

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting--July 28, 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
Edgar E. Jackson
S. P. Kinser
Barton D. Riley
W. A. Wroe

Absent

W. Sale Lewis
Emil Spillmann

Also Present

Hoyle M. Osborne, Director of Planning
Alfred R. Davey, Assistant Director of Planning
Walter Foxworth, Associate Planner
H. Glen Cortez, Assistant City Attorney

MINUTES

Minutes of the meeting of June 30, 1964 were approved.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of July 21, 1964:

C14-64-56 Austex Development Co., Ltd., Int. "A", Int. 1st to C and 6th
5600-5632 Springdale Road and 3401-3533 Rogge Lane

STAFF REPORT: This application is for an 8 acre tract of land fronting on Rogge Lane which has recently been annexed to the City. The proposed use is for a commercial center. This property is part of the subdivision of Windor Park Hills. This request was reviewed by the Planning Commission last April and was dismissed pending annexation to the City. The site is undeveloped and is planned as a commercial center in the overall subdivision plan. Another commercial tract is planned for the south part of the subdivision. South of this Mr. Gregg Scott has a tract zoned "GR" General Retail for which he plans a commercial center. There is a church and public school in the northeast area. In the Austin Development Plan Springdale Road is classified as a primary thoroughfare. The right-of-way has been established at 90 feet which will require 10 feet from the subject property. Rogge Lane is classified as a collector street with a proposed right-of-way of 60 feet which will require 5 feet from the subject tract.

No written comment was received from notices sent.

C14-64-56 Austex Development Co.--contd.

Mr. Thomas Watts appeared on behalf of the applicant and stated: This tract is part of a 23 acre tract and is now annexed to the City. Additional right-of-way will be granted. This was a completely separate tract on the preliminary plan proposed for commercial development and will serve the residents of the Preswyck Hills Subdivision.

The Commission was of the opinion that "C" Commercial is too intensive a zoning for the property. They recognized the property as a planned commercial development in the subdivision and that additional right-of-way for Rogge Lane will be provided in the subdivision. They concluded that "GR" General Retail zoning would be adequate for the development of commercial uses for this area. It was therefore unanimously

VOTED: To recommend that the request of AUSTEX DEVELOPMENT CO., Ltd. for a change of zoning from Interim "A", Interim First Height and Area, to "C" Commercial, Sixth Height and Area, be DENIED, but to GRANT "GR" General Retail, Sixth Height and Area, for property located at 5600-5632 Springdale Road and 3401-3533 Rogge Lane.

C14-64-103 Edmunds Travis: C and 5th to C-1 and 5th
2601-2613 Manor Road and 2207-2217 Stafford Street

STAFF REPORT: This request for "C-1" Commercial, Fifth Height and Area, is for a tract having an area of 26,250 square feet. The applicant proposes to operate a grocery store to include the sale of beer for off-premise consumption. The surrounding area is developed with mixed residential and commercial zoning. On the south side of Manor Road "C" zoning has been established. Manor Road is classified in the Austin Development Plan as a Secondary Thoroughfare with a proposed right of way of 90 feet.

One written comment was received in favor of the proposed change.

Odas Jung appeared at the hearing and presented a site plan which proposed a 60 foot setback from the property line along Manor Road. He stated more setback could be provided if the street is to be widened.

The Commission favored granting this change of zoning as it is located in a well defined commercial area. It was therefore unanimously

VOTED: To recommend that the request of Edmunds Travis for a change of zoning from "C" Commercial, Fifth Height and Area, to "C-1" Commercial, Fifth Height and Area, for property located at 2601-2613 Manor Road and 2207-2217 Stafford Street, be GRANTED.

DISQUALIFIED: Mr. Kinser

Planning Commission -- Austin, Texas

Reg. Mtg. 7-28-64 3

C14-64-104 Katheryn T. Wendler: BB and 1st to O and 1st
901-905 West 19th and 1808-1810 Pearl Street

STAFF REPORT: This request is for one lot which contains 16,522 square feet at the intersection of West 19th and Pearl Streets. The proposed use is an office building. The surrounding area is primarily residential with mixed office and residential development along 19th Street. The area on the south side of West 19th Street is zoned "A" and "BB" Residential and this change proposes an introduction of "O" zoning. Directly across West 19th Street is "O" Office and "B" Residential zoning. Consideration should be given to a consistent zoning pattern in the area. West 19th Street is classified as a primary thoroughfare in the Austin Development Plan. The proposed right of way is 120 feet. Pearl Street is a minor residential street with 40 feet of right of way.

No replies were received in response to notices sent.

Mr. Ed Wendler appeared on behalf of the applicant. He informed the Committee several years ago they were granted "BB" zoning for the property. With the value of the property, however, they do not feel it is economically feasible to build apartments. They have received no offers with the "BB" zoning. Since there is "O" zoning established across West 19th Street, they would like to have this same type of development on their side of the street. "O" Office development will create less of a traffic problem than if the property were developed with apartments.

