

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting-- May 5, 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
Emil Spillmann
W.A. Wroe

Absent

Edgar E. Jackson
W. Sale Lewis
Barton D. Riley

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 April 7, 1964 for approval.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of April 28, 1964:

C14-64-14 Robert C. Ammann, Jr.: Interim A to LR
912-1012 Peyton Gin Road

STAFF REPORT: This request was originally heard by the Council in February of this year, and was referred to the Commission for re-hearing as the property had not been annexed to the City. The property was annexed to the City on March 5. At the last Commission meeting the Commission agreed the request should be re-advertised and re-heard in order to be valid. The application is now presented for re-hearing, having been re-advertised this month. The subject property is included in the final subdivision of Country Air, Section 2, which is pending final approval. The staff wishes to reiterate its opposition at the Subdivision Committee meeting and the zoning hearing to the commercial use proposed for this property. As the school site is across Peyton Gin Road to the south and the surrounding area is proposed as a residential development, this proposed commercial zoning would be detrimental to such development. The Commission's original recommendation was to deny the request.

No written comment was received from notices sent. Mr. Robert Sneed represented the applicant and stated that they believe the proper zoning is that which allows retail use of this property. It is compatible with the residential area and accessible to the high school across the street.

C14-64-14 Robert C. Ammann, Jr.--contd.

Some of the members of the Commission were favorable to granting this change of zoning as they felt it was a logical service to the residential area. Others were of the opinion that commercial uses under this type of zoning would be a detriment to the area. A motion to grant failed to carry by the following vote:

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

It was therefore

VOTED: To recommend that the request of Robert C. Ammann, Jr., for a change of zoning from "Interim A" Residential, First Height and Area, to "LR" Local Retail, First Height and Area, for property located at 912-1012 Peyton Gin Road, be DENIED.

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

C14-64-58 Nash Phillips: GR to C
 7012-7044 U.S. Highway 290

STAFF REPORT: This 3.19 acre tract is part of a tract of land along the north side of Highway 290 on which "GR" was recently granted. The applicant proposes a contractor's storage yard. The property along the highway is mostly undeveloped. There is a cafe and motel to the east and the I.I. Nelson Stadium and a new school to the north. Land is being acquired for the widening of U.S. Highway 290 in this area. The new right-of-way will be 200 feet. A strip of land, 63 feet deep at one point, will be required from subject property for widening. As this request proposes the only "C" Commercial development in the immediate vicinity, the question of a consistent zoning pattern needs to be contemplated in view of the very recent establishment of the existing "GR" General Retail zoning.

There were two replies in favor of the change. No interested parties appeared at the hearing.

Some of the members of the Commission felt this change of zoning would permit too intensive a use and would not be consistent with the recent change to General Retail. However, the majority of the members present were of the opinion this area would become a well developed commercial area and this was proper zoning for the property. It was therefore

VOTED: To recommend that the request of Nash Phillips for a change of zoning from "GR" General Retail, Sixth Height and Area, to "C" Commercial, Sixth Height and Area, for property located at 7012-7044 U.S. Highway 290, be GRANTED.

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

C14-64-59 Walter E. Long: C to C-1

1011-1023 Lamar Blvd. and 907-915 West 11th Street

STAFF REPORT: The site is developed with a restaurant and covers an area of 15,000 square feet. The area along Lamar Boulevard is developed commercially. The applicant proposes serving beer and wine with food served at the Hitching Post Restaurant.

Three written replies in favor of the change were received. Mr. Walter K. Schneck, and Mr. Walter Long were present and stated they are in business to please customers. The serving of wine and beer with food served in the restaurant is expected by the customers. This zoning request is based on the request of patrons of the restaurant. It is felt this will be of help to the establishment. They would not want anything that would be a detriment to their nice eating place.

As it is the policy of the Commission to grant "C-1" zoning in a well defined commercial area, the Commission agreed the proposed zoning is valid for this commercial area. It was therefore unanimously

VOTED: To recommend that the request of Walter E. Long for a change of zoning from "C" Commercial, First Height and Area, to "C-1" Commercial, Second Height and Area, for property located at 1011-1023 Lamar Boulevard and 907-915 West 11th Street, be GRANTED.

C14-64-60 Robert H. Bowman: A to C

2201-2203 Hancock Drive and 5006-5012 Lynnwood Street

STAFF REPORT: The site contains approximately 3/4 of a acre and is undeveloped. The surrounding area is predominantly residential with some commercial uses to the north and east of subject property. The applicant proposes commercial use. Across Lynnwood Street is a fire station. To the south of that station is a pending case before the Council for "B" Residential, Second Height and Area. Hancock Drive has 70 feet of right-of-way. Lynnwood Street has 50 feet of right-of-way and is classified as a minor residential street.

