

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- April 6, 1965

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
Barton D. Riley
Edgar E. Jackson
Emil Spillmann
W. A. Wroe

Absent

W. Sale Lewis

Also Present

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

MINUTES

Minutes of the meeting of March 9, 1965, were approved.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of March 30, 1965.

C14-65-36 Walter Bohn and Mrs. Addie Smothers: A to O
3401-3405 Kerbey Lane
1510-1512 West 34th Street

STAFF REPORT: The site contains 21,250 square feet and is developed with three single-family dwellings. The applicant proposes erecting a medical clinic. The area south of West 34th Street is developed with single-family residences and the Brykerwoods School. The area north of West 34th Street to West 35th Street has mixed development of residences with scattered commercial uses. All nearby homes, including those on subject property, are in good condition. The Commission granted a zoning change from "A" to "O" Office at Mills and West 34th Street as they felt the character of the neighborhood was changing and that the proposed type of development would be an improvement. The Commission, however, denied a request for "O" Office zoning across Kerbey Lane from subject property in 1961 as they felt this would be an intrusion into a well developed residential area, near the school. To the north and west is the area recently zoned for the Seton Hospital and doctor's office complex. West 34th Street is proposed as an expressway in the Austin Transportation Study.

C14-65-36 Walter Bohn and Mrs. Addie Smothers--contd.

Five written comments were received in favor of the change and one in opposition.

Mr. Sam Perry, representing the applicant, presented the following information:

1. The ultimate change in the character of the area as a result of the Seton Hospital and Austin Doctors Buildings between West 34th and West 38th Streets affects this property.
2. The residential character of the neighborhood is transitional. The north side of West 34th Street to Jefferson Street is natural for office type development.
3. The proposed zoning is proper zoning for the area and would be an asset to the neighborhood.

Mrs. Olivia Barnett, of 1504 West 34th Street, wrote her objections to the proposed change which is summarized as follows: There is already a great parking problem in this area with Brykerwood School being in the neighborhood. The parking situation will worsen if the zoning applied for is granted.

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

1. This change would be an intrusion into a well-developed residential area.
2. West 34th Street and Kerbey Lane are inadequate for further commercial development.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Walter Bohn and Mrs. Addie Smothers for a change of zoning from "A" Residential, First Height and Area to "O" Office, First Height and Area, for property located at 3401-3405 Kerbey Lane and 1510-1512 West 34th Street, be DENIED.

C14-65-37 Raymond R. Sands: A to LR
2109 Ivy Trail

STAFF REPORT: The site contains an area of 8,250 square feet and is developed with a single-family residence. A three foot strip between the subject property and Ben White Boulevard is owned by the City, but is not part of the right of way of Ben White Boulevard. There is no access to subject property from Ben White Boulevard. The immediate surrounding area is developed residentially. The City limit line is two lots to the west. There are large tracts of undeveloped land across Ben White Boulevard and outside the City limits to the west. "GR" zoning is established across Ben White Boulevard on each side of Pack Saddle Pass. Ivy Trail is a "dead-end" minor residential street with 50 feet of right of way, and is inadequate for commercial uses. A study of the area between Bannister Lane and the City limits was made in 1961 to determine the most desirable development trend for this area. It was agreed that the existing residential area along Ivy Trail should remain residentially zoned.

C14-65-37 Raymond R. Sands--contd.

Thirteen written comments were received in opposition to the request.

The applicant stated: This whole area along Ben White Boulevard will be zoned for general retail ultimately. There are already retail uses established along Ben White Boulevard.

A number of property owners appeared in opposition to the request and stated: The entire area around this property is zoned "A" Residential. The property is not commercial along Ben White Boulevard at this point, and this change would be an intrusion into the residential area. A petition signed by 34 property owners objecting to the change is submitted.

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

1. The proposed change would be an intrusion into a well-developed residential area.
2. Ivy Trail is inadequate for commercial use.

The staff reported a letter from the applicant requesting withdrawal of his application.

The Commission then

VOTED: To ACCEPT the withdrawal of the request for rezoning.

C14-65-38 John Oates: LR to C
707-711 Bruning Avenue
5206-5208 Eilers Avenue

STAFF REPORT: The site contains 12,750 square feet and is undeveloped. The applicant proposes to operate a floor covering business. The surrounding area is developed with a mixed pattern of single-family residences, retail and commercial uses. On the north side of Bruning Avenue across from the site is "GR" zoning. "C" Commercial, "LR" Local Retail and "A" Residential zoning is established along East 53rd Street. "C" Commercial zoning is established to the east of Eilers Avenue. Consideration should be given to the encroachment of "C" Commercial zoning west of Eilers Avenue, into the residential area. Bruning and Eilers Avenues are inadequate streets with 50 feet of right-of-way. They are both proposed as 70 feet in the Austin Development Plan.

Two written comments were received in opposition to the request.

No one appeared to represent the applicant.

C14-65-38 John Oates--contd.

One nearby property owner appeared and informed the Committee that "C" Commercial zoning on this property would be a detriment to the area. If this use is allowed, there will be trash, noise and nuisance to the adjoining property owners. There is already a serious sanitation problem on the property, and the matter should be investigated by the Council.

The Committee was concerned with the inadequate street situation and the intensity of "C" Commercial zoning for this property. They were of the opinion that "GR" zoning would be a logical extension of existing general retail zoning across from the site. They recommended the street needs as set out in the Austin Development Plan be determined by the Council.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of John Oates for a change of zoning from "LR" Local Retail, First Height and Area, to "C" Commercial, First Height and Area, for property located at 707-711 Bruning Avenue and 5206-5208 Eilers Avenue, be DENIED, but recommended that "GR" General Retail zoning be GRANTED for the property.

C14-65-39 Austin Corporation: Interim A to LR
 3801-3813 Dry Creek Road
 3800-3816 Bull Creek Road

STAFF REPORT: The site is a triangular-shaped one at the intersection of Bull Creek Road and Dry Creek Road, and contains 19,600 square feet. The proposed use is a gasoline service station. Northwest Hills, Section 4, subdivision is to the north. "O" zoning was established at the northwest corner of Dry Creek Road and Mountain Climb Drive in 1961, as was "LR" zoning on a seven acre tract of undeveloped land across Dry Creek Road from the subject property. The site was set aside for commercial use in the subdivision plan. The remaining area is largely undeveloped.

One written comment was received in favor of the request.

Mr. David Barrow, Jr., representing the applicant, stated: It is expected the area to the west will be developed commercially. We feel "LR" is reasonable and proper zoning for the subject property.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request should be granted for the following reasons:

1. The proposed zoning is a logical extension of existing "LR" zoning.
2. The proposed use is the highest and best use of the land.

C14-65-39 Austin Corporation--contd.

The Commission concurred with the Committee recommendation and unanimously

VOTED: To recommend that the request of the Austin Corporation for a change of zoning from Interim "A", Interim First Height and Area, to "LR" Local Retail, First Height and Area, for property located at 3801-3813 Dry Creek Road and 3800-3816 Bull Creek Road, be GRANTED.

(DISQUALIFIED: Mr. Barrow)

C14-65-40 Charles T. Browne: C to C-1
96 Interregional Highway
711-715 Driskill Street

STAFF REPORT: The site contains an area of 5,670 square feet and is developed with a drive-in grocery store. The applicant proposes the sale of beer for off-premise consumption. There is a vacant church on property across Driskill Avenue from the subject property, with Palm School beyond, across East First Street. The immediate area along East Avenue is zoned "C". The remaining area to the west is developed residentially. The applicant previously applied for this zoning change but withdrew the request because of opposition from the adjoining church. Driskill Street is a minor residential street with 60 feet of right of way.

One written comment was received in favor of the change and one in opposition.

The applicant was present at the hearing and informed the Committee that business is going elsewhere because they are not able to provide this commodity. There have been no church services held on the church owned property for quite some time. This property is valuable and it is necessary to sell beer in order to meet competition. "C-1" zoning is established in the area and the proposed change of zoning is justified for this property.

Mr. O. C. Robinson of the Austin Baptist Association appeared at the hearing and stated: This property across from the site is now owned by the Austin Baptist Association, which plans a mission type program for low income people in the area. It is proposed to have a rehabilitation center for homeless men with alcoholic problems as well as an expanded program eventually for a day nursery for children of working parents. Religious activities will be operated every day and the sale of beer would not be a wholesome influence.

