

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--August 25, 1964

The meeting of the Commission was called to order at 7:00 p.m. in the Council Room, Municipal Building.

Present

S. P. Kinser, Vice-Chairman  
Howard E. Brunson  
Ben Hendrickson  
Edgar E. Jackson  
W. Sale Lewis  
Barton D. Riley  
Emil Spillmann  
W. A. Wroe

Absent

D. B. Barrow

Also Present

Hoyle M. Osborne, Director of Planning  
Alfred R. Davey, Assistant Director of Planning  
E. N. Stevens, Chief Plan Administration  
H. Glenn Cortez, Assistant City Attorney  
Walter Foxworth, Associate Planner  
Jack Polson, Associate Planner

MINUTES

Minutes of the meeting of July 28, 1964 were approved.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of August 18, 1964.

C14-64-113 J. E. Roberts, Sr. Estate et al: Tract 1: 0 to C, 2 to 3  
Tract 2-5: B to C

Tract 1: 200-202 East 17th St., 1701-1705 Brazos  
Tract 2: 204 East 17th Street  
Tract 3: 1707 Brazos Street  
Tract 4: 1709 Brazos Street  
Tract 5: 1711 Brazos, 201-205 East 18th Street

STAFF REPORT: All tracts total approximately 39,000 square feet, and are developed with apartments. The applicants propose a change of all five tracts to "C" Commercial, Third Height and Area, for the purpose of developing the property for business and professional offices. The surrounding area is developed primarily residential except along San Jacinto and East 19th Streets which are developed commercially. The Capitol Area Expansion program includes much of the area, and consideration should be given to the intensity of development and the height allowed in this area. The requested zoning permits a maximum height of 90 feet, a waiver of the front setback requirements and density requirements.

C14-64-113 J. E. Roberts, Sr. Estate et al: Tract 1: 0 to C, 2 to 3 and  
Tract 2-5: B to C--contd.

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

Mr. Trueman O'Quinn appeared on behalf of the applicant and stated the east one half of the block is zoned "C-1" and all of it except one of the five tracts is third height and area. An apartment development is proposed and off-street parking will be provided. They feel this change will be in keeping with the Capitol Area Expansion and the uses of land compatible with it.

The Director of Planning expressed concern to the Commission about the fact that there are no density or lot coverage restrictions in the "C" Commercial and third height and area district. He noted the State Capitol Expansion Plan extends to San Jacinto Street and that this plan and the Austin Master Plan propose less intensive development for the area.

Mr. Joe Crow stated that when he purchased the site eight years ago, he was not aware of the Capitol Plan. If the setback is restricted, their proposed inside parking would be limited. From an economic standpoint, the requested zoning is necessary for development of the property.

The Commission reviewed the information and were favorable to granting this change of zoning for the following reasons:

1. The second height and area portion of the application is surrounded by third height and area.
2. Except for one fourth of the block to the north this request completes a zoning pattern of "C" Commercial, Third Height and Area between San Jacinto Street, 19th Street and the boundary of the 1980 Capitol Expansion Area.
3. The Commission looked with favor on extending "C" Commercial zoning to include the one fourth of the block to the north now zoned "B" Residential.

It was therefore,

VOTED: To recommend that the request of J. E. Roberts, Sr. Estate et al for a change of zoning from (Tract 1) "O" Office, Second Height and Area, to "C" Commercial, Third Height and Area, for property located at 200-202 East 17th Street, 1701-1705 Brazos Street, be GRANTED, and (Tract 2-5) from "B" Residence, Third Height and Area, to "C" Commercial, Third Height and Area, for property located at 204 East 17th Street, 1707, 1709, 1711 Brazos, 201-205 East 18th Street, be GRANTED.