No written replies were received. Mr. Robert H. Bowman the applicant, was present at the hearing.

The Commission was of the opinion that "C" Commercial would permit uses which are undesirable at this location. They felt that "GR", General Retail, is proper zoning for the property. It was therefore unanimously

VOTED: To recommend that the request of Robert H. Bowman for a change of zoning from "A" Residential, First Height and Area, to "C" Commercial, First Height and Area, be DENIED, but to GRANT "GR" General Retail, First Height and Area, for property located at 2201-2203 Hancock Drive and 5006-5012 Lynnwood Street.

C14-64-61 Alexander S. Hisbrook: D to C-1
2517 East 7th Street

STAFF REPORT: The property is undeveloped and covers an area of 2,158 square feet. The applicant proposes the sale of beer for off-premise consumption. The area is developed commercially, with "C-1" zoning established on each side of East 7th Street. Most of the surrounding area is developed residentially and is zoned "D" Industrial. East 7th Street is a primary thoroughfare with 120 feet of right-of-way and 60 feet of paving.

Two written comments in favor of the change were received. No interested parties appeared at the hearing.

The Commission considered the area to be well-developed commercially, and felt this request was a logical extension of already established commercial zoning. It was therefore unanimously

VOTED: To recommend that the request of Alexander S. Hisbrook for a change of zoning from "D" Industrial to "C-1" Commercial for property located at 2517-2519 East 7th Street be GRANTED.

C14-64-62 Joe Gilbreth: A to C
117 Lightsey Road

STAFF REPORT: This is for one lot on the south side of Lightsey Road, which adjoins "C" Commercial zoning along South Congress Avenue. To the south of subject property "LR" Local Retail was established in 1954. Subject lot has a four foot fence around it. The proposed use is for a general storage area and to beautify existing structures. The area is developed predominantly residential with the exception of the commercial development to the east along Congress Avenue. The staff raises the question of the appropriateness of this zoning change in view of the recent development of this subdivision. Lightsey Road is a secondary thoroughfare with 90 feet of right-of-way and 40 feet of paving at the subject property

There was one written reply to the notices sent. No interested parties appeared at the hearing.

The Commission regarded the "C" Commercial zoning as too intensive for this property. They felt "LR" zoning was proper zoning for the property and would provide a buffer zoning for the residential area from the "C" Commercial area along Congress Avenue. It was therefore unanimously

VOTED: To recommend that the request of Joe Gilbreth for a change of zoning from "A" Residential, First Height and Area, to "C" Commercial; First Height and Area, for property located at 117 Lightsey Road be DENIED, but to GRANT "LR" Local Retail, First Height and Area.

C14-64-63 Mrs. Sophie Stockton: Tract 1: A to O

2101-2103 Redwood Avenue

Tract 2: A to C-2

Rear of 2101-2103 Redwood Avenue

STAFF REPORT: The subject property contains approximately two acres of undeveloped land, extending east of Redwood to the Morris Williams Golf Course. The surrounding area is developed with single-family dwellings with mixed zoning and development along Redwood Avenue. The proposed use of Tract 1 is for building and operating the Austin Moose Lodge. The interior Tract II is proposed as a private club for members of the Lodge. A "D" Industrial district is established to the north of the subject tracts with "GR" General Retail adjoining the industrial zoning. Redwood has 70 feet of right-of-way with a graveled surface.

One written comment was received in favor of the change. Two nearby property owners appeared in favor. Mrs. Anderson represented the applicant and stated: We feel this is an ideal location for the lodge. The building will be set back at least 200 feet with parking in the front. In developing this family type lodge, the back area next to the golf course will be a play and picnic area for the families of the members. The beer in the private club will not be sold off-premise, but is intended only for the member of the lodge.

A nearby property owner stated that Redwood Street is an important street, and the whole area should be considered for proper zoning, not just one lot at a time.

The Commission discussed possible future development of the area. Some of the members favored the proposed use of the property while others were opposed to this zoning as detrimental to the residential area. It was therefore

VOTED: To recommend that the request of Mrs. Sophie Stockton for a change of zoning from "A" Residential, First Height and Area, to "O" Office First Height and Area, for Tract 1 and "C-2" Commercial, First Height and Area, for Tract 2 be GRANTED.