The Committee was concerned with whether the proposed use of the Baptist Association property would prohibit the granting of a license to sell beer at the grocery. They requested a legal interpretation from the Legal Department before the next Planning Commission meeting.

Mr. Glenn Cortez, Assistant City Attorney, stated that in the opinion of the Legal Department it is not a church as defined under the Ordinance. A church, by definition, is required to have weekly meetings for the purpose of religious activities and the edifice be owned by the congregation.

C14-65-42 Robert K. Meyer, Trustee--contd.

The Planning Director emphasized the need for additional streets in this area. Without them, further development in this area would be seriously hampered.

Mr. Barrow stated it was his opinion that it should not be the applicant's responsibility to provide the needed street, as it was of no benefit to him.

Mr. Brock submitted a petition with 60 names opposing the requested zoning change.

Mr. Al Williams requested the Commission to postpone action pending further study of the street situation.

The Commission agreed that further access is needed in the area. Since the applicant requested postponement, and the neighboring property owners wish to continue exploring the possibilities of another street, they

VOTED: To POSTPONE action on this request, subject to further study of the street needs for the area.

C14-65-43 Charles D. Peavy, M.D.: A to O
3703-3711 Manchaca Road

STAFF REPORT: The site is developed with a residence, and the proposed use is for a doctor's office. The subject property is part of the Bundy Subdivision, totaling approximately 10 acres owned by the applicant, out of which the applicant wishes to zone 2.74 acres for the doctor's office. The surrounding area is largely undeveloped, with scattered single-family residences along Manchaca Road. There is a subdivision owned by Nash-Phillips-Copus along Fleetwood Drive and Larchmont. Last year, "GR" General Retail zoning was proposed by Mr. Phillips north of Larchmont. The Commission denied this application. In 1963, there was a request before the Board of Adjustment for a variance to erect a convalescent home on the subject property with less than the required setback. The Board denied this application as no unnecessary hardship was found to exist. Consideration should be given to the proposed zoning being an encroachment into the residential area and to the lack of access to the surrounding property.

One written comment was received in favor of the change.

The applicant appeared at the hearing and stated: A petition is submitted with 200 names recommending this change of zoning be granted. We have received no objection from the neighbors. There should be more commercial zoning along Manchaca Road.

The Committee reviewed the information and concluded this request should be denied for the following reasons: The subject property is not in a well defined commercial area, and the proposed change of zoning is premature.

C14-65-43 Charles D. Peavy, M.D.--contd.

Mr. Spillmann stated the deep lots along Manchaca Road will probably never be joined in an overall development plan. A change in zoning in this area is going to be very prominent in the next few years. The zoning requested is very restrictive. Mr. Kinser agreed with Mr. Spillmann that the area is in transition.

The Planning Director stated that the applicant intends to build a convalescent hospital and doctor's offices in the same building. The Ordinance does not prevent a convalescent hospital in a residential area, but it does require special conditions, such as certain distances from property lines. The "O" Office zoning is a more intensive zoning, which, however, does fit in with the possibilities of the neighborhood. It is in a semi-rural area. Most of the lots are one or two acre tracts. A convalescent hospital would have little or no affect on residences in this type area.

Mr. Barrow stated that the whole area should be looked into for "O" Office zoning rather than this one particular piece of property. Mr. Wroe also agreed with this point of view.

Mr. Osborne advised the Commission that the proposal is permitted in any zoning district by a special permit.

The applicant requested a postponement until he could confer with the staff and decide what action he should take on this property.

The Commission therefore

VOTED: To POSTPONE action on this request subject to further study.

C14-65-44 Eddie Simmons: C and 1 to C and 2 (amended to C and 5)

1112-1122 Lamar Boulevard

1001-1007 West 12th Street

Additional Area: 1100-1110 Lamar Boulevard

1000-1006 West 11th Street

STAFF REPORT: The site contains 17,400 square feet and is developed with an auto sales business. The adjoining property to the south has been included as additional area to complete the block pattern. The change is requested in order to erect a 45 foot high sign. The area along Lamar Boulevard is zoned "C" Commercial, First Height and Area between West 12th and West 9th Streets. The existing limit for sign structure is 35 feet. It is recommended that fifth height and area be granted for this proposal. Fifth height and area has the same height limit as the second height and area district, and also continues the existing 25 foot setback from Lamar, which is a boulevard street.

No written comments were received.

C14-65-44 Eddie Simmons--contd.

The applicant was present at the hearing and stated he had no objection to fifth height and area and amended his application.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request as amended to fifth height and area should be granted for the following reasons:

1. Lamar Boulevard is designated as a boulevard street and fifth height and area is the only district which assures a 25 foot setback along boulevard streets.
2. This is logical zoning for the area and maintains the desired setback.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Eddie Simmons for a change of zoning from "C" Commercial, First Height and Area, to "C" Commercial, Fifth Height and Area (as amended) for property located at 1112-1122 Lamar Boulevard and 1001-1007 West 12th, and the additional area located at 1100-1110 Lamar and 1000-1006 West 11th Street, be GRANTED.

C14-65-45 Mrs. Donald D. James: B to O

902 Rio Grande

Additional Area: 900 Rio Grande
700-704 West 9th

STAFF REPORT: The site contains 7360 square feet and is developed with a single-family dwelling. The additional area contains 13,238 square feet and is developed with single-family residences. Along Rio Grande Street is a mixture of "O" Office, "B" Residential and "C" Commercial zoning. The western half of the block between West 9th and West 8th is zoned "O" Office. The additional area is included for a uniform zoning pattern. The applicant proposes to sell the subject property after rezoning.

Nine written notices were received in favor of the change and two in opposition.

The applicant was present at the hearing and was represented by Mr. Charles Granger. They informed the Committee that the commercial development and established "O" Office zoning in the area leaves the subject property as an unrelated use. This is a logical extension of the zoning pattern.

The staff reported that the owner of the additional area wished the Commission to be informed that she did not oppose a change to "O" Office zoning for her property, but did object to any increase in taxes.

The Committee reviewed the information and concluded this request should be granted for the following reason: This change of zoning, including the additional area, is a logical extension of the present zoning.

C14-65-45 Mrs. Donald D. James--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Mrs. Donald D. James for a change of zoning from "B" Residential, Second Height and Area, to "O" Office, Second Height and Area, for property located at 902 Rio Grande Street, and the additional area located at 900 Rio Grande and 700-704 West 9th Street, be GRANTED.

C14-65-46 Crockett English: B to LR
 602-604 East 25th Street
 2500-2502 Sabine Street

STAFF REPORT: The site contains an area of 15,000 square feet. The proposed use is development of a neighborhood service center. The area along the west side of Red River is University of Texas property. The area along the east side is developed with a mixture of "B", "O", "LR" and "C" zoning. The introduction of commercial traffic onto Sabine and 25th Streets in this congested apartment area should be considered. The applicant owns the corner lot at East 25th and Red River, which has been zoned "LR". East 25th and Sabine Streets are both minor residential streets with 50 and 60 feet of right of way respectively.

One written comment was received in favor of the request.

The applicant was present at the hearing and was represented by Mr. Frank Montgomery who stated: A shopping center is needed for this area. The applicant now owns this entire block and adequate parking will be provided. Rezoning of the entire block will allow better development of the shopping center.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request should be granted for the following reason: This change of zoning is a logical completion of the pattern of zoning for the entire block.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Crockett English for a change of zoning from "B" Residential, Second Height and Area, to "LR" Local Retail, Second Height and Area, for property located at 602-604 East 25th and 2500-2502 Sabine Street, be GRANTED.

C14-65-47 Tract 1 - W. B. Rittenhouse: A to O
2501-2509 Hancock and 5024 Shoal Creek
Tract 2 - F. B. Threadgill: A to O
2500-2508 Hancock and 5100 Shoal Creek

STAFF REPORT: Tract 1 contains 26,400 square feet and is undeveloped. Tract 2 contains 16,000 square feet and is developed with a single-family dwelling. Both of these tracts are part of the Shoalmont Addition which was designed for residential purposes. The surrounding area is developed residential.