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

C14-64-118 Richard F. Lannert: A to B, 1 to 2  
 300 East 34th, 3401-3405 Grooms Street

STAFF REPORT: The request is for one lot containing 10,200 square feet, which is developed with a two-family dwelling. The applicant proposes to build an apartment hotel. The surrounding area is developed primarily with single-family dwellings. The area along Speedway is developed with apartments, and is zoned "B" Residential, Second Height and Area. Immediately south of 34th Street between Grooms and Tom Green Streets there is "BB" Second Height and Area with some apartment development. The proposed zoning would permit a maximum of a 13 unit apartment hotel or 6 regular units. Consideration should be given to whether or not the balance of the area now zoned "A" Residential should be changed to "B" Residential and if so, whether it should be done as part of a comprehensive plan or in a piecemeal fashion.

One favorable reply and two in opposition were received in response to notices sent.

Mr. William J. Scudder appeared on behalf of the applicant and informed the Commission they plan to have large apartments in which families with children can live. Their plans will include more than one parking space per apartment. They feel this change of zoning is a logical extension of apartment zoning for the area.

The Commission reviewed the information and concluded the request should be denied for the following reasons:

1. The site is presently in a well defined single family residential area.
2. It is not wise to rezone one lot at a time in this area. If the zoning were extended to include at least a block of land, the Committee would look with favor on a review of this zoning.

It was therefore unanimously,

VOTED: To recommend that the request of Richard F. Lannert for a change of zoning from "A" Residence, First Height and Area, to "B" Residence, Second Height and Area, for property located at 300 East 34th Street, 3401-3405 Grooms Street, be DENIED.

C14-64-119 Sherman L. Allen: C to C-1  
 5810-5812 Manor Road and 2807-2809 Sweeney Lane

STAFF REPORT: The site covers an area of 9440 square feet and is developed with a grocery store and micro-wave relay tower. The applicant proposes the sale of beer for off-premise consumption in connection with the grocery store. The surrounding area is developed predominantly residential, with scattered commercial to the south of the subject property.

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

C14-64-119 Sherman L. Allen: C to C-1--contd.

Sherman L. Allen appeared on behalf of the applicant and informed the Commission there is "C-1" zoning established across Rogge Lane south of the site. They have a need for the "C-1" zoning in connection with the grocery store and feel it should be established.

The Commission reviewed the information and were favorable to granting the requested zoning for the following reasons:

1. Commercial zoning is established in the area.
2. This zoning is for the purpose of providing an additional service in the existing grocery store for the area.

It was therefore unanimously,

VOTED: To recommend that the request of Sherman L. Allen for a change of zoning from "C" Commercial, Sixth Height and Area, to "C-1" Commercial, Sixth Height and Area, for property located at 5810-5812 Manor Road, 2807-2809 Sweeney Lane, be GRANTED.

C14-64-120 Trigg Forister: LR to GR  
1202-1302 Koenig Lane

STAFF REPORT: The site is 1.05 acres and is undeveloped. The applicant proposes operating a restaurant with drive-in facilities. The area along Koenig Lane is developed commercially with "LR" Local Retail, "GR" General Retail and "C-1" Commercial zoning established. There is a bowling alley across from the subject property and McCallum High School is to the south-east. Koenig Lane is classified as a primary thoroughfare in the Austin Development Plan with a recommended right-of-way of 120 feet. The present width of Koenig Lane is 50 feet, which is inadequate as a thoroughfare serving commercial development and a high school. Consideration should be given to the traffic problem and the further increase which more intensive zoning would create.

No written comments were received in response to notices sent.

Mr. W. H. Bullard appeared on behalf of the applicant and stated they have leased 110 feet of this property to Country Kitchen for a restaurant. The purpose of the change of zoning is to allow customers to be served in their automobiles. There is a U-Tot-Em next door with "C-1" Commercial zoning.

The Commission discussed this change of zoning and concluded they were in favor for the following reasons:

1. The area is developing as a retail area.
2. This change is to provide additional service to customers in a use already permitted.

C14-64-120 Trigg Forister: LR to GR--contd.

It was therefore,

VOTED: To recommend that the request of Trigg Forister for a change of zoning from "LR" Local Retail, First Height and Area, to "GR" General Retail, First Height and Area, for property located at 1202-1302 Koenig Lane, be GRANTED.