AYE: Messrs. Brunson, Hendrickson, Kinser, Spillmann and Wroe

NAY: Messrs. Barrow and Spillmann

ABSENT: Messrs. Jackson, Lewis and Riley

C14-64-64 J.B. Branton: C to C-1
2600 Rosewood Avenue

STAFF REPORT: The subject property is developed with a grocery store. There is a large apartment development south of the property with the Rosewood Courts to the southwest. The Rosewood Elementary School is approximately 700 feet to the east of the site. Most of the area is zoned either "A" or "B" Residential and developed residentially except for a strip of "C" Commercial zoning on the north side of Rosewood Avenue and at the intersection of Webberville Road and Oak Springs Drive. The grocery store is the only commercial structure in the area.

One written comment in favor of the change was received. Mr. J.D. Tannehill represented the applicant and stated they would like a permit to sell beer to go in the small grocery store because the customers want it.

C14-64-64 J.B. Branton: C to C-1--contd.

The Commission did not regard this area as a well established commercial area. It is the policy of the Commission to grant "C-1" zoning only in a well developed commercial area, and it was therefore

VOTED: To recommend that the request of J.B. Branton for a change of zoning from "C" Commercial, Second Height and Area, to "C-1" Commercial, Second Height and Area, for property located at 2600 Rosewood Avenue be DENIED.

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

NAY: Mr. Brunson

ABSENT: Messrs: Jackson, Lewis and Riley

C14-64-66 Mrs. Mae Minnette Bryant: A to O

2813 Rio Grande.

Additional Area: 2801-2807, 2811 and 2813-2819 Rio Grande

STAFF REPORT: This request is for one lot containing 10,140 square feet, fronting on Rio Grande Street. The staff has included for consideration 8 other lots as additional area. These are the remaining "A" Residential to "C-1" Commercial and from first to third height and area. A change was recently granted from "A" to "B" Residential on two lots south of subject property. The applicant proposes erection of an office building. Consideration needs to be given to the density in the area. With the proposed change of zoning, 13 apartment units could be built on any two lots used as one site. Second height and area would allow 13 units on any single lot. Rio Grande Street is a commercial collector street with 60 feet of right-of-way and 30 feet of paving.

There were two written replies in favor and one in opposition. Mr. Jack Reed and Mr. Jack Cook appeared at the hearing and stated: The office building proposed will be used to conduct psychological research for the Air Force. There will be very little traffic in and out of the area. Eighteen parking spaces off-street will be provided, which should be more than needed. We propose to build an attractive building which will enhance the value of the property.

The Commission was of the opinion that "O" Office, Second Height and Area, was proper zoning for this property, including the additional area. They would look with favor on the adjoining "B" zoning fronting on Nueces Street being changed to "O" Office zoning. It was therefore

VOTED: To recommend that the request of Mrs. Mae Minnette Bryant for a change of zoning from "A" Residential, First Height and Area, to "O" Office, First Height and Area, be DENIED but to GRANT "O" Office, Second Height and Area, for property located at 2813 Rio Grande, including the additional area located at 2801-2807, 2811 and 2813-2819 Rio Grande.

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

NAY: Mr. Brunson

ABSENT: Messrs: Jackson, Lewis and Riley

C14-64-67 Maydelle Davis Grote: A to O

5303 Westminster Drive

Additional Area: 5301 Westminster and 5306-5310 Manor Road

STAFF REPORT: The site covers one lot fronting on Westminster Drive, containing 7990 square feet. The area is developed with single-family residential. Subject property is developed with a single-family residence. The additional area, which is vacant, has been included as it is the only lot between subject site and Manor Road. The applicant proposes operating a beauty shop. The applicant appealed to the Board of Adjustment and was denied. "A" Residence does permit a beauty shop, providing the operator lives there. The applicant wishes to hire one additional employee, which is not permitted under "A" Residential zoning. "O" Office zoning would permit the operation of a commercial beauty shop.

Three written comments in opposition were received in reply to notices sent. The applicant was present at the hearing and stated she would like the change from "A" to "O" in order to be able to hire one employee, even if on a part-time basis.

Three nearby property owners appeared and submitted a petition from 19 property owners in the area opposing this change of zoning. They stated this area is strictly a residential neighborhood, and they wish it to remain so or they would not have invested in their homes. An operation of this type would devalue their property, and they are against this change of zoning.

The Commission regarded the proposed change of zoning as an intrusion into a well defined residential area. It was therefore unanimously

VOTED: To recommend that the request of Maydelle Davis Grote for a change of zoning from "A" Residential, First Height and Area, to "O" Office, First Height and Area, for property located at 5303 Westminster Drive including the additional area at 5301 Westminster and 5306-5310 Manor Road be DENIED.

