the north. The site fronts on Riverside Drive, which is a primary throughfare with 80 feet of right-of-way. The proposed right-of-way for Riverside Drive is 120 feet.

Mr. Herring was present and informed the Commission the applicants propose a 7-Eleven Store, and they are requesting "C-1" zoning to permit the sale of beer for off-premise consumption. He read a letter from the applicants dedicating 10 feet of right-of-way for the widening of Riverside Drive. Mr. Herring stated since the site is located in an area of apartment dwellings, 7-Eleven Stores would like to service the people in these apartments. In his opinion the property was not suited for single-family residential development.

The Director of Planning called the Commission's attention to the Master Plan of residential development in this area. He urged the Commission to consider the future development of the "island" between the Old Riverside Drive and Riverside Drive as a whole.

C14-64-9 The Southland Corporation--contd.

Some of the members of the Commission felt that the proposed zoning would be the best use of the property, while others felt the property should remain residential. Discussion was held on the feasibility of piecemeal zoning of the "island".

Mr. Brunson felt the entire surrounding property should be considered and not the individual lot.

A motion to recommend granting this request failed to carry by the following vote:

AYE: Messrs. Lewis, Kinser, and Spillmann
 NAY: Messrs. Barrow, Hendrickson, Riley and Wroe
 ABSENT: Mr. Jackson
 PRESENT BUT NOT VOTING: Mr. Brunson

The Commission therefore

VOTED: To recommend that the request of the Southland Corporation for a change of zoning from "A" Residential, to "C-1" Commercial for property located at 1604 Riverside Drive be DENIED.

C14-64-13 Jack Andrewartha: Tract 1: Int. A to LR
1210-1326 Barton Hills Drive
Tract 2: Int. A to B
1004-1208 Barton Hills Drive

STAFF REPORT: At the last Commission meeting, the applicant requested postponement of this application until the location of the proposed east-west thoroughfare was determined. The Commission agreed to postpone action. The site is undeveloped property which is a part of the preliminary plan of Terrace Village Subdivision. Tract 1 is 1.8 acres and Tract 2 is 3.9 acres, both tracts fronting on the proposed Barton Hills Drive. Local retail stores are proposed for Tract 1 and apartments for Tract 2. These uses are as proposed in the subdivision plan. The requested zoning will permit a maximum of 39 regular units on Tract 1; a maximum of 84 regular units or a 113 unit apartment hotel on Tract 2. The surrounding area is undeveloped with the exception of single-family dwellings along Spring Creek Drive. Zilker Park is to the north. The proposed east-west thoroughfare will intersect Barton Hills Drive at the subject property and require a portion of the subject property.

The staff reported that Mr. Andrewartha is agreeable to providing the right-of-way for the throughfare and that the pending subdivision on the property will be amended to provide for it.

The Commission felt that "B" zoning is the proper zoning for Tract 2. The majority favored granting the requested zoning on Tract 1 as a convenience to the developing residential and apartment neighborhood as the streets will be provided in agreement with the proposed thoroughfares through the applicants subdivision. (Terrace Village)

C14-64-13 Jack Andrewartha--contd.

It was therefore

VOTED: To recommend that the request of Jack Andrewartha for a change of zoning from Interim "A" Residential, Interim First Height and Area, to "LR" Local Retail, First Height and Area for property located at 1210-1326 Barton Hills Drive (Tract 1) and from Interim "A" Residential, Interim First Height and Area to "B" Residential, First Height and Area, for property located at 1004-1208 Barton Hills Drive (Tract 2) be GRANTED, providing the street development is satisfactory to the Planning Department

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

NAY: Messrs. Hendrickson, Riley and Wroe

ABSENT: Mr. Jackson

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on subdivisions at the meeting of February 17, 1964, and requesting that this action be spread on the minutes of this meeting of the Planning Commission. The staff reported that no appeals have been filed from the decision of the Subdivision Committee but that the following subdivisions are referred to the Commission without a recommendation: C8-64-1 Balconest West, Section 2 and C8-64-3, Somerset West.

PRELIMINARY PLANS

C8-64-1 Balcones West Subdivision, Section 2 - Rev.
Spicewood Springs and Ceberry Drive

The staff recommended approval of this preliminary plan subject to completion of departmental reports and approval of the alignment and right-of-way of Spicewood Springs by the Directors of Planning and Public Works. The Commission therefore

VOTED: To APPROVE the preliminary plan of BALCONES WEST SUBDIVISION, Section 2 - Rev., subject to completion of departmental reports and determination of the alignment and right-of-way of Spicewood Springs by the Director of Planning and Public Works.