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

NAY: Mr. Spillmann

ABSENT: Mr. Barrow

C14-64-121 Nash Phillips: A to GR  
3411-3425 Manchaca Road

STAFF REPORT: The site contains 30,300 square feet and is developed with a real estate sales office. The applicant proposes commercial use. The area is partially developed with single-family dwellings. Subject property is part of Barton Oaks Subdivision, recorded November 15, 1963. Originally the preliminary plan showed subject property as commercial lots but was revised to show residential lots. Consideration should be given to whether this proposed change is compatible with the residential area. The granting of commercial zoning at this location may establish a precedent to strip commercial zoning along Manchaca Road.

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

Mr. Thomas Watts appeared before the Commission on behalf of the applicant. He stated this change of zoning is planned for a convenience to the subdivision and will not generate too much traffic.

The staff reported to the Commission the applicant had requested a postponement for 30 days. Mr. Phillips is out of town and would like the case postponed until he can appear at the next meeting on behalf of this request. A majority of the Commission was of the opinion that Mr. Phillips' presence would not alter the facts of the case that were discussed in the Committee hearing, and therefore a postponement would serve no useful purpose. A motion to postpone action on this request failed to carry by the following vote:

AYE: Messrs. Kinser, Spillmann, Wroe

NAY: Messrs. Brunson, Riley, Jackson, Hendrickson and Lewis

ABSENT: Mr. Barrow

The Commission reviewed the information; a majority of the members felt the area should remain residential for the following reasons:

1. A request of this type within a residential area is not good planning or zoning.

C14-64-121 Nash Phillips: A to GR--contd.

2. The Committee was of the opinion that commercial zoning in the area should be granted only on property subdivided in such a manner as to protect residential lots and in which commercial lots are designed as an integrated part of a comprehensive plan.

It was therefore,

VOTED: To recommend that the request of Nash Phillips for a change of zoning from "A" Residence, First Height and Area, to "GR" General Retail, First Height and Area for property located at 3411-3425 Manchaca Road, be DENIED.

AYE: Messrs. Brunson, Riley, Jackson, Hendrickson and Lewis

NAY: Messrs. Kinser, Spillmann, and Wroe

ABSENT: Mr. Barrow

C14-64-122 The Lumbermen's Company: C to C-1

Rear of 1116, 1124 Colorado, Rear of 203-209 West 12th,  
Rear of 1117-1123 Lavaca Street

STAFF REPORT: The site is undeveloped and contains an area of 9216 square feet. The surrounding area is developed primarily with offices. The State Capitol is to the east. The applicant proposes to serve wine and beer secondary to the sale of food in a restaurant on the top two floors of a high-rise apartment building and office. This particular tract of land was zoned "C" Commercial, Fourth Height and Area in 1962. The front door of the First Methodist Church is more than 300 feet from the door of the proposed building.

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

Two persons appeared at the hearing in favor of the change. Mr. Richard Baker appeared before the Commission and offered the following information in support of the application. There is "C-1" Commercial zoning south and west of the property. This tract of land is 96 x 96 feet and a high rise building 180 feet above ground level is planned. Construction will start within the next three weeks. The restaurant will be approximately 500 feet from the church.

The Commission reviewed the information, and was favorable to granting this request for the following reasons:

1. The site is in a well developed commercial area.
2. It would allow a service which is a common practice in a restaurant.

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C14-64-122 The Lumbermen's Company: C to C-1--contd.

It was therefore unanimously,

VOTED: To recommend that the request of The Lumbermen's Company for a change of zoning from "C" Commercial, Fourth Height and Area, to "C-1" Commercial, Fourth Height and Area, for property located at the Rear of 1116, 1124 Colorado, Rear of 203-209 West 12th, and Rear of 1117-1123 Lavaca Street, be GRANTED.

C14-64-123 Louis A. Joseph: A to C (Amended to O)  
1000-1006 East 50th, 1001-1007 East 51st, 5001-5009 Harmon Avenue

STAFF REPORT: The site contains 1.04 acres and is developed with single-family dwellings. The surrounding area is developed primarily with single-family dwellings, with commercial development along the Interregional Highway. There is "O" Office zoning south of subject property extending to Harmon Avenue. The recommended right-of-way for East 51st Street is 80 feet, based on the existing center line. The present right-of-way is 50 feet except for a short length adjacent to the site on the east where an additional 15 feet was obtained in a resubdivision of property. Harmon Avenue and East 50th Street are minor residential streets of 50 feet width.