Opposition from property owners in the area is summarized as follows: This proposal will increase the flow of traffic on Pearl Street. This is still a quiet residential area and they are opposed to office development. "O" Office zoning would cover too much of the lot area.

The Zoning Committee was of the opinion that 19th Street is developing a pattern of "O" Office uses and that this change would be in conformity with the general pattern of the neighborhood.

The Director of Planning reviewed the zoning history of the area and the present inadequacy of 19th Street.

The Chairman noted the different pattern of development on the south and north side of 19th Street, the south being developed residentially while the north side is more congested and is partially developed with office uses.

Mr. Wroe stated he felt "O" Office zoning leads to less traffic congestion than apartment zoning. The Director of Planning pointed out that apartments can be built in the "O" Office zone. Considerable discussion was held on the future development of the area, with most members expressing the belief that much of the area is best suited to office development. However, they did not favor piecemeal zoning. A motion to grant the request failed to carry by the following vote

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

C14-64-104 Katheryn T. Wendler--contd.

It was therefore

VOTED: To recommend that the request of Katheryn T. Wendler for a change of zoning from "BB" Residential, First Height and Area, to "O" Office, First Height and Area, for property located at 901-905 West 19th and 1808-1810 Pearl Street be DENIED.

C14-64-105 N. J. Wonsley: A and 1st and C and 6th to C and 6th
7730-8000 N. Interregional Highway and 500-724 Northeast Drive

STAFF REPORT: The site contains approximately 18 acres of land having frontage on Northeast Drive and the Interregional Highway. The proposed use is for future commercial development. There are certain subdivision problems with the use of this property. This 18 acre site is part of a 42 acre tract owned by the applicant, parts of which have been sold without subdividing. A resubdivision will have to be made before the property can be served with utilities. Wonsley Drive needs additional right of way as it is a substandard street. Georgian Drive is planned to be extended through the Wonsley property to Northeast Drive. A study of the area needs to be made before subdividing and rezoning is accomplished.

One written comment was received in favor of the change.

Mr. J. M. Patterson appeared on behalf of the applicant and his supporting statements are summarized: A community center is planned and they think this is the highest and best use of the property. There will be some question of streets on the balance of the property, possibly a question on Wonsley Drive widening. The corner property will be commercially developed. The remaining property will be developed residentially.

The Committee was of the opinion that the property should be subdivided and adequate streets provided before any rezoning is accomplished.

The staff reported a request had been received from the applicant for postponement of the application. It was therefore unanimously

VOTED: To POSTPONE action on the request.

C14-64-106 Mrs. Mattie Coleman: A and 1st and B and 2nd to GR and 2nd
425-513 Ben White Boulevard and 416-508 Clarke Street

STAFF REPORT: The site is developed with five single family dwellings and covers 0.77 acre. The applicant proposes erecting a motel on this tract. The surrounding area is developed with mixed commercial and residential. A service station and drive-in grocery is located at the corner of South First and Ben White Boulevard. Large tracts of undeveloped property are across Ben White Boulevard from the site to the east. A nursing home is located at the corner of South First and Clarke Street to the west of the site, on which "O" Office zoning has been established. To the rear of the nursing home a filling station fronts on Ben White Boulevard.

C14-64-106 Mrs. Mattie Coleman--contd.

A special permit would allow the erecting of a motel under "O" Office zoning. This would permit development of the land and still provide protection for the residential neighbors. For example, access to the site could be restricted to Ben White Boulevard under a special permit. Replatting of the numerous parcels should be done to develop the properties as one site.

The applicant was present at the hearing and stated: The motel would increase the attractiveness of the area and would be in a good business location. There are several projects going up in the area, and it is not reasonable to expect the property to remain residential.

Comments from nearby property owners stated they are opposed to having a motel at their back door and prefer to keep the area residential.

The Commission was of the opinion that "O" Office is the most logical and proper zoning for the area since this would allow a motel and provide protection for nearby residential property. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Mattie Coleman for change of zoning from "A" Residential, First Height and Area, and "B" Residential, Second Height and Area, to "GR" General Retail, Second Height and Area, be DENIED but to GRANT "O" Office, First Height and Area, for property located at 425-513 Ben White Boulevard and 416-508 Clarke Street.

C14-64-107 B. L. Turner: A and 1st to B and 2nd
 106-110 West 31st Street and 3101-3103 Cedar Street

STAFF REPORT: The site is undeveloped and contains 10,412 square feet. The applicant proposes erecting a multi-unit apartment house. The surrounding area is developed with mixed residential uses of single and multi-family. "B" Residential, Second Height and Area, and "O" Office has been established south of the property. Cedar Street dead-ends 76 feet north of the subject property. The proposed zoning would permit a maximum of seven regular units or 14 apartment hotel units. Consideration should be given to the relationship between additional traffic generated by further apartment development and the street pattern in the area.

Mr. Bill Mockford appeared for the applicant and informed the Committee the general area seems to tend toward apartment houses. This property is vacant and they think the highest and best use would be for apartments. Mr. Andrewartha, the developer, stated he would like the "B" Residential, Second Height and Area zoning to the south extended to include his property.