C14-64-68 S.L. Davis and Willa Cora Davis: GR to C-1

2605-2617 East 12th Street and 1197 3/4-1199 3/4 Cedar Avenue

STAFF REPORT: The site is located 100 feet north of the Glenoaks Urban Renewal Project and is undeveloped. The applicant proposes a drive-in grocery. The immediate surrounding area is developed residentially with single-family dwellings and apartments. Cedar Street is a minor residential street with 40 feet of right-of-way. East 12th Street has 60 feet of right-of-way, of which 40 feet is paved. This is inadequate for a primary thoroughfare.

No replies to notices were received. Mr. Robert Sneed appeared on behalf of the applicant and stated it is contemplated the building will be placed back 60 feet from East 12th Street. The "C-1" zoning could be reduced to the actual building site. The widening of East 12th Street would be of benefit to a drive-in grocery.

C14-64-68 S.L. Davis and Willa Cora Cavis--contd.

The Commission discussed the necessity for providing additional right-of-way for the widening of East 12th Street to handle further generation of traffic and to comply with the Development Plan requirement. Some of the members felt this should have no immediate bearing on this request and were favorable to granting this change of zoning in keeping with the existing and the probable future development of the area commercially. A motion to grant failed to carry by the following vote:

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

It was therefore

VOTED: To recommend that the request of S.L. Davis and Willa Cora Davis for a change of zoning from "GR" General Retail, First Height and Area, to "C-1" Commercial, First Height and Area, for property located at 2605-2617 East 12th Street and 1197 3/4-1199 3/4 Cedar Avenue, be DENIED.

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

C14-64-69 Ruben A. Greinert: A to GR

7021-7039 U.S. Highway 290

Additional Area: 7041-7109 U.S. Highway 290

STAFF REPORT: The site is undeveloped and covers an area of 1.37 acres. The "C-1" zoning to the east was established recently, at which time the widening question of U.S. 290 was involved. The plans for widening U.S. Highway 290 are now underway by the State Highway Department. The general plan is to increase the right-of-way to a 200 foot minimum. A strip has been acquired from subject property for this purpose. The additional area between the property zoned "C-1" and the subject tract is included for consideration. There is a large undeveloped tract to the west and the I.I. Nelson Stadium is to the north across U.S. Highway 290 from the subject property. The proposed use is for constructing a shopping center.

Four written comments in favor of the change were received. Mr. Trueman R. Ray represented the applicant and stated they are interested in building an automotive parts building. They are interested in building on the front section at the present time although they would like to have the whole tract zoned. The right-of-way for widening U.S. 290 has been dedicated.

The Commission agreed the requested change of zoning is consistent with the developing pattern along U.S. 290. It was therefore unanimously

VOTED: To recommend that the request of Ruben A. Greinert for a change of zoning from "A" Residential, First Height and Area, to "GR" General Retail, First Height and Area, for property located at 7021-7039 U.S. Highway 290, including the additional area located at 7041-7109 U.S. Highway 290, be GRANTED.

C14-64-70 Jake J. Fry: GR to C-1
1426-1502 Ben White Blvd.

STAFF REPORT: The site is undeveloped and covers approximately two-thirds of an acre. This tract was sold by the City, and a 32 foot strip at the rear of the property was reserved for future right-of-way of Fort View Road. The "GR" General Retail and "O" Office zoning around subject property was established as a result of the Planning Commission Area Study in 1961. The applicant proposes the off-premise sale of beer in a drive-in grocery store. There are mixed residential and commercial uses along Ben White Boulevard, including a grocery store on each side of Ben White Boulevard, zoned "C-1", to the east of the site.

One written comment in opposition to the request was received. One person appeared in favor of the change. Mr. Robert Sneed appeared on behalf of the applicant and stated a U-Tot-Em type grocery store is planned with the sale of packaged beer. There is all evidence of a well developed commercial area. The "C-1" zoning can be reduced to the size of the building site only, and field notes to this effect will be furnished.

The Commission was favorable to granting this "C-1" zoning in what they considered a well developed commercial neighborhood. They agreed, however, this zoning should be tied to the actual building site and the applicant would furnish field notes to cover this. It was therefore unanimously

VOTED: To recommend that the request of Jake J. Fry for a change of zoning from "GR" General Retail, First Height and Area, to "C-1" Commercial, First Height and Area, for property located at 1426-1502 Ben White Boulevard, as amended, be GRANTED.