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

Mr. Harry Vine II appeared at the Committee hearing in behalf of the applicant and offered the following information in support of the application: The property is in a growing commercial area. This is proper zoning in a neighborhood close to the Interregional Highway with the shopping centers, filling stations and offices. The neighbors immediately adjacent to the site are in favor of the change. The applicant will be willing to set back any building 15 feet to allow for future street widening. Some type of store is planned which Mr. Joseph plans to operate.

Two nearby property owners appeared in opposition to the request. They stated the applicant was aware this was residential property before he bought it. As property owners in the area, we are not in favor of this change of zoning. The property should remain residential. There is no valid reason for this change.

Mr. Harry Vine appeared at the Committee hearing and stated Mr. Joseph would like to amend his application to "O" Office zoning.

The Commission noted that the Zoning Committee had gone on record as favoring "O" Office zoning for this property, when East 51st Street has adequate right of way.

Mr. Joseph stated he was not willing to dedicate any of his property for right of way on East 51st Street.

C14-64-123 Louis A. Joseph: A to C (Amended to O)--contd.

Mr. Kinser noted that other property in the area had been re-zoned without provision for widening.

The Commission reviewed the information and concluded this request should be denied for the following reasons:

1. East 51st Street has inadequate right-of-way.
2. They would recommend "O" Office zoning if the street width of East 51st Street was adequate.

It was therefore,

VOTED: To recommend the request of Louis A. Joseph for a change of zoning from "A" Residence, First Height and Area, to "O" Office (as amended), First Height and Area, for property located at 1000-1006 East 50th, 1001-1007 East 51st, 5001-5009 Harmon Avenue, be DENIED.

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

NAY: Mr. Kinser

ABSENT: Mr. Barrow

C14-64-124 Roy E. Seekatz: A to B, 1 to 2  
1010 Daniel Drive and 511-515 Dawson Road

STAFF REPORT: The site is undeveloped and contains an area of 12,000 square feet. There is commercial development along Barton Springs Road. Single-family dwellings are to the east and south, and apartments are to the west. The applicant proposes constructing apartments. The requested zoning would permit a maximum of 16 apartment hotel units or 8 regular units. Consideration should be given to the protection of the single-family dwellings along Daniel Drive. The deed restrictions on the subject property may restrict the useage to single-family residences. It is suggested that first height and area zoning would be more appropriate zoning for property along Daniel Drive.

Three written comments were received in opposition to the request.

The applicant was present at the Committee hearing and stated the subject property should be rezoned in accordance with the apartment development across the street. There will be no ill-effect on the single-family residential property. He also own 25 feet of the back lot next door to this property. Apartment development is planned for the site.

The Committee instructed the staff to determine, along with the applicant, any limitation or restrictions on the use of the property. They referred the request to the Planning Commission without a recommendation.

The staff reported to the Commission the applicant requested the application be withdrawn because of deed restrictions on the property.

The Commission therefore unanimously

VOTED: To ACCEPT withdrawal of this application.



C14-64-125 Eastin Nelson: A to B, 1 to 2  
607-609 East 45th Street

STAFF REPORT: The site is developed with a single-family dwelling and contains an area of 28,488 square feet. The surrounding area is developed residentially. There is a nursery next door and a church across the street. The applicant proposes constructing apartments. The proposed zoning would permit a maximum of 38 apartment hotel units or 19 regular units. "B" Residence, First Height and Area, would permit a maximum of 19 apartment hotel units or 14 regular units. East 45th Street is designated a primary thoroughfare in the Austin Development Plan. This normally requires 120 feet of right-of-way. However, since the street is in a built-up area, a right-of-way less than 120 feet might be acceptable, possibly 90 feet. The eventual right-of-way and alignment have not been determined. This application should be considered in terms of the thoroughfare development. Any change of zoning in this area should be considered in terms of a large area.