Eleven written comments were received in opposition to the request and one in favor.

The applicant were present at the hearing and stated: They would like to build an attractive colonial style house with an office on Tract 1. The house would face on Hancock Drive and would not detract from the neighborhood in any way. It is planned to build an office building on the back of Tract 2. Hancock Drive is going commercial eventually and this proposal would add to the value of the neighborhood.

A petition from 69 property owners in Shoalmont Addition was presented in OPPOSITION to the proposed change of zoning.

A number of nearby property owners appeared and stated they were opposed to the change for the following reasons:

1. The original dedication of Shoalmont Addition, Section 4, of which the subject property is a part, specifically provides that all lots within said section are residential as set forth in the covenants and restrictions of the deed restriction. Paragraph "A" of Volume 762, dated January 14, 1946, of said restrictions specifically provide that all lots be residential and no structures whatsoever other than detached single-family dwellings be constructed thereon. As of January 1, 1965, these deed restrictions have been extended for a period of 10 years.
2. Offices should be operated in other than a residential area and the surrounding property owners strongly oppose this encroachment into this beautiful residential area. This change would ruin the neighborhood and devalue the residential area.

The Committee reviewed the information and concluded this request should be denied for the following reason: The proposed change would be an intrusion into a well-defined residential area.

The staff reported a letter from the applicants requesting withdrawal of their application.

The Commission therefore

VOTED: to ACCEPT the withdrawal of this request.

C14-65-48 Fred Morse, Sr.: Tracts 1 and 2 - A to GR, 1 to 6
Tracts 3 and 4 - A to O, 1 to 6

Tract 1: 7900-7918 Mullen Drive and 1900-2106 Anderson Lane
 Tract 2: 7901-7919 Mullen and 1516-1834 Anderson Lane
 Tract 3: 7920-7930 Mullen Drive
 Tract 4: 7921-7931 Mullen Drive

STAFF REPORT: Tracts 1 and 2 have frontage on Anderson Lane, and Tracts 3 and 4 adjoin the rear of Tracts 1 and 2. The total acreage is approximately 18 acres on which Commercial development is proposed. This property was not included in the Allandale North subdivision, which was developed residentially. There is commercial zoning along the south side of Anderson Lane with "O" Office, "LR" Local Retail, "GR" General Retail and "C-1" Commercial. Anderson Lane presently has 60 and 70 feet right-of-way and is a secondary thoroughfare. The Traffic and Transportation Study projects Anderson Lane as an 80 foot street, possibly 90 feet. The zoning of this property should be related to the right-of-way requirements proposed in the Study and in the Austin Development Plan.

Two written comments were received in opposition to the change.

The applicant was present at the hearing and was represented by Mr. Nelson Puett. They stated: The value of this property is very high and is only suited for commercial purposes. There is a need for commercial uses, and further residential development is not likely at this location. There is a 15-foot drainage easement which separates Tracts 3 and 4 from the residential property to the north. Ten feet of right-of-way will be dedicated from the subject property for widening of Anderson Lane. The other 10 feet can be taken off the south side of Anderson Lane. We feel 20 additional feet is adequate.

Three nearby property owners appeared in opposition to the change and stated: As residential property owners, we strongly object to commercial buildings facing our homes. Commercial is not compatible with the residential area and is not needed. There are plenty of shopping centers and retail establishments in the area. This proposal would create additional traffic problems, noise, litter and nuisance. There is a need for a City park in this area and we urge the City to purchase this property for a park site.

The Committee recognized there exists "C", "GR", "LR" and "O" zoning along Anderson Lane and felt that "GR" would be proper zoning for Tracts 1 and 2 fronting along Anderson Lane with "O" Office as a gradation of zoning or acting as a buffer zone between the residential area to the north and "GR" to the south.

C14-65-48 Fred Morse, Sr.--contd.

The Commission concurred with the Committee recommendation and unanimously

VOTED: To recommend that the request of Fred Morse, Sr. for a change of zoning from "A" Residential, First Height and Area to "GR" General Retail, Sixth Height and Area (Tracts 1 and 2) and "O" Office, Sixth Height and Area (Tracts 3 and 4), be DENIED, but recommended that "GR" General Retail, First Height and Area, (Tracts 1 and 2) located at 7900-7918 Mullen Drive, 1900-2106 Anderson Lane, 7901-7919 Mullen and 1515-1834 Anderson Lane, and "O" Office, First Height and Area (Tracts 3 and 4) located at 7920-7930 Mullen and 7921-7931 Mullen, be GRANTED.

The Commission further wished to call the Council's attention to the requirements of the Austin Development Plan for the 90-foot requirements of Anderson Lane. It was therefore

VOTED: To recommend the Council determine the right-of-way for Anderson Lane as related to the Austin Development Plan.

C14-65-49 Lakeland Hills Development Corp.: Tract 1: GR to C-2
5406 Parkcrest Drive
Tract 2: GR to C-1
Rear of 5406-5410 Parkcrest Drive

STAFF REPORT: Tract 1 contains 2,000 square feet and Tract 2 contains 13,800 square feet. The adjoining property to the west is zoned "GR" with apartment development. The proposed use is for a liquor store and the sale of wine and beer for off-premise consumption in a grocery store. There is a church to the south and single-family residences to the west. The remaining area along Parkcrest Drive and Balcones Drive has a mixed zoning pattern of "C-2", "C-1", "LR", "GR", and "DL".

One written comment was received in favor of the change.

Mr. Richard Baker, representing the applicant stated: This is a well developed commercial area. The church is in excess of 300 feet from the store. The purpose of this zoning change is to operate a small shopping center in a retail area.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request should be granted for the following reason: The proposed change is compatible zoning for the area.

C14-65-49 Lakeland Hills Development Corp.--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Lakeland Hills Development Corp. for a change of zoning from "GR" General Retail, First Height and Area to "C-2" Commercial, First Height and Area (Tract 1) and "C-1" Commercial, First Height and Area (Tract 2) for property located at (Tract 1) 5406 Parkcrest Drive and (Tract 2) rear of 5406-5410 Parkcrest Drive be GRANTED.

C14-65-50 James A. Hobbs and Robert L. Hobbs, Jr.: C-1 to C-2
1613-1617 Rosewood Street
1140 Leona Street

STAFF REPORT: The site contains 2945 square feet, on which there is a building under construction. The proposed use is the sale of beer for on-premise consumption. "C-2" zoning is established two lots removed from the subject property to the west. The site is across the street from the Kealing Urban Renewal Area, specifically the expansion of the Kealing Junior High School campus. The site is in the designated area of the Blackshear Project, a proposed urban renewal project. Rosewood Avenue has 60 feet of right-of-way. In the Austin Development Plan, Rosewood is classified as a commercial collector with a proposed right-of-way of 70 feet.

Five replies were received in opposition to the change.

Mr. Robert L. Hobbs, Jr. was present at the hearing. He stated "C-1" zoning is established along Rosewood Avenue and "C-2" zoning is only two lots away from the subject property. We are requesting "C-2" zoning for the purpose of operating the same type of establishment. A new building will be constructed to improve the area.

No one appeared in opposition to the request.

The Committee took cognizance of the Kealing Project across from the subject property, but felt it should not deter the applicant from developing his property.

The Committee reviewed the information and a majority of the members concluded this request should be granted for the following reason: The site is in a well-defined commercial area on the south side of Rosewood Avenue.

The Planning Director presented maps of the urban renewal areas and emphasized that the site is in the designated area of the proposed Blackshear Urban Renewal Project. The playground and park area is in the process of being acquired. The proposed Blackshear Project is adjacent to the Kealing Urban Renewal Project where the Kealing Junior High School Campus is being enlarged, a park-playground is to be developed, a number of houses are being rehabilitated and apartments are under construction. The proposed Blackshear Project contains about 17 blocks plus the present Huston-Tillotson campus and extends from Rosewood Avenue to East 7th and from Comal Street to Chicon Street.

C14-65-50 James A. Hobbs and Robert L. Hobbs, Jr.--contd.

Mr. Barrow stated it was his opinion that this project should be taken into consideration on the basis that the City has designated and approved it.