C14-64-71 E.M. Mac Pherson: A to B, 1 to 2 (as amended)
1045-1117 Clayton Lane and 1052-1110 Reinli Street

STAFF REPORT: The site is undeveloped and covers an area of 8.21 acres. The surrounding area is largely undeveloped with the exception of Capital Plaza Shopping Center to the south of the subject property. The applicant proposes constructing an apartment complex, together with related commercial facilities. The proposed zoning would permit 238 regular units or a maximum of 478 units in an apartment hote Clayton Lane and Reinli Street each need to be brought up to a 60 foot right-of-way. This will require 15 feet from the subject tract for each street. Plans for extending Sheridan Lane south are under study but a final decision has not yet been reached.

Two written comments in favor of the change were received. Mr. Richard Baker represented the applicant and offered the following in support of the application. A low rent type housing project is proposed. We are requesting second height and area which will allow the density necessary for this type of construction. In regard to additional right-of-way for Reinli Street, we anticipate dedicating 15 feet of right-of-way if necessary. The plans to extend Sheridan Lane to Reinli Street would destroy the useability of this tract.

The staff reported a letter to the Commission from the applicant's attorney requesting an amendment to the application for "B" Residential, Second Height and Area. The Commission agreed to accept the amendment.

C14-64-71 E.M. Mac Pherson--contd.

The Director of Planning presented an aerial photograph of the area for the Commission's review. He outlined the 12 acre tract which the City has acquired between Reinli and Clayton Lane, which has a drainage way through the center. Mr. Osborne informed the Commission the Council has instructed the City Manager to locate a street through a portion of the applicant's property and the City-owned property to connect U.S. 290 and Reinli Street. There is a need for a collector street into the area and the only developed street is Sheridan. The attorney for the applicant has indicated an agreement can be worked out. Both Clayton and Reinli should be widened. At present U.S. 290 is the only street with access into the area. The Director recommended a less intensive zoning than Second Height and Area in this area of approximately 35 acres of undeveloped land. Under this zoning, the possibility of large apartment complexes in the area would present severe traffic problems as a result of inadequate parking and street development.

Mr. Richard Baker, attorney for the applicants, presented the following for the Commission's review; The area adjoins Capitol Plaza, which is "C" Commercial, Sixth Height and Area and Second Height and Area. It is the intention of the purchaser to develop this property into an apartment complex within the framework of the FHA 221-D-3 program. They intend to develop the property into low and medium rent apartment development, providing parking as an integral part of the development. There is commercial development on three sides of the 35 acre area.

The Chairman stated it was his opinion that apartment development in outlying areas from the City should be of low density.

The Commission discussed the aspects of this zoning change in regard to the density of the area. They agreed that "B" First Height and Area would provide the highest and best use of the property. It was therefore unanimously

VOTED: To recommend that the request of E.M. Mac Pherson for a change of zoning from "A" Residential, First Height and Area, to "B" Residential, Second Height and Area, for property located at 1045-1117 Clayton Lane and 1052-1110 Reinli Street, be DENIED but to GRANT "B" Residential, First Height and Area, for the property.

C14-64-72 Mrs. Gene Howard, et al: A to LR
 3008-3014 South First Street and 600-610 Oak Crest Avenue

STAFF REPORT: The site is undeveloped and contains 1.35 acres with 200 feet of frontage on South 1st Street. The proposed use is for operating a nursery (sale of trees, shrubs, and plants.) To the south of subject property is a hospital, and an elementary school is located directly across South 1st Street. The remaining area is developed primarily with single-family dwellings. To the east of the site and south of the school, "LR" zoning was established on two tracts of land in 1956. To the north of the school site, "C-1" zoning was granted in 1963 for one lot in a larger tract zoned "LR". This request if granted would be the introduction of retail business into the residential district on the west side of South 1st Street.

C14-64-72 Mrs. Gene Howard, et al--contd.

One written comment in favor of the change was received. Mr. Walter Wendlandt represented the applicant and stated South 1st Street is a wide street which is zoned commercially. This operation will be open only during daylight hours and would cause no traffic problems.

The Commission regarded this change of zoning with mixed viewpoints. The question of whether the area will remain predominately residential or develop commercially was discussed.

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

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

It was therefore

VOTED: To recommend that the request of Mrs. Gene Howard, et al for a change of zoning from "A" Residential, First Height and Area, to "LR" Local Retail, First Height and Area, for property located at 3008-3014 South First Street and 600-610 Oak Crest Avenue, be DENIED.

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

C14-64-73 R.H. Glismann and Hardy Hollers: B to C

Tract 1: 1610-1612 West 5th Street
 Tract 2: 1604-1606 West 5th Street
 Additional Area: 1608 West 5th Street

STAFF REPORT: These two tracts of land consist of four lots developed with three single-family residences. Tract 1 contains 13,000 square feet and Tract 2 contains 15,390 square feet. These tracts are separated by one lot which we have included as additional area. Most of the area is developed residentially and is so zoned. Commercial zoning to the west of subject property was zoned in 1953. Across West 5th Street from the site is a large tract developed with a lumber yard and zoned industrially. The applicant proposes future commercial development. West 5th Street is a minor collector street with 80 feet of right-of-way.