C8-64-3 Somerset West - Revised
Manchaca Road and Stassney Lane

The staff presented the following comments in the consideration of approval of this preliminary plan.

1. Agreement between subdivider and lease holder regarding easement rights and use of property must be made prior to the filing of any final plats.

C8-64-3 Somerset West -- Revised--contd.

2. Agreement concerning annexation must be made between the City of Austin and the City of Sunset Valley prior to approval of any final plat.

A letter from the Mayor of the City of Sunset Valley to the City Council of Austin, stated they were willing to relinquish their one-half mile jurisdiction on the 142.9 acre tract out of the Theodore Bissel League filed under the name of Sommerset West as requested by the developer.

3. Alignment of Somerset Drive must be determined and 90 feet right-of-way provided prior to submission of a final plat west of the tier of lots on the west side of Glastonbury Drive.
4. Alignment and width of paving for Stassney Lane and Somerset Drive must be approved by the Director of Planning and Public Works.
5. Alignment and right-of-way of Manchaca Road must conform to the requirements of the Master Plan and county widening program.
6. Clarification of boundary survey prior to submission of any final plat.
7. Blocks F, M, and Q exceed Ordinance requirements on length. Recommend variance be granted based on circulation needs to thoroughfare and collector streets.
8. Completion of departmental reports.

The Director of Planning stated the basic questions in terms of layout is over an unreasonable delay in the thoroughfare for the property. The tower site is under lease for six years, and the tower affects the development of the thoroughfare through this location.

Mr. Bill Milburn stated he had been unable to contact the representative of the KTBC tower site. However, he felt the area of 400 feet around the tower which was affected could be planned for a continuous development. The Commission therefore

VOTED: To APPROVE the preliminary plan of Somerset West - Revised, subject to the items outlined above.

SUBDIVISION PLATS - FILED

The staff reported that reports have not been received from several departments and recommended that the following final plats be accepted for filing and disapproved pending compliance with departmental reports. The Commission therefore

VOTED: To ACCEPT the following final plats for filing and to DISAPPROVE pending the required departmental reports.

C8-63-56 Stonegate

Stone Gate Drive and Webberville Road

C8-64-13 Riverbend, Section 2, University Hills

Langston Drive and Burrell

SUBDIVISION PLATS - CONSIDERED

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

VOTED: To APPROVE the following final plats:

- C8-63-39 St. Edward's Heights, Section 1-Rev.
Ben White Blvd. and Interregional Hwy.
- C8-63-57 Barton Terrace, Section 2
Barton Hills Drive and Briar Grove Dr.
- C8-63-38 Cherrylawn, Section 5
Springdale Road and Manor Road
- C8-61-28 Garden Oaks, Section 5-A
S. 3rd and Cardinal Lane

C8-63-70 Airport and Manor Road Subdivision
Airport Blvd. and Manor Road

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

VOTED: To DISAPPROVE the plat of Airport and Manor Road Subdivision pending the required fiscal arrangements.

C8-63-64 Lakewood Park, Section 4
Creekbluff Drive and Ledge

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

VOTED: To DISAPPROVE the plat of Lakewood Park, Section 4, pending the required fiscal arrangements.

SHORT FORMS - FILED

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

VOTED: To ACCEPT the following short form plats for filing:

- C8s-64-20 Windsor Park Hills, Section 3
Resub. Lots 16 and 17, Block "Q"
- C8s-63-31 Preswyck Hills, Section 3
Rogge Lane & Preswyck Drive
- C8s-64-33 Elmwood Estates, Resub. Lot 18, Blk. F
Cliff Drive and Oakledge Drive
- C8s-64-32 St. Edwards Heights No. 2
Interregional Hwy. North of Ben White
(Granting a variance from requirements of showing balance of property on plat, due to the fact that the subdivider has a schematic and preliminary plan filed with the Planning Commission for the balance of the property showing planned streets and intended land use).

SHORT FORMS - CONSIDERED

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

VOTED: To APPROVE the following short form plats:

C8s-64-9 A.E. Schutze, Resub. of Tract B of Part of Isaac Decker League-Rev.
Barton Springs and Sterzing Street

C8s-64-23 Hager Resub. Lot 5, Block 12
Fairview Park

C8s-64-24 Hager Resub. of Part of Lots 1 & 2, Block 12L, Fairview Park
E. Monroe St. & Newning Avenue

C8s-63-76 S. Congress Square 1st Resub.
S. Congress & E. Oltorf

C8s-64-29 C.R. Scales Subdivision
Burnet Road and Padadena Drive

C8s-64-25 Dry Creek Subdivision
Dry Creek Drive and Bull Creek Road

The staff recommended disapproval of this plat pending fiscal arrangements, additional easements, compliance with Section 23.16(3) of the Ordinance, completion of departmental reports, determination of width and alignment of Bullcreek Road and consideration of variance required from filing requirements on signatures.