No written comment was received in favor of or opposition to the request.

The applicant and his representative, Mr. Ronald Zent, were present at the hearing and their testimony is summarized as follows: This property has 295 feet of depth and it should be entitled to this zoning change. There is adequate space for a 40 or 60 foot set-back and there is no question of sufficient parking or access being available. There is a kindergarten next door, a church across the street and no adjacent residences. It is intended to make this a more productive piece of property by building 10 or 12 apartment units. This is the last vacant piece of land in this area and it is suited for an apartment site. It would be of benefit to the City as well as the owner to be able to develop and utilize the property.

The Commission reviewed the information presented and concluded this request should be denied for the following reasons:

1. The change would be inconsistent with the zoning pattern of the area.
2. East 45th Street has inadequate right-of-way.

It was therefore unanimously,

VOTED: To recommend the request of Eastin Nelson for a change of zoning from "A" Residence, First Height and Area, to "B" Residence, Second Height and Area, for property located at 607-609 East 45th Street, be DENIED.

C14-64-126 Holiday Realty Co.: A to B  
7901-7905 Lazy Lane, 1316-1402 Anderson Lane

STAFF REPORT: The site is vacant and contains an area of 23,085 square feet. The applicant proposes operating a nursing home. The surrounding is primarily single-family residential. There is a church across Lazy Lane

C14-64-126 Holiday Realty Co.: A to B--contd.

from the subject property. The proposed zoning would allow a maximum of 15 apartment hotel units or 11 regular units. The recommended right of way for Anderson Lane is 80 feet. This will be accomplished in 1965, with 44 feet of paving, from North Lamar to Burnet Road. The subject property is part of Lazy Lane Village Subdivision. The Zoning Ordinance does not limit the number of patients on a tract in excess of 20,000 square feet. Consideration should be given to the protection of the residential neighborhood.

One reply was received in opposition to and one in favor of the proposed change.

Three persons appeared at the hearing in opposition and one in favor of the request. Mr. Paul D. Jones appeared on behalf of the applicant and stated: A nursing home is a use which is compatible with a residential district. This is a changing area and it is not feasible to develop the property with single family residences. The property will have a privacy fence and will be landscaped. Anderson Lane has 80 feet of right of way at this site.

Nearby owners stated they are opposed to this change from residential to a nursing home, which is a business. Three houses could be built on this property. The area should remain residential without this intrusion.

The Commission reviewed the information presented. A majority of the members felt this request should be denied for the following reason: The proposed change is inconsistent with the established zoning in the area.

It was therefore,

VOTED: To recommend the request of Holiday Realty Company for a change of zoning from "A" Residence, First Height and Area, to "B" Residence, First Height and Area, for property located at 7901-7905 Lazy Lane, 1316-1402 Anderson Lane, be DENIED.

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

NAY: Messrs. Brunson and Jackson

ABSENT: Mr. Barrow

CP14-64-7 Capital National Bank, Trustee: Automobile service station and business  
for sale and repair of boats and parts

3401-3405 Northland Drive  
5608-5616 Balcones Drive

STAFF REPORT: This application has been filed as required under Section 5B, Paragraph 22b of the Zoning Ordinance and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. Proposed is the sale of boats and new parts, boat motor repair, with all storage inside the building, and the usual services of an automobile

CP14-64-7 Capital National Bank, Trustee--contd.

service station. These services will be conducted in an existing service station which will not be altered. Access is from Northland Drive and Balcones Drive. The entire site is paved. The staff reviewed the following departmental comments:

Fire Protection - OK

Electric Superintendent - OK

Fire Prevention - OK

Tax Assessor - The above described property appears on the tax roll and all taxes have been paid through 1963.

Health Unit - APPROVED: Sanitary sewer line available

Office Engineer - OK

Storm Sewer - Plat complies

Traffic Engineer - Plan is for service station only as submitted by Sinclair Refining Company. Plans do not indicate possible additional development for sale and repair of boats or parts. Withhold approval pending further plans

Water & Sewer - Satisfactory

Building Official - Even though this operation could be allowed by special permit it is my opinion that as long as a service station exists at this location and is operating in conjunction with the sale of boats and their parts this property is not large enough for both operations. It will be necessary that any mechanical work or the sale of boats and motors be done within the building.