Some of the neighbors were opposed to the traffic and noise that would accompany the erecting of an apartment house. They wished the area to remain residential.

C14-64-107 B. L. Turner--contd.

The Commission was of the opinion that the request should be granted as it is a logical extension of existing zoning. It was therefore unanimously

VOTED: To recommend that the request of Mr. B. L. Turner for a change of zoning from "A" Residential, First Height and Area, to "B" Residential, Second Height and Area, for property located at 106-110 West 31st Street and 3101-3103 Cedar Street be GRANTED.

C14-64-108 Hill, Bozeman Realty, Inc.: C-1 and 5th to C-2 and 5th
7300 Interregional Highway

STAFF REPORT: The site is part of the Chariot Inn Motor Hotel. The applicant wishes to operate a package liquor store at the Chariot Inn in conjunction with a private club. Last year he was granted "C-1" Commercial but later found it would not meet his needs. The area has a mixture of residential, commercial and industrial zoning.

One written comment was received in favor of the change.

No one appeared either in support of or in opposition to this request.

The Commission felt the request should be granted as it is in a well developed commercial area. It was therefore unanimously

VOTED: To recommend that the request of Hill, Bozeman Realty, Inc.: for a change of zoning from "C-1" Commercial, 5th Height and Area, to "C-2" Commercial, 5th Height and Area for property located at 7300 North Interregional Highway be GRANTED.

C14-64-109 Paul Vercher and Nadine Taylor: A and 1st to C and 1st
1417-1421 Oltorf and Rear of 2104-2108 Thornton Road

Additional Area: Tract 1: 1401-1415 Oltorf Street and
2100-2104 Thornton Road

Tract 2: Rear of 2111-2113 South Lamar Boulevard

STAFF REPORT: The site is developed with a single-family dwelling and contains an area of 54,000 square feet. Tract 1 and 2 are included as additional area and contain an area of 73,000 square feet. Tract 1 is owned by the City of Austin. The City Council has requested the additional area be included for consideration. The proposed use for the site is selling and servicing air conditioning and heating equipment and duct work. There is commercial development along Lamar Boulevard. The remainder of the area is primarily residential. The change of zoning is consistent with the zoning pattern along the primary thoroughfares of Lamar Boulevard and Oltorf Street in the area. Oltorf Street has a right of way of 80 feet with a proposed right of way of 120 feet. Right of way will be needed for widening on both sides of Oltorf Street to follow the plan. Thornton Road is a collector street with 50 feet of right of way. The planned right of way is 60 feet.

C14-64-109 Paul Vercher and Nadine Taylor--contd.

Six favorable comments were received in reply to notices sent.

Four persons appeared at the hearing in favor of the change. Mr. Tom Nation represented the applicant. He offered the following information in support of the application. The area is developing commercially and industrially along Oltorf Street. A change from residential to commercial will enhance the area. The applicant would like to buy the City property and feels it would be more valuable as commercial property. The people in the neighborhood are in favor of the change.

The Director of Planning discussed proposals for widening Oltorf Street.

The Commission considered the change of zoning for all tracts as a logical extension of the existing zoning pattern. They felt further study of widening of Thornton and Oltorf Street is needed. It was therefore unanimously

VOTED: To recommend that the request of Paul Vercher and Nadine Taylor for a change of zoning from "A" Residential, First Height and Area, to "C" Commercial, First Height and Area, for property located at 1417-1421 Oltorf Street and the rear of 2104-2108 Thornton Road and the additional area (Tract 1) 1401-1415 Oltorf Street and 2100-2104 Thornton Road, and (Tract 2) Rear of 2111-2113 South Lamar Boulevard, be GRANTED.

C14-64-110 Mrs. Laura Anschutz and R. A. Obenhaus: BB and 1st to LR and 1st
812-824 East 53rd Street and 5300-5308 Depew Avenue

STAFF REPORT: The site is undeveloped and contains 20,800 square feet with 150 feet frontage along East 53rd Street. The applicant proposes erecting an office building. The area east and south is developed with single-family residences. The area north and west is developed commercially. Depew Avenue dead-ends at the north line of the subject property. The subject property abuts other commercial property owned by the applicant. East 53rd Street has 50 feet of right of way with 30 feet of paving.

One written comment was received in reply to notices sent.

Mr. R. A. Obenhaus was present at the hearing. He stated adequate parking will be provided and a plan is submitted for review. They feel an office building will enhance the property. They are requesting "LR" zoning as they have a prospective tenant who wants to lease half of the building for office space. A barber or beauty shop is proposed for part of the building. The site adjoins the property they own.

The Commission was of the opinion that "O" Office zoning would provide a better protection for the residential area and still permit the planned uses. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Laura Anschutz and R. A. Obenhaus for a change of zoning from "BB" Residential, First Height and Area, to "LR" Local Retail, First Height and Area, for property located at 812-824 East 53rd Street and 5300-5308 Depew Avenue be DENIED, but to GRANT "O" Office, First Height and Area, for the property.

