

CITY PLANNING COMMISSION
Austin, Texas

Special Meeting -- March 12, 1964

The meeting of the Commission was called to order at 4:00 p.m. in the Conference Room, Municipal Building:

Present

D.B. Barrow, Chairman
Ben Hendrickson
S.P. Kinser
W. Sale Lewis
Barton D. Riley
Emil Spillmann
W.A. Wroe

Absent

Howard E. Brunson
Edgar E. Jackson
W. Sale Lewis

Also Present

Hoyle M. Osborne, Director of Planning
Alfred R. Davey, Assistant Director of Planning
E.N. Stevens, Chief, Plan Administration

UNFINISHED BUSINESS

C2-62-1(c) AUSTIN DEVELOPMENT PLAN AMENDMENT

Request from property owners on Nixon Lane for land use change from industrial to residential

The Planning Commission has received a request to consider a Development Plan land use change from industrial to residential of approximately 265 acres of land located either side of Nixon Lane between the State Farm Colony and the Southern Pacific Railroad Line. This same request was previously considered by the Planning Commission on July 2, 1963 at which time the Commission expressed their concern as to whether all affected property owners were both appraised and desirous of the requested change. On hand, at the present time, is a petition bearing the signatures of all but three owners indicating their concurrence to the requested change to residential designation.

General considerations were reviewed by the Director of Planning. The primary consideration to be made in resolving this matter are as follows:

- (1) Feasibility of original industrial designation.
- (2) Evaluation of major changes which would further validate or make the retention of the industrial use limitation unreasonable.
- (3) Alternative uses of the property and implications thereof.

C2-63-1(c) Austin Development Plan Amendment--contd.

Feasibility of Industrial Land Use Designation

The subject property is the easterly extreme of the large industrial tract bounded by East 2nd Street and East 7th Street and by the Central Business District on the west. The subject area is a half mile beyond the city limits and thereby only indirectly related to the industrial expansion of the community. The subject land along with an equally large parcel immediately to the west was designated industrial because it complies with certain desirable industrial location criteria....land having relatively flat terrain and stable soils....served by either or both railways and major traffic arteries....economically serviced. While these criteria are reasonably met the existence of some thirty-two dwellings along a fifty foot street R.O.W. and the recent elimination of the portion to the west for a sewage treatment system considerably detracts from the attractiveness of the property for industrial purposes. There is only one semi-industrial use established in the area (R.C. Smoot Plumbing Company).

Recent Development Within Area

The major land use change affecting the subject area is the introduction of a public sewage lagoon system in lieu of private industrial development on the adjoining property. This action has reduced the total industrial district such that it becomes a pocket of unrelated land use within its surroundings.

The Austin Development Plan was recently changed in land use designation from residential to industrial for the property west of the Sewage Treatment Site extending to the East Loop from East 19th Street and 2500 south thereof. This action further lessens the need of the subject tract for industrial development.

Possible Residential Use of Property

Points in favor of Residential Designation:

- (1) Thirty-two (32) homes are now located in the area. Many new and numerous land ownerships.
- (2) Only one semi-industrial use is established in the area (R.C. Smoot Plumbin Company)
- (3) Land use immediately to the east (State Farm Colony) is compatible with residential development.
- (4) The railroad will serve as a visual and physical barrier between the residential development and Sewage Treatment Site as it is slightly higher than the normal elevation of the surrounding area.
- (5) Nixon Lane, the only street serving the area, is 4200 feet in length has only a fifty (50) foot right-of-way and has only one outlet which is into 19th Street.

C2-63-1(c) AUSTIN DEVELOPMENT PLAN AMENDMENT--contd.

The major disadvantages to residential development of the property are the existence of the sewage treatment lagoons and the fact that the residential area may not be sufficient size to sustain urban amenities (elementary school, park, etc.) within the area. The present and anticipated type of residential development would be of a suburban low density character for which the provision of such amenities is necessarily more distant than for urban densities.

CONCLUSION AND RECOMMENDATION

It is decidedly unlikely that the subject property will be developed industrially because of

- (1) Limited highway frontage and lack of proximity to other industrial development,
- (2) Existence of 32 dwellings and numerous individual land ownerships,
- (3) Questionable need of the land for industrial purposes based on present industrial growth rate and pattern.

It is recommended that the Austin Development Plan Land use designation be changed from industrial to residential on the subject property.

The Commission concluded the area was not suitable for residential development due to

- (1) The limited width and topographic conditions of the land.
- (2) Nature of the adjoining land (sewage lagoons) and
- (3) Possibility of seepage in the northern portion of the area.

It was therefore

VOTED: To recommend that the request for land use change from industrial to residential along Nixon Lane south of East 19th Street be DENIED.

C10-64-1(d) ALLEY VACATION REQUEST

Alley between East 7th and East 8th east of Brazos Street

The staff reported a letter to the Director of Public Works from Mr. Harry M. Whittington as follows:

"In connection with my client's purchase of Block 85 in the Original City of Austin, I am examining title to the property and find that the alley shown on the original map has never been officially closed. As you know, Block 85 is bounded by San Jacinto, Brazos, East Seventh and East Eighth Streets, and was formerly the site of St. Mary's Academy. The alley, which is shown to extend from Brazos Street to San Jacinto Street, has never been opened or used by the public and all previous paving ordinances and tax assessments have failed to recognize the existence of such an alley.

C10-64-1(d) ALLEY VACATION REQUEST--contd.

From the affidavits and other titale information which I have examined, it is my opinion that title to the area shown as on alley on the original map has been acquired by the adjacent owners through limitation and adverse possession for a period of more than fifty years prior to the year 1939.

It is respectfully requested that the City of Austin formally enact an ordinance vacating this alley."

The Director of Public Works and the Planning Department recommended this alley vacation.

The Commission therefore

VOTED: To recommend that the alley located between East 7th and East 8th Streets east of Brazos Street be VACATED, retaining any necessary easements.

OTHER BUSINESS

SUBDIVISION PLATS - CONSIDERED

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

The staff reported this plat satisfied all the standards of the Ordinance and recommended approval. The Commission therefore

VOTED: To APPROVE the final plat of AIRPORT AND MANOR ROAD SUBDIVISION

C8s-64-12 Country Air Section 1, Resub. Lots 1 and 2
Conrad and Little Walnut Parkway

The staff reported this plat complied with all provisions of Section 4 of the Subdivision Ordinance and recommended approval. The Commission therefore

VOTED: To APPROVE the short form plat of COUNTRY AIR SECTION 1, Resub. Lots 1 and 2.

REPORTS

SUBDIVISION APPROVAL BY TELEPHONE POLL:

The staff reported a majority of the Commission had been polled on February 18, 1964 and that the Commission had

VOTED: To APPROVE the final plats
C8-63-67 Swanson's Ranchette No. 2, Resub. of Lot 3
Swanson Lane south of Slaughter
C8-64-4 Avon Heights, Section 6
Rabb Gleen Street and Ann Arbor Avenue
C8-63-62 Herman Brown Addition No. 2, Sec. 4
Pecos Street and Scenic Drive

ADJOURNMENT: The meeting was adjourned at 6:00 p.m.

Planning Commission -- Austin, Texas

Spec. Mtg. 3-12-64 5

APPROVED:

Hoyle M. Osborne
Executive Secretary

Chairman