Director of Public Works - Need more information before I can make recommendation.

- (1) Are pumps to remain?
- (2) Where will boat repairs take place? Outside?
- (3) Driveways ok for service station but might be too wide for boat repairs.

The Committee agreed this request should be postponed until all departmental reports had been complied with.

The staff reported to the Commission that one of the proposed uses is not permitted by Special Permit in the "LR" district, and that the staff therefore recommends denial of the request.

Mr. Bloomquist was present at the Commission meeting on behalf of this application and stated they would like to consider this matter further and perhaps apply for zoning change of the property to "C" Commercial. He requested the Commission accept withdrawal of the application.

After further discussion, the Commission then

VOTED: To ACCEPT the withdrawal of this request for a Special Permit.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of August 10, 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 the following subdivisions were referred to the Commission without a recommendation: C8-64-46 Highland Hills Northwest, Phase 1. The Commission therefore

VOTED: To ACCEPT the attached report and to spread the action of the Subdivision Committee of August 10, 1964 on the minutes of this meeting.

PRELIMINARY PLANSC8-63-71 Richland Estates, Sec. 3  
Dalton Lane and Amory Lane

The staff reported the owners were requesting a six-months extension. The Commission therefore

VOTED: To GRANT a six-months extension of the preliminary plan of RICHLAND ESTATES, Sec. 3

C8-63-59 Suggested Subdivision of Berkman Tract  
Berkman Drive and Bartholomew Drive

The staff reported the owners were requesting a six-months extension and a change of the plan in one small area. The staff is agreeable to the requested change. The Commission therefore

VOTED: To GRANT a six-months extension of the preliminary plan of the Suggested Subdivision of the Berkman Tract (as revised).

C8-64-46 Highland Hills Northwest, Phase 1  
Far West Blvd. and Mesa Drive

The staff reported this preliminary plan was reviewed at the Subdivision Committee meeting of August 10 and was referred to the Commission. The problems concern the fronting of 18 lots on a thoroughfare street and provision for an adequate thoroughfare. The Planning Department recommended to the Subdivision Committee that no lots front onto Mesa Drive or Far West Boulevard, which are secondary and primary thoroughfares respectively. An additional right-of-way of 30 feet is required on Far West Boulevard to provide for a right-of-way width of 120 feet to conform to the requirements of the Austin Development Plan.

The developers, Mr. Landon Bradfield and Mr. Tom Bradfield object to the proposed 120 foot thoroughfare and prefer to front lots on Mesa Drive rather than having them side or back. There have been several meetings with the subdividers and the staff toward an acceptable layout. Due to the terrain of the land, an arrangement whereby lots would front on Mesa Drive and side on Far West Boulevard has been studied. The prime concern

C8-64-46 Highland Hills Northwest, Phase 1--contd.

in fronting lots on these thoroughfares is the anticipation of 25,000 cars in the area by 1982 with a forecast of 16,000 car trips a day. There will be higher density occurring in this area than single-family residential. Features contributing to this higher density are the anticipated multi-family units, a shopping center, junior high school, and an elementary school.

Mr. Tom Bradfield questioned the desirability of having a large thoroughfare in this residential neighborhood. He felt it would violate the character of the residential area and did not think the terrain of the area would permit such a high density as forecast. He stated that a 90 foot boulevard is capable of four 12-foot lanes of traffic with a 9 foot parking lane and median in the middle. These lanes would handle 800 to 1,000 vehicles per hour and would adequately handle 25,000 to 30,000 cars a day. Mr. Landon Bradfield noted the widening of Far West Boulevard would reduce the proposed layout for Phase 1 to 16 lots, resulting in financial loss in the development.

Mr. Kinser was of the opinion that a 90 foot thoroughfare would be adequate for future development. Mr. Wroe questioned the feasibility of having a thoroughfare through the residential development. Messrs. Riley and Jackson were of the opinion that a minimum right of way of 100 feet was needed.