Planning Commission -- Austin, Texas

Reg. Mtg. 7-28-64 8

C14-64-111 E. T. Morris: A and 1st to O and 1st
3706 Crawford Avenue

STAFF REPORT: The site is developed with a residence and office and contains an area of 6,250 square feet. The surrounding area is developed primarily with single-family residences. To the west and southwest is mixed commercial and residential development, with "LR", "GR" and "C" zoning established. To the east along Shoal Creek "O" Office, Third Height and Area, is established for the proposed hospital site. The area immediately surrounding the site is residentially developed. The staff feels "O" Office would be proper zoning and would be compatible with the pattern developing in the area, provided the property in question is considered in terms of the balance of the area, and provided the widening problem of West 38th and West 35th Streets is resolved.

One reply to notices sent was received in opposition to the change.

One nearby property owner was in favor of the change. No one was present at the hearing to represent the applicant.

The Committee discussed the need for comprehensive zoning of the area. It was agreed an area study should be made as soon as possible.

Some of the members felt the area is developing away from residential into a higher density use. However, they opposed piecemeal zoning of the area. A motion to grant the change failed to carry by the following vote:

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

It was therefore

VOTED: To recommend the the request of E. T. Morris for a change of zoning from "A" Residential, First Height and Area, to "O" Office, First Height and Area, for property located at 3706 Crawford Avenue, be DENIED.

C14-64-112 Hunter Schieffer and Watt Schieffer: A to LR
6318-6428 Northeast Drive, 6400-6412 Manor Road, 6228-6316 Springdale Road

STAFF REPORT: The site is undeveloped and contains 4.44 acres. The applicants propose commercial uses as permitted by such zoning and as developed in the future. This property is part of the Cherrylawn Subdivision which is being developed residentially adjacent to the west. The site fronts on Northeast Drive, Manor Road, and Springdale Road, all of which have 80 feet of right of way.

No written comment was received in reply to notices sent.

Mr. John Selman represented the applicants. He stated the property is located at the intersection of Northeast Drive and Manor Road which is suited for commercial property. Manor Road is a commercial thoroughfare and commercial zoning has been established on this street. The owners are in the process

C14-64-112 Hunter Schieffer and Watt Schieffer--contd.

of negotiating for commercial development and believe this is the proper zoning for the property. The height of the residential property of Cherry-lawn Subdivision will overlook the commercial development and serve the residential community.

The Commission regarded this requested change as an integral part of the subdivision which would provide commercial facilities for the developing area. They noted the location was on two thoroughfare streets. It was therefore unanimously

VOTED: To recommend that the request of Hunter Schieffer and Watt Schieffer for a change of zoning from "A" Residential, First Height and Area to "LR" Local Retail, First Height and Area, for property located at 6318-6428 Northeast Drive, 6400-6412 Manor Road, and 6228-6316 Springdale Road, be GRANTED.

C14-64-114 C. B. and H. L. Maufrais: Tract 1: D and 1st to GR and 4th
 214-222 South Congress Avenue
 108-112 Barton Springs Road
 Rear of 114-314 Barton Springs Road
 Rear of 400-430 West Riverside Drive
 153-213 South First Street
Tract 2: D and 1st to C-2 and 4th
 Rear of 200-212 South Congress Avenue

STAFF REPORT: Tract 1 is 4 acres and Tract 2 is approximately 2 acres of undeveloped land. The proposed use is for an apartment hotel and private club. The surrounding area is commercial. Town Lake is to the north of the site. The Congress Avenue bridge is on the east. Access to the property could be a problem since the planned ingress and egress points are located near busy intersections. This will be the first instance of fourth height and area in South Austin. Consideration should be given to the fact that the balance of the adjoining property owned by the applicant is zoned industrial. The staff also questions the necessity of zoning two acres "C-2" in view of the Commission's policy.

No written comment was received.

Mr. Thomas Watts represented the applicant and stated the proposed high rise apartment complex will be two 10-story structures and an 8-story structure containing 336 units. A 3-story parking garage will be under the entire structure. There is one ownership of Tracts 1 and 2 and adequate access will be provided. The reason for requesting "C-2" on Tract 2 is for a private club. This proposal has the approval of the Town Lake Committee. This is the best utilization of the land and will provide an attractive addition to the area.

The Director of Planning emphasized the serious access problem with development in this area. He recommended "C-2" zoning be reduced on Tract 2.

C14-64-114 C. B. and H. L. Maufrais--contd.