Mr. Wroe stated the proposed change fits in with the existing pattern of zoning in the area. Mr. Jackson and Mr. Spillmann agreed that the change should be granted in view of the fact it will be from one to one and a half years before the actual acquisition.

Mr. Riley called the Commission's attention to the fact that the subject property is directly across from the Kealing Junior High School and park. Mr. Brunson was of the opinion that the plans for the Urban Renewal Project can be compared to the zoning recommended by an area study. The Commission should be cognizant of these designated areas in considering zoning changes.

The Commission discussed various aspects of this change of zoning with mixed viewpoints. A motion to recommend granting this request failed to carry by the following vote:

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

MOTION FAILED TO CARRY AND DENIAL IS RECOMMENDED.

C14-65-51 Charles Wolf, Trust, Majorie Jo Beth & Glenn Garner

Tract 1: A to C

4000-4116 South First Street

601-919 Ben White Boulevard

Tract 2: A to C-1

Rear of 613-621 Ben White Boulevard

Tract 3: A to C-2

Rear of 701 Ben White Boulevard

STAFF REPORT: Tract 1 contains 12.43 acres; tract 2 contains 0.358 acre and tract 3 contains 0.29 acre. The proposed use is as a shopping center. The area along South 1st Street and Ben White Boulevard is developed with a mixed zoning pattern of "C", "C-1", "O", "LR", and "GR". The area south of the subject property is developed primarily residentially.

One written comment was received in favor of the request.

Mr. Charles W. Garner was present at the hearing. Mr. Harvey Legg represented the applicants and informed the Committee a liquor stor in conjunction with a shopping center is proposed. A supermarket is proposed for the C-1 zoning on Tract 2. We feel this is a reasonable request and proper zoning for the area.

C14-65-51 Charles Wolf, Trust, Majorie Jo Beth & Glenn Garner--contd.

The Committee reviewed the information and agreed the request for Tract 1 should be denied for the following reasons:

1. They felt "GR" General Retail zoning for Tract 1 would be a more proper zoning for this large tract and allow proper use of the property.
2. The Committee concluded that the requested zoning for Tracts 2 and 3 was proper zoning for the proposed use of the property.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Charles Wolf, Trust, Majorie Jo Beth and Glenn Garner for a change of zoning from "A" Residential, First Height and Area, to "C" Commercial, First Height and Area for property located at (Tract 1) 4000-4116 South First Street and 601-919 Ben White Boulevard be DENIED, but to GRANT "GR" General Retail, First Height and Area, for the property; to recommend that the change of zoning from "A" Residential, First Height and Area, to "C-1" Commercial, First Height and Area for property located at (Tract 2) Rear of 613-621 Ben White Boulevard and "C-2" Commercial, First Height and Area for property located at (Tract 3) Rear of 701 Ben White Boulevard be GRANTED.

C14-65-52 Black, Inc.: A to BB

202 East 33rd Street

Additional Area: 200 East 33rd Street

3301-3305 Helms Street

STAFF REPORT: This site contains 8,840 square feet and is developed with a vacant dwelling. The applicant proposes to rebuild a burned three family dwelling as a four family dwelling. There is "BB" zoning east of Grooms Street. To the south of East 32nd Street is "B" and "C" zoning. To the west of subject property there is "B" zoning. The lot adjoining subject property to the west is included as additional area. East 33rd Street and Helms Street both have a right-of-way of 60 feet.

Six written comments were received opposing the proposed change, and two in favor.

Mr. Robert Penn Fowler represented the applicants and informed the Committee that when this property was bought, it had a duplex on the front and a small efficiency unit attached to the garage. These structures were burned and our intention is to rebuild and improve this property. Parking problems of this area will be greatly improved because of the off-street parking that will be provided for these units. This area will develop slowly because of the many single-family residences.

Four nearby property owners voiced their objection to the change: There is too much congestion, and the traffic is a problem in this area. This would be piece-meal zoning. If the change is approved, the surrounding property would be devalued. It would create additional noise in this area.

C14-65-52 Black, Inc.--contd.

The Committee reviewed the information and concluded this request should be granted for the following reason: It is the highest and best use of the land.

The Committee stated they would look favorably upon other zoning changes of this type in the area.

The Commission concurred with the Committee recommendation and it was unanimously

VOTED: To recommend that the request of Black, Inc., for a change of zoning from "A" Residential, First Height and Area to "BB" Residential, First Height and Area for property located at 202 East 33rd Street and the additional area located at 200 East 33rd Street and 3301-3305 Helms Street be GRANTED.

C14-65-53 Tom Moses Attal: C to C-1
1908-1914 Barton Springs Road

STAFF REPORT: The staff reported the applicant requested withdrawal of this request after the notices were mailed. The people who received the original notices were notified that the request has been withdrawn.

The Commission therefore

VOTED: To ACCEPT the request for withdrawal.

C14-65-54 Mary Houston: A to C (amended to LR)
2400-2402 Lake Austin Boulevard
500-504 Deep Eddy Avenue

STAFF REPORT: The site contains 17,630 square feet and is developed with a single-family dwelling. The applicant proposes to erect a new commercial building to be occupied as a retail florist shop. The surrounding area is "A" Residential, with the exception of the "LR" zoning directly across the street and "C" and "C-1" zoning west of Hearn Street. At the southeast corner of Lake Austin Boulevard and Deep Eddy Avenue is a non-conforming cafe. On the south side of Lake Austin Boulevard, west of Hearn Street, the University of Texas is constructing 400 units for student housing. Houses north of subject property, along Lake Austin Boulevard and Deep Eddy Avenue, are well kept. A future site for a washateria is located across the street in the "LR" zoning. The staff recommends "LR" zoning as proper for a florist shop rather than "C" Commercial.

Two written comments were received in favor of the change.

C14-65-54 Mary Houston--contd.

Two nearby property owners were present at the hearing in support of the request. Mr. Arthur E. Pihlgren represented the applicant. He amended the application to "LR" zoning. This site will be used and occupied by a florist shop. This site is in a transitional area, and the proposal would be the highest and best use for the property.

The Committee agreed to accept the amendment to "LR" zoning. They reviewed the information and concluded this request should be granted because it is a logical extension of existing "LR" zoning.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Mary Houston for a change of zoning from "A" Residential, First Height and Area to "LR" Local Retail, First Height and Area (as amended) for property located at 2400-2402 Lake Austin Boulevard and 500-504 Deep Eddy Avenue be GRANTED.

C14-65-55 M. K. Hage, Jr. & Austin Doctors Bldg. Corp.: O, 3rd to O, 4th
 3500-3508, 3700-3712 McDonald Avenue
 1200-1206, 1306-1308 West 35th Street
 3501-3509, 3701-3713, 3700-3712, 3506-3508 Bailey Lane
 1201-1207, 1200-1206, 1300-1304, 1301-1305 West 37th Street
 1201-1207, 1301-1307, 1311 West 38th Street
 3701-3703, 3501-3509 Alamo Boulevard
Additional Area: 1300-1304 West 35th Street
 3500-3504 Bailey Lane

STAFF REPORT: The property included in this area is bounded by West 35th Street to the south and West 38th Street to the north. The west boundary is Alamo Boulevard, which is undeveloped at this time, and the east boundary is McDonald Avenue. The proposed use is for a hospital complex with the new Seton Hospital and doctor's offices. The applicant was recently granted a change to "O" Office, Third Height and Area. The applicants have determined that the 90 feet allowed by Third Height and Area is not sufficient at this location. The requested fourth height and area would permit a maximum height of 200 feet. West 38th Street, with an inadequate right-of-way of 60 feet, is a primary thoroughfare. The Austin Transportation Study proposes 34th Street as an expressway with a right-of-way of two or three hundred feet. Streets within the hospital complex area will have to be vacated or realigned.

Three written comments were received in favor of the request.

The supervisor of Seton Hospital and Mr. Robert Sneed were present in support of this request. Mr. Sneed informed the Committee the best use for a complex of this nature is to allow for a greater height so that the land around the complex can be developed with a greater amount of green area and parking area. There will ultimately be two high-rise buildings,

C14-65-55 M. K. Hage, Jr. & Austin Doctors Bldg. Corp.--contd.

built at different times, but designed so as to compliment each other. This type of complex is needed in Austin. It will provide better medical service for the City of Austin and better service for the medical profession. A request for vacation of necessary public streets and alleys will be made later.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request should be granted for the following reason: The additional height allowed by the fourth height and area district allows greater flexibility of design and a more practical and efficient use of the property for medical purposes.