The Director of Planning reviewed the subdivision standards and thoroughfare policy. He noted the decision of the thoroughfare in question was adopted by the Planning Commission in 1962 after four years of planning. He emphasized the strong need for thoroughfares with the estimated high traffic volumes. He recommended Far West Boulevard be 120 feet from Mesa Drive to Missouri-Pacific Boulevard.

After further discussion, it was then

VOTED: To recommend that 18 lots face on Mesa Drive and the width of Far West Boulevard be 100 feet from Mesa Drive to Missouri-Pacific Boulevard.

SUBDIVISION PLATS - FILED

C8-64-37 Balcones Hills, Sec. 1  
Spicewood Springs and Greenslope

The staff reported that additional fiscal arrangements, easement and compliance with all departmental reports are required. They recommended this plat be accepted for filing and disapproved pending compliance with all requirements. The Commission therefore

VOTED: To ACCEPT the final plat of BALCONES HILLS, Sec. 1 for filing and to DISAPPROVE pending the required fiscal arrangements, additional easements and compliance with departmental reports.

## SUBDIVISION PLATS - APPROVED

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

VOTED: To APPROVE the following final plats:

C8-64-43 Northwest Hills, Mesa Oaks, Phase 1-A  
Far West Blvd. and Waterline  
C8-64-28 Porter Heights  
Manchaca Road East of Prather

## SUBDIVISION PLATS - CONSIDERED

C8-64-40 McKinley Heights Terrace  
East 19th Street and Loreto Drive

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

VOTED: To DISAPPROVE the plat of MCKINLEY HEIGHTS TERRACE pending the required fiscal arrangements and compliance with departmental reports.

C8-64-49 North Acres Section 2  
Holly Bluff and Walnut Bend

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

VOTED: To DISAPPROVE the plat of NORTH ACRES Sec 2 pending the required fiscal arrangements and compliance with departmental reports.

C8-64-10 Riverbend Section 3-A  
Dubuque and Susquehanna

The staff recommended disapproval of this plat pending the required fiscal arrangements, compliance with departmental reports and annexation. The Commission therefore

VOTED: To DISAPPROVE the plat of RIVERBEND Section 3-A pending the required fiscal arrangements, compliance with departmental reports and annexation.

C8-64-41 Riverbend Section 3-B  
Manor Road and Loyola Lane

The staff recommended disapproval of this plat pending the required fiscal arrangements, compliance with departmental reports and annexation. The Commission therefore

VOTED: To DISAPPROVE the plat of RIVERBEND Section 3-B pending the required fiscal arrangements, compliance with departmental reports and annexation.

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C8-63-55 Western Trail Estates  
Jones Road and Buckskin Pass

The staff recommended disapproval of this plat pending the required fiscal arrangements, compliance with department reports and annexation. The Commission therefore

VOTED: To DISAPPROVE the plat of WESTERN TRAIL ESTATES pending the required fiscal arrangements, compliance with departmental reports and annexation.

SHORT FORMS - FILED

C8s64-108 Wayne H. Corbitt Subdivision  
F. M. 812 West of U. S. Highway 183

The staff reported all departmental reports have not been received and recommended this plat be accepted for filing. In addition, a variance is required on the signature of the adjoining property owner Mrs. Ida P. New, who has refused to join in the subdivision. The Commission therefore

VOTED: To ACCEPT the plat of WAYNE H. CORBITT SUBDIVISION for filing, granting a variance on the signature of the adjoining property owner; and authorized the staff to notify Mrs. Ida P. New that no further subdivision of her property would be approved until a preliminary or schematic plan is submitted for the balance of her property.

SHORT FORMS - APPROVED

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-63-38 Fritts Addition  
Casey and Gillis Street
- C8s-64-64 Resub. Reed Addition  
U. S. Hwy. 71 and Popham Lane
- C8s-64-95 B.C. Haehnal Addition  
Thornton Road

(Granted a variance on signature of adjoining owner)

SHORT FORMS - CONSIDERED

C8s-64-86 Mason Place Revised  
Airport Boulevard and Gunter Street

The staff reported all departmental reports have not been complied with and recommended this plat be disapproved. The Commission therefore

VOTED: To DISAPPROVE the plat of MASON PLACE - Rev. pending completion of departmental requirements.