The Commission discussed the type of development suited for the area. They favored the proposed commercial zoning, but agreed the "C-2" zoning for Tract 2 should be limited. It was therefore unanimously

VOTED: To recommend that the request of C. B. and H. L. Maufrais for a change of zoning from (Tract 1) "D" Industrial, First Height and Area, to "GR" General Retail, Fourth Height and Area, for property located at 108-112 Barton Springs Road, Rear of 114-314 Barton Springs Road, Rear of 400-430 West Riverside Drive, 214-222 South Congress Avenue, and 153-213 South First Street; and (Tract 2) from "D" Industrial, First Height and Area, to "C-2" Commercial, Fourth Height and Area, for property located at the Rear of 200-212 South Congress Avenue, be GRANTED for the northerly 254.16 feet of the tract only. It was recommended the south 242.10 feet of Tract 2 be zoned "GR" General Retail, Fourth Height and Area.

C14-64-115 Charles N. Allred: Tract 1: Int. A and 1st to BB and 1st
 Rear of 4703-4709 Sunset Trail
Tract 2: Int. A and 1st to C and 1st
 4601-4651 Sunset Trail
 4401-4641 Fredricksburg Highway
 2501-2545 West Ben White Boulevard

STAFF REPORT: Tract 1 is approximately 10 acres and Tract 2 is approximately 51 acres. Both of these tracts are largely undeveloped. The surrounding area is primarily developed with single-family residential. The property abuts the western boundary of Western Trails Subdivision of 450 lots started in 1957 and developed continuously since. Approximately 758 feet of Tract 1 abuts the City of Sunset Valley. Low density apartments are proposed for Tract 1 and a shopping center is proposed for Tract 2. Ben White Boulevard and Fredricksburg Highway are major thoroughfares with 200 and 100 feet of right of way respectively. These streets and a proposed secondary thoroughfare through the property makes this an excellent location for a regional shopping center from the standpoint of access. Tract 1 proposes apartments as a buffer between the center and adjoining residential subdivisions. Consideration should be given to "GR" as possibly the best zoning for the center. The subject property was annexed to the City on July 2, 1964. Two letters were submitted by Mr. Franklin W. Denius, Trustee, to the City Council as follows:

- (1) An agreement to sell the State of Texas a strip of land 100 feet in width along the northwesterly side of subject property at the raw land price agreed upon in the contract of sale from Charles N. Allred and Franklin W. Denius, Trustee;
- (2) An agreement that the purchaser of such tract will develop same in accordance with Study Sketch I, dated 6-27-64, by the Planning Department of the City of Austin or in accordance with a plan of comparable desirability approved by the City of Austin.

C14-64-115 Charles N. Allred--contd.

The staff raised the question that the wording did not provide for dedication or development of streets or at what time they would be developed.

Mr. Wallace A. McLean represented the applicant and offered the following information in support of this request. The proposed use of Tract 2 is for a regional shopping center. After street dedication, the useable available acreage will be about 37.5. The applicants plan a center of 400,000 square feet. The necessary ratio of parking to floor space is 3 to 1. This means the acreage available is just about what is needed. It would be difficult to further reduce the area of Tract 2. Letters have been submitted agreeing to develop the streets in the area in compliance with an area sketch prepared by the Department of Planning. They have taken into account the interest of all property owners in the vicinity. Only a few houses will be adjacent to the commercial part of the tract. They are developing a mall type shopping center. Adjacent residential lots will not have any parking near their property. Some type of hedge for a buffer will be provided. They have also attempted to plan so that low density will stand as a buffer between the residential and commercial. As seen by the sketch for commercial property, it will not offend the residential property owners in the area. This is an ideal location for commercial and low density apartment development. A shopping center is needed in South Austin.

Property owners in the area opposed the commercial zoning proposed for the following reasons:

1. This would lower the value of our property. These homes are valued from \$18,000 to \$30,000. There are restrictions on the property. We would not know 10 years from now what zoning or development could be put in if "C" Commercial is allowed now.
2. We do not relish the idea of looking out our back doors to garbage cans and the nuisance that would be created by stores with the noise, lighting, etc. resulting from "C" Commercial zoning.
3. The noise and traffic would disrupt and congest our quiet residential community. Apache Pass is only one block in length. The parking of cars on this street would be an impossible situation.
4. No mention was made by the developer when we purchased our homes that there would be commercial zoning at the rear of our lots. The brochure described that the shopping center would be located to the east of Tract 2 and north of Western Trails Boulevard. We have been misled and the developer misrepresented the location of the shopping center. Had we suspected the property behind our lots might be zoned "C" Commercial, we would have looked elsewhere for homes.

C14-64-115 Charles N. Allred--contd.

The Director of Planning reiterated to the Commission the staff's recommendation for "GR", General Retail, zoning for Tract 2. He noted that "C" Commercial zoning permits semi-industrial and wholesale type useage. He recommended "GR" for a retail shopping center.

Mr. Wallace McLean informed the Commission the following uses are proposed for Tract 2 which are not permitted under "GR" General Retail zoning:
(1) sale of boats in kit form, (2) nursery stock, (3) medical and drug supply house.

The Chairman advised the street layout should be submitted to the Planning Commission for approval.