Five written comments favoring the change were received. One person appeared in favor of the change. Mr. R.H. Glismann, applicant, appeared and stated the property is declining in residential value and the commercial development proposed would be of benefit to the neighborhood. An advertising office is proposed on one tract.

The Commission regarded this change of zoning as a logical extension of commercial zoning in the area. It was therefore unanimously

C14-64-73 R.H. Glismann and Hardy Hollers--contd.

VOTED: To recommend that the request of R.H. Glismann and Hardy Hollers for a change of zoning from "B" Residential, Second Height and Area, to "C" Commercial, Second Height and Area for property located at (Tract 1) 1610-1612 West 5th Street and (Tract 2) 1604-1606 West 5th Street, including the additional area located at 1608 West 5th Street, be GRANTED.

C14-64-74 Gopher Construction: A to B
Rear of 1911-2015 Riverside Drive

STAFF REPORT: This undeveloped site contains 2.44 acres which is part of the preliminary subdivision of Briarwood Hills. The proposed use is apartment development. The remaining area of Briarwood Hills adjacent to the south will be developed residentially. "LR" zoning is established adjacent to the subject property on the east and on the north side of Riverside Boulevard. "O" zoning was established this year on property adjoining the site to the northwest. The staff feels this change of zoning would not act as a buffer between the residential area and the "LR" and "O" zoning, but would be an intrusion into the single-family residential area as proposed. The proposed zoning would permit 53 regular units or 70 units in an apartment hote.

No written replies to notices sent were received. Mr. Thomas Watts represented the applicant and stated a garden type duplex development is proposed. There is a proposed 60 foot street on the east and a proposed 56 foot street on the south with no through traffic to the east and 8 lots facing onto the street to the west. Since there is no other development in the area, these streets are more than adequate to handle traffic.

The Commission discussed the possible future development of this area. Some of the members felt this change of zoning would be a buffer between the retail and single-family residential development. Others were concerned with the adjoining residential development and felt this change of zoning would be an intrusion into the subdivision as designed. A motion to grant failed to carry by the following vote:

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

It was therefore

VOTED: To recommend that the request of Gopher Construction for a change of zoning from "A" Residential, First Height and Area to "B" Residential, First Height and Area, for property located at the rear of 1911-2015 Riverside Drive, be DENIED.

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

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of April 20, 1964. The staff reported that no appeals have been filed from the decision of the Subdivision Committee but that the following subdivision is referred to the Commission without a recommendation: C8s-64-52 Kenmore Oaks.

PRELIMINARY PLANS

C8-63-55 Western Trails Estates
Jones Road and Bucksin Pass

The staff reported a letter from the engineers for the developer requesting a six months extension on preliminary approval of the plan. They are currently preparing plans for grading and site work that must be done prior to preparing a final plat. The Commission therefore

VOTED: To GRANT a six-months extension of the preliminary plan of WESTERN TRAILS ESTATES.

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.

- C8-64-19 Devenshire Park, Section 3
New Manor Drive and Lovell Drive
- C8-62-8 Northcape Subdivision
Fiskville Road
- C8-64-27 Windsor Park Hills, Section 6
Norwood Hill and Gladstone

C8-64-26 Flournoy Heights, Section 2
Glomar Avenue and Marcus Place

The staff reported a cul-de-sac is required at the west end of Glomar Avenue due to the fact it is a dead-end street.

Mr. Flournoy stated the adjoining property to the west which he owns will be developed within a year and the street will be developed in conjunction with this property.

In view of these circumstances, the Commission agreed to grant the variance on the cul-de-sac with the understanding that the street will be developed in a reasonable time. It was therefore

VOTED: To ACCEPT the plat of FLOURNOY HEIGHTS, Section 2, for filing, granting a variance on the cul-de-sac requirement, and to disapprove pending compliance with departmental reports.

FINAL PLATS - CONSIDERED

C8-64-7 Oak Shores on Lake Austin, Section 1
Pearce Road and Encino Verde

The staff noted a report from the Health Department is lacking on the availability of water and sanitary sewer. Disapproval is recommended pending this report.

Mr. Marion Fowler, developer, stated septic tanks are to be installed on an individual lot basis and a report from the Health Department clearing the availability of water and feasibility of septic tank operation should be forthcoming.