C8s-64-94 Bowling Green, Resub. Lot 6, Block H  
Polaris Avenue East of Hathaway

The staff reported additional fiscal arrangements were required and recommended this plat be disapproved. The Commission therefore

VOTED: To DISAPPROVE the plat of BOWLING GREEN, RESUB. LOT 6, BLOCK H, pending the required fiscal arrangements.

C8s-64-104 G. C. Prock, Resub. Lot 3  
Prock Lane East of Springdale Lane

The staff reported additional fiscal arrangement are required and the plat does not comply with drainage requirements. The property is subject to flooding and a restriction should be placed on the plat prohibiting construction of any new structure on the property having finished floor elevations lower than an elevation of 468 feet. The Commission therefore

VOTED: To DISAPPROVE the plat of G.C. PROCK, RESUB. LOT 3, pending the required fiscal arrangements and notation on the plat regarding the drainage requirement of elevation no lower than 468 feet.

C8s-64-105 Hillside Addn. Resub. Lot 3A  
Barton Springs Road and Dawson

The staff recommended disapproval of this plat pending the required fiscal arrangements, additional easements, compliance with all departmental reports and adequate description of easements shown on the plat. The Commission therefore

VOTED: To DISAPPROVE the plat of HILLSIDE ADDN. RESUB. LOT 3A pending the required fiscal arrangements, additional easements, compliance with departmental reports and adequate description of easements shown on the plat.

C8s-64-107 G. C. Prock Sub. Resub. Lot 9  
Prock Lane and Don Ann Street

The staff recommended disapproval of this plat pending compliance of departmental reports and drainage requirements. The property is subject to flooding and it is recommended a restriction be placed on the plat requiring the finished floor elevation of all structures be not less than 465.50 feet. The Commission therefore

VOTED: To DISAPPROVE the plat G. C. PROCK SUB. RESUB. LOT 9 pending compliance with the required departmental reports and a notation on the plat regarding the drainage requirement of elevation no lower than 465.50 feet.



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

The staff recommended disapproval of this plat pending compliance with departmental reports and change of the name of the subdivision. The Commission therefore

VOTED: To DISAPPROVE the plat of SPRINGDALE TERRACE pending compliance with departmental reports and change of the subdivision name.

ADMINISTRATIVE APPROVAL

The staff reported two plats had received administrative approval under the Commission's rules. The Commission therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting, the administrative approval of the following short form plats:

C8s-64-103 L. E. Toungate, Lot No. 1  
U. S. Highway 183

C8s-64-106 Northwest Hills, Mesa Oaks, Phase 1, Resub. Lots 2, 3, 6 & 7 Blk E  
Burnet Loop

SUBDIVISION APPROVAL BY TELEPHONE POLL

The staff reported that the following subdivisions were considered by telephone poll on August 8, 1964, and that a majority of the Commission had

VOTED: To APPROVE the following plats:

C8-64-20 Cogbill Subdivision  
Matthews Lane and Eberhart Lane  
C8-64-30 Colony North, Sec. 1  
Jamestown Drive and Alexandria Avenue

OTHER BUSINESS

C10-64-1(q) ALLEY VACATION REQUEST  
West 30th Street alley between Whitis and Cedar Streets

The staff reported some of the easements would need to be retained before this alley is vacated. A proposed 20 foot alley is located north of the First English Luthern Church to the west of Cedar Street. The purpose of the alley vacation is to consolidate the church property located on both sides of the alley. It is recommended that adjacent property owners of the proposed alley be contacted to see if they are in agreement. The Commission therefore

VOTED: To POSTPONE action for 30 days pending the notification of adjacent property owners of the proposed alley before vacation of the existing alley.

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ADJOURNMENT: The meeting was adjourned at 9:25 p.m.

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Hoyle M. Osborne  
Executive Secretary

APPROVED:

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Chairman