The Commission regarded the request as a proper and comprehensive plan for the area. A street layout plan has been proposed and will be worked out to the satisfaction of the Planning Commission. It was therefore unanimously

VOTED: To recommend that the request of Charles N. Allred for a change of zoning from (Tract 1) Interim "A" Residential, First Height and Area, to "BB" Residential, First Height and Area, for property located at the rear of 4703-4709 Sunset Trail, and (Tract 2) Interim "A" Residential, First Height and Area, to "C" Commercial, First Height and Area, for property located at 4601-4651 Sunset Trail, 4401-4641 Fredricksburg Highway and 2501-2545 West Ben White Boulevard, be GRANTED.

C14-64-116 C. M. Loar: C and 2nd to C-1 and 2nd
400 East 11th and 1101-1105 Trinity Street

STAFF REPORT: The site covers an area of 5865 square feet and is developed with a residence and a two-story building housing Aus-Tex Duplicators letter shop on the first floor and apartments on the second floor. The proposed use is a restaurant with the sale of wine and beer for on-premise consumption. The surrounding area is developed predominantly commercial, with some residential development. The door to door distance from the site to the St. Elias Orthodox Church is 365 feet as measured by the Building Inspector.

Two favorable replies and one in opposition were received in response to notices sent.

Mr. Paul D. Jones represented the applicant. He informed the committee the zoning pattern in the area is mixed. This is in an area which has been zoned commercially and is developed commercially primarily. This request is to use one commodity in a use which is permitted now (the restaurant). The restaurant will be an asset to the area. There is no problem with the distance of this structure from the church as it is 300 feet. There are two buildings on the subject tract. The front building facing on Trinity Street is street level with a two-story structure behind. The front structure will be leased for the restaurant.

C14-64-116 C. M. Loar--contd.

The Commission was favorable to granting this change of zoning as it is in a well developed commercial area. It was therefore unanimously

VOTED: To recommend that the request of C.M. Loar for a change of zoning from "C" Commercial, Second Height and Area, to "C-1" Commercial, Second Height and Area, for property located at 400 East 11th and 1101-1105 Trinity Street, be GRANTED.

C14-64-117 Ann Miller Crockett: B and 2nd to C-1 and 2nd
Rear of 120-146 Academy Drive and Rear of 1101-1119 The Circle

STAFF REPORT: The subject property is part of the Terrace Motor Hotel site and covers 1.57 acres. The applicant proposes to build meeting and banquet rooms. This is an extension of the Terrace Motor Hotel Restaurant. The area to the east is developed residentially. The balance of the area is developed commercially.

No written comment was received.

Mr. William Kay Miller represented the applicant and stated most of the area will be taken up with parking.

The Commission felt the request should be granted as a logical extension of existing zoning. It was therefore unanimously

VOTED: To recommend that the request of Ann Miller Crockett for a change of zoning from "B" Residential, Second Height and Area, to "C-1" Commercial, Second Height and Area, for property located at the rear of 120-146 Academy Drive and the rear of 1101-1119 The Circle, be GRANTED.

SPECIAL PERMIT

CP14-64-6 Austin Luxury Apartments, Inc.: Apartment dwelling group
1201-1315 Town Creek Drive
2001-2025 South Lakeshore Blvd.

STAFF REPORT: This application has been filed as required under Section 5, Paragraph 8(E) of the Zoning Ordinance and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. The proposal is for a 130-unit apartment dwelling group composed of five two-story buildings containing 70 units and three 3-story buildings containing 60 units. A total of 196 parking spaces - one per bedroom are provided. Access is from South Lakeshore Blvd. and Town Creek Drive in Town Lake Plaza subdivision; also from Tinnin Lane, a gravel county road with a substandard right of way of 45 feet, 15 feet of which is in the City limits. Two swimming pools are proposed as part of the project.

The Assistant Director of Planning reviewed the following departmental comments:

Assessor-Collector - The above property is properly assessed and appears on the City of Austin and the Austin Independent School District tax rolls. There are no delinquent taxes due on the above described property.

CP14-64-6 Austin Luxury Apartments, Inc.:--contd.

- Office Engineer - (1) Driveway at southeast corner of Town Creek Drive and South Lakeshore Blvd. will have to be changed to clear curb return and inlet.
- (2) Most southerly driveway approach on Town Creek Drive will have to be moved north off of south property line.
- (3) Require separate request for drive approach.

Electric Superintendent - Additional easements may be required if served by overhead electric service.

Director of Public Works - Driveway locations are OK, however, request for driveways will have to be submitted and places prepared and approved before work begins on them.

Traffic Engineer - Approved; drive openings and paving have been discussed with Public Works. Parking pattern forces tenants to use the gravel road. Openings recommended where indicated on plan when curbing is installed.

Building Official - Objections listed:

- (1) The parking arrangement between buildings 4A-4B and 3B will not work.
- (2) The parking arrangement between buildings 3A and 2B-2A will not work.
- (3) The parking arrangement between buildings 2A-2B and 1B will not work.
- (4) The property lines shown on plot submitted should be eliminated. This project should be on one tract of ground so the structures cannot be sold separately.
- (5) Street to the east of project should be paved.
- (6) Curbs and driveways should be installed east of project. However, this break must be approved by Public Works.
- (7) This memo in no way approves the structural requirements of the buildings.