The Commission therefore

VOTED: To DISAPPROVE the plat of OAK SHORES ON LAKE AUSTIN, Section 1, pending a report from the Health Department.

SHORT FORMS - FILED

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

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

C8s-64-53 Hailingenthal Addition
Scenic Drive and Pecos Street
C8s-64-48 Oldam Addition, Section 2
LaReina Drive and Southview

SHORT FORMS - CONSIDERED

C8s-64-54 C. R. Johns Subdivision, Resub. of Block 8
Chicon and E. 20th Streets

The staff reported this plat had been returned to the engineer for corrections and recommended rejection for filing until the plat has been corrected. The Commission therefore

VOTED: To RJECT the plat of C. R. JOHNS SUBDIVISION, Resubdivision of Block 8, for filing.

C8s-64-49 Heritage Hills, Sec. 1, Resub. Lots 31 and 32, Block C
Potomac Path and Shenanodoah

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

VOTED: To APPROVE the plat of HERITAGE HILLS, Section 1, Resub. of Lots 31 and 32, Block C.

C8s-64-52 Kenmore Oaks

Kenmore Court and Schulle Ave.

This plat was referred to the Planning Commission by the Subdivision Committee at their last meeting in order to determine all of the problems involved. The staff reviewed the following comments regarding the variances involved.

1. Variance is required on the width of Kenmore Court. There is 40 feet existing and 50 feet is required. A cul-de-sac is recommended to provide a turn-around on this existing dead-end street.
2. Variance is required on the radius of Schulle Avenue. This street has a 40 foot radius cul-de-sac and a minimum of 50 feet is required. Three large tracts of land abut this street with no intersection.
3. Variance is required on the width of Tracts A and B. A 10 foot dedication was recommended by one of the Commission members on each of these lots - 10 feet on the north and 10 feet on the east side, making a 50 foot frontage for Tracts A and B.

The staff recommended against the creation of this subdivision without provision for a turn-around and for widening the street to provide for an ultimate width of 50 feet. Because of possible future splitting by owners of the several large tracts abutting Kenmore Court, this provision should be required to provide adequate circulation and street width.

The Director commented on the large lots on Schulle Avenue with no intersection.

Mr. Page, owner of the property, stated he objected to the variances as they would take a large piece off his front yard and ruin the live oak trees. Dr. Pearce, an adjoining owners, does not have any interest in enlarging Kenmore Court.

Mr. Barrow stated he would like to make an inspection of the site. After further discussion, it was then

VOTED: To POSTPONE action on this request pending a field inspection of the site by the members of the Commission, after which the members will call their vote into the Planning Department by telephone.

C8s-64-56 Reed Addition

U. S. Highway 71 W. of Popham Lane

The staff reported that all departmental reports have been complied with and a variance is required on the width and area of Lot 1. This lot is 50 feet instead of 60 feet and the lot area is 7500 square feet instead of 9000 square feet as required by the Subdivision Ordinance and Health Department for septic tank lots in absence of sanitary sewer. The staff reported that the Health Department had approved the septic tank for this lot. The Commission therefore

VOTED: To APPROVE the plat of REED ADDITION, granting a variance on the width and area of Lot 1.

C8s-64-57 Arrah Neal Hirsh Subdivision
Airport Blvd. and Oak Springs Drive

The staff reported all departmental reports have been cleared with the exception of city and county delinquent taxes. A letter from the attorney for the applicant advises that there is a pending contract for the sale of three lots of the subdivision to Mr. E. C. Thomas, et al. The delinquent taxes against the property will be deducted from the purchase price upon approval of this short form and the subsequent sale. The Tax Department feels this letter indicates a sufficient commitment. The Commission therefore

VOTED: To APPROVE the plat of ARRAH NEAL HIRSH SUBDIVISION.

C8s-64-42 Stillwood, Section 2, Resub. of Northtown West, Section 3
Ashdale Drive and Parkdale Drive

The staff recommended disapproval of this plat pending completion of fiscal arrangements, additional easements, departmental reports and showing volume and page for 20 foot drainage and utility easement adjoining Lot 13, Block J. The existing drainage and utility easement in Lot 13, Block J is 20 feet in lieu of 15 feet shown. Suitable plat revision or easement vacation will be required. The Commission therefore

VOTED: To DISAPPROVE the plat of STILLWOOD, Section 2, Resub. of Northtown West, Section 3, pending the required fiscal arrangements, additional easements, departmental reports and showing of volume and page number on the plat.