The Commission concurred with the Committee recommendation, and it was unanimously

VOTED: To recommend that the request of M. K. Hage, Jr. & Austin Doctors Bldg. Corp. for a change of zoning from "O" Office, Third Height and Area to "O" Office, Fourth Height and Area for property located at 3500-3508, 3700-3712 McDonald Avenue, 1200-1206, 1306-1308 West 35th Street, 3501-3509, 3701-3713, 3700-3712, 3506-3508 Bailey Lane, 1201-1207, 1200-1206, 1300-1304, 1301-1305 West 37th Street, 1201-1207, 1301-1307, 1311 West 38th Street, 3701-3703, 3501-3509 Alamo Boulevard and the additional area located at 1300-1304 West 35th Street and 3500-3504 Bailey Lane, be GRANTED.

C14-65-56 M. E. Johnson: A to C
905 East 48½ Street

STAFF REPORT: The site contains 5,775 square feet and is developed with a single-family dwelling. The applicant proposes to operate a wholesale and retail auto supply. The applicant owns the adjoining property to the west and south on which there is a service station and a trailer rental service. Across from the subject property on Airport Boulevard there are a number of parked cars and rental trucks which appear to be parked on the public right-of-way. Commercial zoning extends along the east side of Airport Boulevard. Immediately east of subject property is residential zoning and development. The staff has no objection to the proposed rezoning, but does recommend that access to commercial development on the subject property be from Airport Boulevard rather than East 48½ Street.

Two replies were received in favor of the change and two in opposition.

The applicant was present at the hearing and stated: Some of the cars parked across from his property on Airport Boulevard belong to his employees. It is felt this change would be a logical extension of the existing "C" Commercial zoning.

C14-65-56 M. E. Johnson--contd.

No one appeared in opposition to the request.

The Committee reviewed the information and concluded this request should be granted for the following reason: It is a continuation of a well-defined commercial area providing a more adequate depth for commercial development.

The Commission concurred with the Committee recommendation, and it was unanimously

VOTED: To recommend that the request of M. E. Johnson for a change of zoning from "A" Residential, First Height and Area to "C" Commercial, First Height and Area for property located at 905 East 48½ Street be GRANTED.

C14-65-57 Don McElwreath: A to B
2604-2612 Wilson Street

STAFF REPORT: This site is a 2.455 acre tract and is developed with one single-family dwelling. The applicant proposes to build apartments. The area is predominantly residential. "C" Commercial is established on the corner of La Mesa Drive and Cumberland Road. "C" is also established along the east side of South First Street along with "GR" zoning. North of the area there are large tracts of land with about one house per tract at the present time. This property adjoins property to the south which was recently zoned "B" Residential, First Height and Area. The Commission recommended "BB" Residential, First Height and Area. Directly across Wilson Street there are a number of new houses, some of which have not been sold. "B" zoning would permit 72 apartment units to be built. An additional street or streets is needed to develop the large tracts between South First and Wilson Streets. One possibility is a southward extension of Durwood Street. Wilson Street has a right-of-way of 50 feet.

Two favorable replies were received in reply to notices sent and two in opposition to the change.

Mr. Thomas Watts represented the applicant and stated: The street proposal that the Planning Department has indicated is not acceptable as this lot is only 232.96 feet wide. It would not facilitate subdividing with a 50 foot street. Cumberland Road is a major collector street through this area. It is paved and carries a good deal of traffic. The cost of land in this area is such that this property is not suited for a use less intensive than apartment construction. This is one of the few places left in South Austin that has large tracts available with access to developed thoroughfares.

Mr. H. D. West appeared in opposition to the change and offered the following information: This is a residential area with nice homes. They do not want apartments in the neighborhood. It would create a traffic problem. Durwood Lane should extend down to Cumberland Road for easy access to the large lots around subject property.

C14-65-57 Don McElwreath--contd.

The Committee reviewed the information and a majority of the members concluded this request should be denied for the following reasons:

1. The proposed change would be an intrusion into the residential area.
2. There is an inadequate street system in this area.

The Director of Planning stated that widening of Wilson Street is virtually impossible because of the existing houses along the street.

The Commission discussed the various aspects of the proposal. A majority of the Commission felt this request should be granted as a logical extension of the existing zoning adjoining the property. It was therefore

VOTED: To recommend that the request of Don McElwreath for a change of zoning from "A" Residential, First Height and Area to "B" Residential, First Height and Area for property located at 2604-2612 Wilson Street be GRANTED.

C14-65-58 Daniel A. Storm: A to B, 1 to 2
4003-4005 Red River Street

STAFF REPORT: This site consists of 18,382 square feet and is developed with a single-family dwelling. The proposed use is for apartments. The subject property is adjacent to a service station. To the north is Hancock Shopping Center, zoned "GR", and to the west is Hancock Golf Course which is zoned "B". This zoning change would allow a maximum of 24 apartment units. Red River Street is a secondary thoroughfare with an existing 60 foot right-of-way; and a proposed right-of-way of 80 feet.

Two written comments were received in favor of the request and one in opposition.

Mr. Sam Perry and Mr. Bob Bailey represented the applicant and informed the Committee as follows: The prospective purchasers of this property intend to construct only eighteen or twenty apartment units instead of the twenty-four allowed. They are doing this in order to provide more off-street parking. The area along Red River Street is becoming more commercial. Second height and area zoning in a location such as this is proper as it is so close to a well developed commercial center.

The Committee reviewed the information presented and recommends that the City Council review the proposed widening of Red River Street in conjunction with the application for rezoning.

The Committee felt that second height and area is too intensive zoning for the property, but that a low density apartment district is proper.

C14-65-58 Daniel A. Storm--contd.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Daniel A. Storm for a change of zoning from "A" Residential, First Height and Area to "B" Residential, Second Height and Area for property located at 4003-4005 Red River Street be DENIED but to GRANT "B" Residential, First Height and Area.

C14-65-59 Nash Phillips & Clyde Copus, Jr.:

Tract 1 - A to B
4809-5009 Manchaca Road
Tract 2 - A to O
5005-5007 Manchaca Road
Tract 3 - A to LR, 1 to 6
4911-5003 Manchaca Road

STAFF REPORT: The site contains three tracts of land totaling approximately 9 acres. The applicant proposes to establish on Tract 1 a planned unit development of townhouse apartments. Tract 2 will provide medical and professional offices, and Tract 3 will have retail sales and service businesses to serve the apartments. Jones Road and Manchaca Road are thoroughfares, serving Southern Oaks Subdivision and Sunset Valley. Deer Park Subdivision is to the south. Park Forest is to the east. The east 100 feet of Tract 1 is a L.C.R.A. easement. Parts of Tracts 1 and 2 are subject to flooding from Williamson Creek. The Nearest commercial zoning in the area is south of Fair Oaks Boulevard. There is a 75 foot wide strip of "C-1" adjoining a 30 foot side "buffer zone" of "GR". South of Southern Oaks Drive is a larger area zoned "GR".

Five written notices were received in opposition to the request and one in favor.

The applicant was present at the hearing and presented a drawing of the proposed development to the Committee. He stated that the development of this tract is a problem. Manchaca Road is a highly traveled road and will become more so as South Austin develops. This fact limits the use of the property as single-family residences. Tract 1 is intended to have townhouse type apartment usage in the interior of the tract, which gives a high density into the particular usable area. Off-street parking is intended for the area where the L.C.R.A. easement exists. It is anticipated that there will be a community center for group recreation. Tract 2 will serve as a retail sales and service business to serve the apartments. On Tract 3, medical and professional offices will be situated. These buildings could be built up so that they would not be affected by any flooding of Williamson Creek. Traffic would not be a problem since access would be from Manchaca Road. This development will be comparable to the development on Rogge Lane and Old Manor Road. It will be an attractive convenience center. After much study, it is our opinion that this is the best use for this land, and would be an asset to the neighborhood.