Sanitary Engineer - Approved. Sanitary sewer line available.

Advanced Planning - Based on standards listed in "The Community Builders Handbook" the parking areas are not adequate. The minimum width recommended for 45° parking is 50 feet. Applicant has provided 45 feet. For 90° parking a width of 43 feet is minimum. The layout as submitted will require entrance and exist from the gravel road on the east of the tract. This is very undesirable unless it is paved. Paving, however, may become complicated as the road is in the county and is also substandard in right-of-way. The layout creates a feeling of crowding. Consideration should be given to decreasing the number of units, creating more open space and better parking facilities.

CP14-64-6 Austin Luxury Apartments, Inc.:--contd.

Drainage - Storm Sewer - Three of the driveway entrances on Town Creek Drive will require relocation and/or modification of existing inlet locations. Relocation of existing street sewer inlets, where needed, will be done at the developers expense. Provision should be made for draining the pools shown on the plan without creating a public nuisance. It is suggested that this be done by connecting them to the storm sewer inlets shown.

Fire Department - This 130 unit plan is for two and three-story units. The drives used for parking will be just wide enough to permit our fire apparatus to drive through. The type of construction is not shown on the site and grading plan. It is my belief that fire hydrants should be placed on the gravel street that is approximately 240 feet east of Town Creek Drive at least. These hydrants would keep the majority of our house lines under 500 feet. Radiated heat may be a problem as the walkway between some of the buildings will be less than 30 feet and the length will be greater than 150 feet.

The applicant's representative, Mr. Ras Redwine, and the contractor, Mr. McCullough, were present at the Commission meeting and stated all departmental requirements will be complied with.

The Commission reviewed the site plan and the information presented. They found the plan complies with all sections of the Zoning Ordinance with the exception of compliance with departmental reports as noted above. It was therefore un-animously

VOTED: To recommend the site plan be APPROVED subject to compliance with departmental reports concerning easement, parking arrangement and driveway widths, and authorized the Chairman to sign the necessary resolution issuing the Special Permit upon fulfillment of all conditions.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of July 13, 1964, and requested 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 and that no subdivisions were referred to the Commission. The Commission therefore

VOTED: To ACCEPT the attached report and to spread the action of the Subdivision Committee of July 13, 1964, on the minutes of this meeting.

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.

SUBDIVISION PLATS - FILED--contd.

The Commission therefore

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

C8-64-45 Barton Village, Sec. 2 and Resub. Lot 3, Blk H, Sec. 1
 Barton Skyway and So. Lamar
C8-64-20 Cogbill Subdivision
 Matthews Lane and Eberhart
C8-63-23 Briarwood Hills
 Parker Lane and E. Riverside
 (Authorized administrative approval)
C8-64-18 Deer Park, Sec. 3 - Revised
 Manchaca Road and Inverness Blvd.
 (Authorized administrative approval)
C8-64-40 McKinley Heights Terrace
 E. 19th St. and Loreto Dr.
C8-64-49 North Acres, Section 2
 Holybluff St. and Walnut Bend Dr.

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:

C8-64-5 Westover Hills, Section 2
 Lester Palmer Blvd. and Hyridge
C8-64-27 Windsor Park Hills, Section 6
 Gladstone Drive and Norwood Hills

C8-63-33 Highland Hills, Section 5, Phase 2
 Highland Hills Terrace

The staff recommended disapproval of this plat pending the first reading of annexation. They reported all other requirements have been met and requested permission to poll the Commission upon annexation of the plat. The Commission therefore

VOTED: To DISAPPROVE the plat of HIGHLAND HILLS, Section 5, Phase 2, pending annexation, and authorized the staff to poll the Commission upon completion.

C8-64-25 Fairmont Park
 Manchaca Road and Southern Oaks

The staff recommended disapproval of this plat pending the required fiscal arrangements, compliance with department reports, annexation and clearance from the Legal Department on radio-tower easement and Sunset Valley extra-territorial jurisdiction.

C8-64-25 Fairmont Park--contd.

The Commission therefore

VOTED: To DISAPPROVE the plat of FAIRMONT PARK pending the required fiscal arrangements, compliance with departmental reports, annexation, and clearance from the Legal Department on radio tower easement and Sunset Valley extra-territorial jurisdiction.

C8-64-9 Northwest Terrace, Section 1
U. S. Highway 183 and McCann Road

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

VOTED: To DISAPPROVE the plat of NORTHWEST TERRACE, Section 1, pending the required fiscal arrangements.

C8-64-30 Colony North, Section 1
Jamestown Drive and Alexandria

The staff recommended disapproval of this plat pending the required fiscal arrangements and showing of the volume and page number on the plat. The Commission therefore

VOTED: To DISAPPROVE the plat of COLONY NORTH, Section 1, pending the required fiscal arrangements and showing of volume and page number on the plat.