The Commission was of the opinion this plat should be postponed pending further study of the problems. It was therefore

VOTED: To POSTPONE the plat of Dry Creek Subdivision

C8s-64-26 Westfield "A", Resub. Lot 19, Block 9
Bridle Path & Elton Lane

The staff reported a variance is required on the width of both Bridle Path and Elton Lane, which are 30 feet instead of the recommended 50 feet. It is recommended the subdivider dedicate 5 feet off subject property for widening of Elton Lane, leaving Bridle Path right-of-way as is - 30 feet. Due to the location of the buildings along this street, (Elton Lane) and study made of the widening potential, it is recommended that the dedication of 5 feet be accepted and a variance granted. This would provide for a future right-of-way of 30 feet and would allow a standard width of paving (30 feet), with utilities under the paving.

Mr. Wroe objected to this variance as he felt the streets were too narrow even with a five foot dedication.

After further discussion, the Commission then

VOTED: To APPROVE the plat of Westfield "A", Resub. Lot 19, Block 9, granting a variance on the width of Bridle Path and Elton Lane.

C8s-64-30 Lorena Fowler Subdivision
U.S. Highway 290 and Boston Lane

The staff reported all departmental reports had been cleared but a variance is necessary on right-of-way width of Boston Lane. The subdivider is requesting a variance from the ordinance requirements of 50 feet of right-of-way. The extent of the widening affecting this property has been purchased by the County with the balance of the widening proposed on the opposite side of the street. The Commission therefore

VOTED: To APPROVE the plat of LORENA FOWLER SUBDIVISION, granting a variance on the right-of-way of Boston Lane.

C8s-64-27 Oak Springs Subdivision, Resub. of Tract 2
Oak Springs Drive

The staff reported that Lot B of this short form subdivision does not have adequate access to a street, and a variance is required on street access of Hardy Lane. There is existing right-of-way to the street but it is not developed to the extent that it is accessible by foot or automobile.

The subdivider has submitted a set of restrictions applicable to the development on Tract B, which has a difference of 15 or 20 feet in elevation from Lot A. The situation is such that the terrain would not permit access to it from Oak Springs Drive. This would therefore restrict Lot B until such time as the street is developed and would include the terrain around the development subject to adequate drainage and utilities.

After further discussion, the Commission then

VOTED: To APPROVE the plat of OAK SPRINGS SUBDIVISION, RESUB. OF TRACT 2, granting a variance on adequate street access to Lot B, and accepting restrictions on plat concerning development of Lot B.

C8s-64-18 Bowling Green, Resub. Lot 18 and a portion of Lots 17 and 19, Block B
Bowling Green north of Shamrock

The staff reported the following comment from the Building Inspector: It appears that the north 20 feet of Lot 17 has been left out of an earlier resubdivision and has again been left out of this subdivision. If this is the case the Building Inspector's office cannot approve this subdivision.

It was explained this would create a problem of an 85 foot lot and would leave a 20 foot gap between this subdivision and the subdivision to the north. This particular plan would also leave a lot of 45 feet to the south which is substandard.

In addition to the above, a variance is required from filing requirements on signatures of adjoining owners.

In view of the problems presented, the Commission therefore

VOTED: To DISAPPROVE the plat of BOWLING GREEN, RESUB LOT 18 and a portion of Lots 17 and 19, Block B.

ADMINISTRATIVE APPROVAL

The staff reported that six 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-64-17 University Hills, Section 1, Resub Lots 13-15, Block F
Columbia Drive and Duquesne Drive
C8s-64-3 Thrasher Lane Subdivision
Thrasher Lane
C8s-64-19 Macmor Acres, Resub. Lot 9
Macmora Road
C8s-64-21 Giles Place, Resub. Lot 62
Giles Street and East 38th Street
C8s-64-22 Deer Park, Sec. 2, Resub. Lots 2 & 3, Block E
Manchaca Road and St. Albans Blvd.
C8s-64-28 Royal Oak Estates, Section 3, Lots 11 and 12, Block 'B'
Sutherlin Road

OTHER BUSINESS

C2-64-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENT

Request for land use change from industrial to residential of land located between Ben White Boulevard and St. Elmo Road, immediately west of Nuckle's Crossing Road.

The Austin Independent School Board has acquired a 20 acre parcel of land out of the total 85 acres tract upon which a new junior high school will be constructed. The owner, Chester A. Freund has asked that the remaining property be permitted to be developed for single and multi-family purposes.