C14-65-59 Nash Phillips & Clyde Copus, Jr.--contd.

Five nearby property owners appeared at the hearing and stated: If "O" Office and "LR" Local Retail zoning were established, it would be an encroachment into a residential district. This would not be conducive to family living. It would be piece-meal zoning as this area is all residentially developed. This zoning change would be a detriment to the neighborhood and would devalue property. The property would be better suited for a park and playground.

The Committee recognized the development problem of the tract, but a majority of the members felt the proposed development would not be compatible with the existing development in the area.

The staff reported to the Commission a letter from the applicants requesting withdrawal of their application.

The Commission therefore

VOTED: To ACCEPT the withdrawal of this request.

C14-64-105 N. J. Wonsley Estate: Tract 1 - A to C
100-724 East Anderson Lane
Tract 2 - C, 6th to C, 5th
7800-8000 Interregional Highway

STAFF REPORT: The site consists of approximately 32 acres, a part of which, along Interstate Highway 35, is presently zoned "C" Commercial, Sixth Height and Area. The applicant proposes the change for the stated purpose of commercial purposes in particular, a community center. A portion of this property was filed on in 1964 for "C" Commercial, and withdrawn because of undetermined street needs for the site and area. Since then, it has been determined that as the property is to be used as a large tract, there will be no internal street needs. The street needs are for the adjoining streets, being the widening of Wonsley Drive to Anderson Lane. The applicant has given the City a letter which reads as follows:

"I own the property at the northwest intersection of Interstate 35 and Northeast Drive. This property consists of 41.57 acres, more or less, and is out of and part of the 75.51 acres described in the deed of Mrs. Etta West to N. J. Wonsley, recorded in Vol. 442, Page 321, Deed Records of Travis County, Texas.

To orderly develop the above described property, plans are now being made and carried forward to survey and make the necessary maps and plats thereof and to otherwise make said property available for commercial purposes, and in particular for a large community center. It would help in the development of this property and in all of the adjoining property if Wonsley Drive was widened and Georgian Drive was extended south to Northeast Drive. Please accept this letter

C14-64-105 N. J. Wonsley Estate--contd.

as the expression of my intention to make available, for street purposes, at the proper time, property not to exceed 20 feet in width out of that part of the above described property which I own on Wonsley Drive for the purpose of widening said Wonsley Drive, and also property, not to exceed 60 feet in width out of the above described property, for the purpose of extending Georgian Drive from Wonsley Drive to Northeast Drive."

Based on the statements that the applicant has a single use for the property and will provide, to the extent of their ownership, street needs, the staff has no objection to the zoning change as requested.

Three written comments were received in favor of the change.

Mr. J. M. Patterson, Jr. and Mr. Marvin Braswell, representing the applicant, stated: This property was originally part of a 75 acre tract. Mrs. Wonsley still resides on the property. It is Mrs. Wonsley's intention to sell this tract, subject to the zoning change, as she does not wish to develop it herself. This property is ideally located for a community center. Mrs. Wonsley also owns the land across Anderson Lane from this property. The subject property is the best part of the land, therefore it should be developed first so as to determine the best use for the other land the applicant owns in this area.

No one appeared in opposition to the request.

The Committee acknowledged the letter to the City Council for the purpose of street dedication. They reviewed the information and concluded this request should be granted for the following reason: It is the best zoning for the property, allowing proper usage.

The Director of Planning suggested the Commission consider "GR" zoning for Tract 1. The Commission was of the opinion that "GR" General Retail zoning allowed the highest and best use of Tract 1. It was therefore

VOTED: To recommend that the request of N. J. Wonsley Estate for a change of zoning from "A" Residential, First Height and Area (Tract 1) to "C" Commercial, First Height and Area for property located at 100-724 Anderson Lane be DENIED but to GRANT "GR" General Retail, First Height and Area; and to recommend the change of zoning from "C" Commercial, Sixth Height and Area (Tract 2) to "C" Commercial, Fifth Height and Area for property located at 7800-8000 Interregional Highway be GRANTED.

Tract 1

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

Tract 2

AYE: Messrs. Barrow, Brunson, Kinser, Riley, Spillmann, Hendrickson, Wroe, Jackson
NAY: None
ABSENT: Mr. Lewis

SPECIAL PERMITS

CPI4-65-4 Townlake Plaza, Inc.: 36-unit apartment dwelling group
1410-1424 Arena Drive

STAFF REPORT: This application has been filed as required under Section 5, Sub-Section 8, Paragraph (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. Proposed is a 36-unit apartment dwelling group, consisting of three two-story buildings, 55 parking spaces, patio, barbeque facilities and mechanical building. The off-street parking ratio is $1\frac{1}{2}$ spaces per unit or one per bedroom. Access is from Arena Drive. The following departmental comments were reviewed:

- | | |
|--------------------------|---|
| Director of Public Works | - Driveways OK but need to be shifted $2.5\frac{1}{2}$ feet as shown on plan. Suggest relocation of collection so traffic movement can be improved. |
| Office Engineer | - All driveways to be built according to City of Austin standards. |
| Storm Sewer | - Plat complies |
| Fire Protection | - Recommended hydrant as shown on plat |
| Electric | - OK |
| Tax Assessor | - No objections - taxes paid |
| Health | - Approved. Sanitary sewer line available |
| Water & Sewer | - Plat is satisfactory |
| Advance Planning | - Layout is not acceptable. |
| | 1. Parking indicates this does not meet minimum desired standards. |
| | 2. Driveways and turns not adequate for service vehicles. |
| | 3. Usable open space inadequate. |
| Traffic Engineer | - OK |
| Fire Prevention | - OK |
| Building Inspection | - Objections are as follows: |
| | 1. Parking space on the side of building needs a minimum of 32 feet. |
| | 2. Parking at rear needs a minimum of 40 feet. |
| | 3. Building Code requirements are not included in this report. |

This plan has been approved by the Town Lake Committee and the City Council, and approval is recommended subject to compliance with departmental comments.

Mr. Clifford Coffmann, representing the applicant, stated: Thirty-six units are planned in three two-story buildings. The owner will comply with all required reports of departments.

The Committee reviewed the information and examined the site plan. They felt the plan complied with all requirements of the Ordinance, subject to departmental comments.

CP14-65-4 Townlake Plaza, Inc.--contd.

The staff reported to the Commission that the applicant had complied with all departmental requirements.

It was therefore

VOTED: To APPROVE the site plan of Townlake Plaza, Inc. for a special permit for an apartment dwelling group located at 1410-1424 Arena Drive and authorized the Chairman to sign the necessary resolution.

CP14-65-5 City of Austin: Utility plant for Public Works and Electric Department
3609-3619 South 2nd Street
600-716 Center Street

STAFF REPORT: This application has been filed as required under Section 10-A, paragraph 6, of the Zoning Ordinance and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This tract contains 7.27 acres of land and has a large water tank and two houses on it. Proposed is a service center for the Department of Public Works of the City of Austin. The center will be used by the Street and Bridge Division, Electric Distribution and Building Maintenance Division. There will be a building for each facility, fuel pumps, and bins for storage of sand and gravel. The area will be paved and landscaped. There will be a fence and hedge around the entire tract, and the entrance will be landscaped. The departments have reviewed the request and all have found that it meets with all requirements, with the exception of Fire Protection, which recommends a fire hydrant be located on the property. The City of Austin proposal as outlined in their application is as follows:

The City of Austin proposes to construct a service center north of Center Street between South 1st Street and South 2nd Street for the purpose of offering better service at a reduction in cost. In order to achieve this service at a cost reduction, the service center must be located in a central portion of South Austin.

The City of Austin proposes to landscape and beautify the area and make the following plans in the development of the area:

- (a) A chain link fence with wire fabric being 7 feet high will be erected around the complete boundary.
- (b) There will be a buffer zone planting to screen the center and beautify the area.
- (c) The slope around the reservoir will be worked and sodded.

CP14-65-5 City of Austin--contd.