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-64-86 Mason Place - Rev.
Airport Blvd. and Gunter Street
- C8s-64-91 Elmwood Estates Sub., Lots 10 and 11, Block D.
Sherwood Road and Elmcrest Road
- C8s-64-94 Bowling Green, Resub. Lot 6, Blk. H
Polaris E. of Hathaway
- C8s-64-95 B. C. Haehnal Addition
Thornton Road

SHORT FORM PLATS - CONSIDERED

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

VOTED: To APPROVE the following short form plats:

- C8s-64-89 Manor Hills, Section 12E
New Manor Road and E. 51st Street
- C8s-64-93 Joseph W. Brown Sub. No. 2
Hancock Drive and Finley Drive

C8s-64-92 Resub. Central Portion Lot 6,
Robertson's Sub. Outlot 55, Div. B.
 Juniper St. E. of Curve Street

The staff reported all departmental reports have been cleared but a variance is required on the lot area of Lot 6B. The lot provides 4702 square feet instead of the required 5750 square feet. It was explained there is an existing commercial building on the front part of the lot designated as Lot 6A. The property is being separated for the purpose of allowing two lots in order for the owner to put a residence on Lot 6B. The Commission therefore

VOTED: To APPROVE the plat of Resub. Central Portion Lot 6, Robertson's Sub. Outlot 55, Div., B, granting a variance on the lot area requirements.

C8s-64-87 Resub. of Kies Addition
 Chesterfield Ave. and Denson

The staff recommended disapproval of this plat pending the required fiscal arrangements and completion of departmental reports. The Commission therefore

VOTED: To DISAPPROVE the plat of Resub. of Kies Addition pending the required fiscal arrangements and completion of departmental reports.

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

The staff reported all departmental reports have not been received and that the subdivider is requesting a name change to Allandale Park, Sec. 1. This is the third name change requested. Mr. Nash Phillips, the subdivider, advised this section of the subdivision will have higher restrictions and he felt it was necessary to change the name. The Commission therefore

VOTED: To APPROVE the change of name of the plat of Stillwood, Section 2, Resub. of Northtown West, Section 3, to Allandale Place, Section 1.

C8s-64-96 Green Valley No. 1 Addition
Resub. Lot 19 and 20, Block 4
 Lott Ave. and Ledesma Street

The staff reported all department reports have been cleared but a variance is required on the lot width of Lot 19A. The owner wishes to resubdivide these two lots to obtain a permit on the corner lot. The lot has only 56 plus feet and the Ordinance requires 60 feet. The purpose of the short form is due to an existing house placed on Lot 20 and a portion of Lot 19, which would leave only 56 feet of width on the corner lot after creating a lot line 5 feet off of the existing house. After further discussion, the Commission then

VOTED: To APPROVE the plat of GREEN VALLEY NO. 1 ADDITION, granting a variance on lot width requirements.

ADMINISTRATIVE APPROVAL

C8s-64-90 Sims Resub. Lot 5, Block L, Georgian Acres
Middle Lane Drive

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 SIMS RESUB. LOT 5, Block L, Georgian Acres.

SUBDIVISION APPROVAL BY TELEPHONE POLL.

It was reported by the staff that the following subdivisions were considered by telephone poll on July 7, 1964, and that a majority of the Commission had

VOTED: To APPROVE the following plats:

C8-64-22 Perkins Valley
Bluff Springs Road and Mozelle Lane
C8-64-6 Greenwood Hills, Section II
Suburban Drive and Sheraton Avenue

OTHER BUSINESS

C10-64-1(k) ALLEY VACATION REQUEST
West 30½ Street Alley between 904 and 906 West 30½ Street

The staff reported all of the adjoining property owners had not signed the vacation request. The Commission therefore

VOTED: To POSTPONE action on this request pending notification and signing of the request by all the affected property owners.

C10-64-1(p) STREET VACATION
Portion of Benjamin Street west of Douglas Street

The staff reported this portion of Benjamin Street is outside the City limits. The adjoining property which abuts the street has been annexed to the City. A request should be made by all the adjacent property owners. Also, a study sketch should be provided showing that the property west of subject street can be platted without this street. A formal recommendation will need to be made to the Commissioner's Court since this portion of the street is outside the City limits. All departments have recommended the vacation of the street.

Mr. S. A. Garza, representing the owner, stated the property to the north belongs to the same owner requesting the vacation. Mr. Garza advised they have had approval on the development of Douglas Street from Burleson Road past Benjamin Street. In the plans for paving, no provision was made for development of this section of Benjamin Street. Douglas Street has been

C10-64-1(p) Portion of Benjamin Street west of Douglas Street -- contd.

developed by the installation of utilities. Plans have been approved for paving and curbing.

After further discussion, the Commission then

VOTED: To recommend the vacation of the street to the Commissioner's Court of Travis County.

ADJOURNMENT: The meeting was adjourned at 9:45 p.m.

Hoyle M. Osborne
Executive Secretary

APPROVED:

Chairman