C8s-64-43 Springdale Terrace
Springdale Road and Oak Springs

The staff recommended disapproval of this plat pending the required fiscal arrangements, additional easements, completion of departmental reports and name change. The Commission therefore

VOTED: To DISAPPROVE the plat of SPRINGDALE TERRACE, pending the required fiscal arrangements, additional easements, name change and completion of departmental reports.

C8s-64-50 North Acres, Section 1, Resub. Blocks R and S
Newport Avenue and Applegate Drive

The staff recommended disapproval of this plat pending the required fiscal arrangements, additional easements and completion of departmental reports. In addition, an existing 8" cast iron water main will require relocation. It was therefore

VOTED: To DISAPPROVE the plat of NORTH ACRES, Section 1, pending the required fiscal arrangements, additional easements, completion of departmental reports and relocation of water main.

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C8s-64-55 Buffer Subdivision, Resub. Lots A and B
Ratama Street and Bouldin

The staff recommend disapproval of this plat pending the required fiscal arrangements. The Commission therefore

VOTED: To DISAPPROVE the plat of BUFFER SUBDIVISION, RESUB. Lots A and B, pending the required fiscal arrangements.

ADMINISTRATIVE APPROVAL

C8s-64-45 Giblins Resub. of Lot 11, Block B, Macmor Acres
Macmora Road

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 GIBLINS RESUB. of Lot 11, Block B, MACMOR ACRES.

SUBDIVISION APPROVAL BY TELEPHONE POLL:

The staff reported that a majority of the Commission had been polled by telephone on April 10, 1964, and that a majority of the Commission had

VOTED: To APPROVE the following plats:

C8-64-14 King's Village, Section 2
Howard Lane and Orchard Lane
C8-55-62 Harry C. Lott Subdivision
U. S. Highway 183 and Dalton Lane

OTHER BUSINESS

R1410 ZONING ORDINANCE: Use District and Height and Area Amendment
Block 135 south of 12th Street between
Colorado and Lavaca Streets

This request for Lots 1 through 6, Block 135, and the vacated 20 foot alleyway between Colorado and Lavaca Streets adjoins the area for which the no off-street parking spaces is determined by Council. The owners, through their attorney, Richard Baker, are requesting that Section 10-C of the Zoning Ordinance be amended to include this property within the confines of the area for which parking adequacy is determined by Council. By including this property under such provision, it will have parking requirements equal to those of the adjoining properties, thus giving it the same development advantages. The Commission therefore

VOTED: To recommend the request that Section 10-C of the Zoning Ordinance wherein off-street parking requirements are determined by City Council be amended to include Lots 1 through 6, Block 135, south of 12th Street between Colorado and Lavaca Streets, be GRANTED.

C10-64-1(g) STREET VACATION

Boxdale Drive from Vinewood West

The staff reported the request to vacate this stub street was polled at the last Subdivision Committee Meeting of April 20, 1964. The Committee recommended the street vacation subject to the following conditions:

1. A public utility and drainage easement be retained over the entire width of fifty (50) feet;
2. No building be erected on the vacated street; and
3. Any building erected on Lot 1, Block A or Lot 1, Block B of Northtown West, Section 5, be set back a minimum distance of ten (10) feet from the original north line of said Lot 1, Block A and the original south line of said Lot 1, Block B.
4. The street area being vacated be included in a resubdivision, making the area a part of one or both corner lots.

The Commission accepted the Committee's recommendation and it was therefore

VOTED: To recommend that the portion of Boxdale Drive from Vinewood Lane to Shoal Creek be VACATED subject to the conditions outlined above.

C10-64-1(i) STREET VACATION

Morris Street south of Graham Street

The staff recommended 80 feet of this street be retained and the remaining portion be vacated. One easement obtained by separate instrument exists in the street area. There is a need to provide turn around facilities at the intersection of Graham Street at Morris Street, or for the extension of Graham Street. Mr. Flournoy questioned the turn-around proposal as it backs into one of the lots with an existing house and garage.

The Chairman stated proper access needs to be provided on inadequate streets. After further discussion, it was therefore

VOTED: To recommend that the request for vacation of Morris Street south of Graham Street be vacated subject to retaining the necessary easements and 80 foot portion for turn-around facilities.

C10-64-1(j) EASEMENT VACATION

Peacedale Lane from West Minister to Wellington Drive

The staff recommended against this request for street and easement vacation because of the layout of the subdivision and the necessity for retaining the easement for street, public utilities and drainage. The Commission therefore

VOTED: To recommend the easement vacation of Peacedale Lane from West Minister to Wellington Drive be DENIED.

ADJOURNMENT: The meeting was adjourned at 10:35 p.m.

 Chairman

 Hoyle M. Osborne
 Executive Secretary