- (d) Center Street will be excavated and paved with a temporary double asphalt surface from west gutter line of South 2nd Street to WPL of South 1st Street. The paving is understood to be a temporary paving in that should the street be brought in for permanent paving, no compensation will be allowed for the paving.
- (e) South 2nd Street will be paved with the same type temporary paving from north line of city property to the intersection of Center Street. The same clause regarding the temporary paving applies in this street.
- (f) The residence at 3608 South 1st Street will remain for present and will be used as living quarters.
- (g) The residence at 3612 along with garage and all out houses will be removed and the general area filled, leveled and improved to a residential appearance.
- (h) A majority of the out houses and sheds at 3608 South 1st Street will be removed.
- (i) The Water and Sewer Department has no definite plans for the area designated but improvements will be made in area.
- (j) The area and roads in service center will be paved and landscaped.

The Street and Bridge Division proposes a compliment of 30 employees consisting of supervisory skilled, semi-skilled and laborers. The vehicles will consist of 2 - 1/2 ton pickups, 2 street sweepers, 2 maintainers, 7 - 1 1/2 to 2 ton trucks, 1 front end loader and 1 roller.

The employees and equipment will be housed in painted metal and masonry buildings. Concrete bins will be constructed for storing of maintenance materials such as gravel, cover stone and flexible base. The material will be kept in neat and orderly fashion in the concrete bins.

The Street and Bridge Division leaves the center at 7:15 A.M. daily and returns at 3:45 P.M.

The Electric Distribution proposes a compliment of approximately 45 men, consisting of skilled craftsman from supervisory through linemen helpers.

The personnel and equipment operating from the center will take care of overhead line construction in South Austin.

The vehicles will consist of 6 line trucks and 6 pickups. The vehicles, equipment and personnel will be housed in painted metal and masonry buildings with the exception of 6 small line trailers which will be stored in orderly fashion in paved area adjacent to building.

CP14-65-5 City of Austin--contd.

The Electric Department's normal work schedule is from 7:30 A.M. to 4:00 P.M.

The Building Maintenance Division does not have a scheduled time to occupy area designed but are shown as to location and proposed building.

The Water and Sewer Department request a location in permit for future development which will be on a minor scale if and when the development is made.

With the work schedule of the Street and Bridge Division and Electric Department, the traffic problem will be no problem since the work day begins and ends at minor traffic periods.

The location of driveways for egress and ingress into the center are located as to provide ample sight distance onto South 1st Street, and the equipment can be readily moved to all locations quickly on a 40 foot thoroughfare street.

S. Reuben Rountree, Director of Public Works, presented a sketch of the proposed plant. One of the houses will be removed; the other will be left until expansion of the center is required. A seven-foot high fence and landscaping will screen the utility plant from the residential area. Employee parking will be on the southeast corner of the tract. This will be a permanent location. They need this space so that they can decentralize and serve the City better.

No one appeared in opposition to the request.

The Committee reviewed the information and examined the site plan. They noted the proposal complies with all Ordinance requirements except Fire Protection. They were of the opinion that the service center is a good use of the property.

The staff reported that the Director of Public Works stated a fire hydrant will be installed at a location agreeable to the Fire Department.

The Commission noted that all requirements of the Ordinance had been met, and

VOTED: To APPROVE the site plan of the City of Austin for a special permit for a utility plant for Public Works and Electric Department located at 3609-3619 South 2nd Street and 600-716 Center Street and authorized the Chairman to sign the necessary resolution.

CP14-65-6 Garland L. Francis and Robert S. Karotkin: 60-unit apartment dwelling group
 618-622 West 30th Street
 Rear of 614-622 West 30th Street

STAFF REPORT: This application has been filed as required under Section 5-A, Subsection A, Paragraph 17g, of the Zoning Ordinance and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This site contains 73,700 square feet and has access from West 30th St. Proposed is a 60-unit apartment dwelling group consisting of 50 one-bedroom and

CPI4-65-6 Garland L. Francis and Robert S. Karotkin--contd.

10 two-bedroom units in five buildings. Also proposed are a swimming pool, utility room, picnic tables and 65 off-street parking spaces. Subject property was zoned "O" Office, First Height and Area, as the result of a Planning Commission Area Study in 1962. A Special Permit was granted the applicant for an apartment dwelling group on this site in 1963, but the permit was not acted on. The staff reviewed the following departmental comments:

- | | |
|--------------------------|---|
| Director of Public Works | - Plan conforms; will need request for driveway on 30th Street. |
| Office Engineer | - Driveway must be built according to City of Austin standard. |
| Fire Protection | - One hydrant recommended on grounds. |
| Storm Sewer | - No building loads are to be transmitted to existing storm sewer. |
| | - Relocation of portion of existing storm sewer may be desirable, and can be accomplished at developers expense. |
| | - Existing storm sewer not shown. Location needs to be determined on ground and shown. |
| | - Ten foot drainage easement needed for final storm sewer location. |
| | - Some private storm sewer will be needed to prevent flooding of easterly portion of parking area. |
| Electric | - OK |
| Tax Assessor | - No objection to development, 1964 taxes are not paid. |
| Health | - Approved. Sanitary sewer line available. |
| Advanced Planning | - Layout has not been reviewed as subject property falls within area required for the new North-South Expressway. |
| Traffic Engineer | - OK |
| Fire Prevention | - OK |

CPI4-65-6 Garland L. Francis and Robert S. Karotkin--contd.

Water and Sewer

- Request that sanitary sewer easement be obtained for existing sanitary sewer main. Easement has been written and delivered to owners for their signature.

Building Inspector

- (1) There is a sanitary sewer line running across this property and I assume that there is an easement. Structure should not be erected over an easement unless approved by the Sanitary Sewer Department.
- (2) Dimensions shown on plot plan submitted does not agree with our records in the office.
- (3) Parking on the west side of the tract should be a minimum of twenty (20) feet instead of the eighteen (18) feet shown.
- (4) The Ordinance calls for adequate ingress and egress. There is a doubt in my mind if the 20 foot alley is wide enough to take care of the traffic flow. Alleys where egress and ingress to the parking area inside of the tract should be paved to prevent dust.
- (5) This report in no way relieves the applicant from complying with Building Code regulations that might apply.

G. L. Francis represented the applicant. He stated they intend to build 50 one-bedroom units and 10 two-bedroom units. This will be an asset to this area. They realize that 30th Street will have to be widened and they will dedicate an additional 10 feet for this purpose. The alley will be paved as it will be an access to part of the parking area. This will be a benefit to the adjoining property owners. The 1964 taxes have been paid. They are willing to comply with all of the departmental reports.

The staff reported to the Commission a letter from the applicants requesting withdrawal of the application.

The Commission therefore

VOTED: To ACCEPT the withdrawal of this request.

R146 SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of March 22, 1965, and requested that the 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. It was therefore

VOTED: To ACCEPT the attached report and to spread the action of the Subdivision Committee of March 22, 1965, on the minutes of this meeting.

SUBDIVISION PLATS - CONSIDERED

C8-64-61 North Ridge Terrace, Section 6
Justin Lane and Burnet Lane

The staff reported that several requirements of the Ordinance had not been met. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTH RIDGE TERRACE, Section 6, pending additional easements and fiscal arrangements that are required.

C8-64-42 Riverbend Section 3-C (amended)
Manor Road and Susquehanna Lane

The staff reported that several requirements of the Ordinance had not been met. The Commission therefore

VOTED: To DISAPPROVE the plat of RIVERBEND, Section 3-C (amended), pending additional easements required, completion of departmental reports and legal clearance in error in boundary survey.

C8-65-3 Highland Hills, N. W Section 2
Far West Boulevard and Sungate Drive

The staff reported that several requirements of the Ordinance had not been met. The Commission therefore

VOTED: To DISAPPROVE the plat of HIGHLAND HILLS N.W., Section 2, subject to the following conditions: (1) Easements omitted on plan, (2) Additional easements required, (3) Fiscal arrangements required, (4) Completion of departmental reports, (5) Tax certificates required, (6) Annexation, and (7) Restriction on plat that houses on corner lots must face street having 25 foot building setback line.

C8-64-17 South Gate Terrace, Section 1
Parker Lane and Wind Oak Drive

The staff reported that fiscal arrangements are required and volume and page of Matagorda Street vacation; volume and page of owners deed and Notary seal over splice is required.

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C8-64-17 South Gate Terrace, Section 1--contd.