The Assistant Director of Planning presented the following information for the Commission's consideration. It is recommended we investigate:

- (1) The extent and appropriateness of the Industrial Designation,
- (2) Rate of industrial development, and
- (3) The resultant effects of alternate uses of the subject property.

Extent and Appropriateness of Industrial Designation

The subject property is within the largest industrially designated land in the Austin Development Plan, situated between South Congress and Interregional Highway and extending easterly along the south side of Ben White Boulevard.

The industrial locations were selected on the basis of the following criteria:

Adequate acreage to satisfy anticipated needs of the community if it is to be properly balanced in relative land use types.
 Areas which can be economically serviced.
 Lands having relatively flat terrain and stable soils.
 Areas presently vacant or already having located thereon industrial uses.
 Areas served by either or both railway and major traffic arteries.

C2-64-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENT--contd.

In addition to the above criteria there is a decided advantage of having industrial areas (as with all other uses) developed in few and large tracts rather than interspersed within or by other uses. The main reason for this being the reduction in perimeter length (major areas of conflict) and avoidance of conflict within and amongst contiguous properties.

The land south of Ben White Boulevard east of Interregional Highway is particularly suitable for industrial use:

- (1) Being contiguous to and an extension of the existing industrial development to the west
- (2) Having high, flat and well drained topography
- (3) Easily serviced by the new sewer system being installed to the south on Williamson Creek
- (4) New residential development of varied price range being constructed in the immediate vicinity, and
- (5) Serviced by both a rail line and major highway access off Ben White Boulevard and Interregional Highway.

Rate of Industrial Development

Sixty-two industries were constructed in the South Austin industrial district between 1925 and 1962. Most of the construction in this industrial district took place after 1950. Since 1950 an annual average of four industrial plants have been built. If this district continues to grow at this same pace for the next twenty years there will be an additional eighty plants built during this time which more than equals the total number of existing plants. With the present trend of larger industrial tracts, the part of this district west of Interregional Highway would be exhausted by 1980.

If the land immediately east of Interregional Highway is developed residential and commercial all the way to Pleasant Valley Road it will not only leave a shortage of industrial sites in South Austin, but will divide the industrial land into two tracts that would be less functional for industrial use. While the industrial area might be extended easterly to Highway 71, it is found upon investigation that such a happening is most unlikely and considerably less desirable because of the rougher topography and lower lying land adjacent to the highway.

Alternate Uses of Subject Property

As noted above the subject property of 85 acres forms a vital part of a larger potentially important prestige industrial park serving both South Austin and the community at large. Fortunately the parcel purchased for the site of a junior high school is on the southern boundary and likely the least desirable site for industrial purposes. In this relative location the school could provide a buffer between the future residential and industrial areas.

C2-64-1(a) AUSTIN DEVELOPMENT PLAN AMENDMENT--contd.

The development of the subject property for single-family residential purposes presents the following problems:

- (1) The residential area becomes a single land use pocket within an unrelated industrial district.
- (2) Elevated railroad line passing through the area.
- (3) Incompatible adjoining land uses to the north - major highway and commercial frontage.
- (4) Flat, non-wooded and generally less desirable residential property.

The subject area, requested for residential purposes, is potentially completely separated from contiguous related uses - industrial on the east and west, major road, railroad and highway commercial use on the north, and a junior high school on south. Consequently there is poor likelihood of the property ever becoming a desirable residential environment, not being of adequate size to sustain related neighborhood amenities (elementary school, park, etc.), and never attaining the status of an individual identity. Any additional land use change from industrial to residential would merely further aggravate the potential nuisance value inherent in contiguous residential and industrial development.

CONCLUSIONS AND RECOMMENDATION

Considering all the aforementioned points and particularly the desirability of providing for cohesive industrial development in the southern portion of the community and because a residential development of the subject property (85 acres) would not provide a desirable residential environment, it is recommended the requested change of the city's stated future land use policy (A.D.P.) should be denied and the land be retained for future industrial growth.

If the industrial designation is to be retained, it is recommended that the school site be relocated 150 feet to the west, thereby permitting a more appropriate development of the applicants' remaining lands and to permit an improved street arrangement to serve the school and industrial lands.

The Commission was concerned with the relationship of the school to the developing property. In addition, the railroad spur line and its possible affect on a residential development was noted.

The Commission questioned the legality of the City requiring an owner with holding land for a single purpose for an extended period of time and felt this matter should be investigated. Mr. Jones indicated the determinant would be the reasonableness of the provision. It was therefore

VOTED: To POSTPONE action on this request pending further study by the Legal Department.

ADJOURNMENT: The meeting adjourned at 11:25p.m.

Hoyle M. Osborne
Executive Secretary

APPROVED

Chairman