The Commission therefore

VOTED: To DISAPPROVE the plat of SOUTH GATE TERRACE, Section 1, pending the requirements as noted, and authorized the staff to poll the Commission upon completion.

C8-64-29 Allandale Park, Section 9
Foster Lane and Shoal Creek

The staff reported that several requirements of the Ordinance had not been met and recommended disapproval. The Commission therefore

VOTED: To DISAPPROVE the plat of ALLANDALE PARK, Section 9, pending the easements omitted on plan, the required easements, fiscal arrangements, completion of departmental reports, and annexation.

C8-64-56 West Gate Square
U.S. 290 and West Gate Boulevard

The original subdivision plat was presented for Commission review on September 8, 1964, and disapproved subject to departmental reports. Disapproval of this plat as revised is recommended pending the additional easements required, completion of departmental reports and restriction on plat about sliver of land. There is one acre of land at the southwest corner at U.S. 290 and Westgate Boulevard which is under separate ownership. Inadevertently, this subdivision plat was prepared to include this acre. The owners of the subdivision have been dealing with Mr. Allred, who owns the one acre tract, for purchase of this tract. They have not succeeded in acquiring this tract. Mr. Foxworth read the restrictions to be placed on the new plat as follows: Property located between the west right-of-way line of West Gate Boulevard and the one acre R.P. Allred tract as recorded in Volume 763, page 34, Travis County Deed Records shall not be considered as a building site except in conjunction with all or a portion of said R.P. Allred tract. The Commission therefore

VOTED: To DISAPPROVE the plat of WEST GATE SQUARE, pending the requirements as noted, and authorized the staff to poll the Commission upon completion.

C8-65-6 Windsor Park Hills, Section 7
Springdale Road

The staff reported this plat met all the requirements of the Subdivision Ordinance and recommended approval. The Commission therefore

VOTED: To APPROVE the plat of WINDSOR PARK HILLS, Section 7.

C8-65-9 Amended Plat Assumption Cemetery
Interstate Highway 35, North of Ben White

The staff reported that this plat was filed to undedicate a portion of the cemetery and the owner has requested withdrawal. Mr. Cortez, Assistant City Attorney, advised that a cemetery does not come under the Ordinance and is governed by other rules. The Commission therefore

VOTED: To ACCEPT the withdrawal of the AMENDED PLAT ASSUMPTION CEMETERY.

SHORT FORM PLATS - 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 time. The Commission therefore

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

C8s-65-31 Gunter Street Addition

Gunter Street and Oak Springs Drive

C8s-65-35 Standard Mortgage Company, Resub. #1

Canterbury Street

C8s-65-37 Christian and Fellman Addition, Resub. Lots 1-4, Block 32
Oldham and East 22nd Streets

C8s-65-34 Highland Hills, Section 7, Phase 1, Resub. Lots 26 & 27
Highland View and Hillbrook

The staff explained that there is a 5 foot jog approximately 65 feet from the front property line. The reason for this jog is that the adjoining owner has several large trees and another owner has a swimming pool on the other lot. The staff explained that the departmental policy was to recommend against the creation of odd shaped lots unless there was a very good reason. In addition there is a possibility that the common rear line could have a utility easement. The question of the easement needs further checking. It is recommended the plat be accepted for filing. The Commission therefore

VOTED: To ACCEPT the short form plat of HIGHLAND HILLS, Section 7, Phase 1 Resub. Lots 26 and 27, for filing.

SHORT FORM PLATS - CONSIDERED

C8s-65-24 Cherico Subdivision, Resub. Lot 1 of the Resub. Lot 4, Block D
Tillery and Neal Streets

The staff reported that it is proposed to cut the subdivision into two lots facing Neal Street. Mr. Foxworth read the following report from the Drainage Department: "Plat does not comply with Section 23.16 (3) of City Code, in that subject tract is subject to flooding by overflow of

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C8s-65-24 Cherico Subdivision, Resub. Lot 1 of the Resub. Lot 4, Block D--contd.

Boggy Creek. Approval is recommended provided that the following restriction is placed on the plat: No further residential structure having a finished floor elevation of less than 460.0, City of Austin datum, shall be placed on lots in this subdivision."

The Planning Commission instructed the staff to contact the owner to see if he would be willing to place a restriction on the plat restricting finished floor elevation to be not less than 460.0, City of Austin datum. The Commission therefore

VOTED: To DISAPPROVE the plat of CHERICO SUBDIVISION, Resub. Lot 1 of the Resub. Lot 4, Block D, pending completion of departmental reports and subject to restrictive note being placed on plat as recommended by Drainage Department.

C8s-65-25 Glauninger Subdivision
Interregional at U. S. 290

The staff reported that this plat does not comply with Section 23.16 (3) of the City Code, in that substantial drainage naturally crosses Lot 1 of the proposed subdivision. Additional information will be required to determine the width of drainage easement needed, the information being the present topography and the proposed modification of drainage provision, if any. Fiscal arrangements to be required will depend on the drainage easements and drainage improvements, if any, to be provided. The plat also lacks the completion of departmental reports. The staff recommends disapproval pending these items. The Commission therefore

VOTED: To DISAPPROVE the plat of GLAUNINGER SUBDIVISION, pending the requirements as noted.

C8s-65-29 Akres Bonitos
Charles Avenue and Live Oak Avenue

The staff recommended disapproval of this plat pending receipt of the Health Department's report on availability of water and operation of septic tanks.

Mr. Spillmann inquired as to changing the name of Live Oak Street to avoid confusion with an existing street by this name. The staff advised that since this also was an existing street by this name they would recommend to County Commissioners Court that this name be changed. The Commission therefore

VOTED: To DISAPPROVE the short form plat of AKRES BONITOS pending receipt of Health Department's report on availability of water and operation of septic tanks.

The staff reported the following plats met all the requirements of the Subdivision Ordinance and recommended approval. The Commission therefore

VOTED: To APPROVE the following short form plats:

C8s-65-32 Macmor Acres, Resub. Lot 4, Block A
Kramer Lane

C8s-65-27 Cherrylawn, Section 3, Resub. Lot 1
Manor Road

C8s-64-156 Gray Resubdivision
Anderson Lane

C8s-65-33 Brunson Subdivision
Mohle Drive and Oakhurst Street

The staff reported that the property is located on the north side of Mohle Drive and west of Oakhurst Street. All the requirements have been met with the exception of a variance required on the width of lot "C". It does not have 50 feet of width 50 feet behind the building line. The houses and lot lines were designed as shown in order that he would not have to go the Board of Adjustment for a variance from requirements of the Zoning Ordinance. The Commission therefore

VOTED: To APPROVE the short form plat of BRUNSON SUBDIVISION, granting a variance on the required width of lot "C".

(DISQUALIFIED: Brunson)

C8s-65-36 Ridgetop Gardens, Resub. of portion of Lots 8 & 9
East 52nd Street

A sketch was presented of the subdivision. There is a variance involved requiring the balance of all this property being included in the plan. The basic problem is the extension of East 52nd and widening of East 51st Streets. There are some apartments on the tract immediately west of and adjoining this tract. Several of the tracts required to be a part of the subdivision have no street frontage and cannot dedicate right-of-way for extension of East 52nd Street since they do not own property involved in such extension.

A letter was received from the applicant in which he stated they had contacted the adjacent land owners with respect to their wish to participate in forming a legal subdivision so that they might proceed with their proposal to build 13 units. It was the opinion of all parties contacted that they did not wish to participate with them due to the various conditions that would be required by the City of Austin. Therefore, in order that they can continue with their plans on captioned lots, they ask that the City of Austin grant to them a variance whereby they can proceed without delay.

C8s-65-36 Ridgetop Gardens, Resub. of portion of Lots 8 & 9--contd.

Mr. Hendrickson inquired as to the access to the property. Mr. Foxworth stated there is a 25 foot strip to the east, under private ownership, through which access could be gained off of 52nd Street. Mr. Barrow inquired whether or not approval of this subdivision would change the situation. Mr. Foxworth stated he did not feel it would change the situation and also explained that the tract was rezoned in 1961, and that there was no indication by the City that the land must be properly divided before a building permit could be issued. After further discussion, the Commission

VOTED: To APPROVE the short form plat of RIDGETOP GARDENS, granting a variance on the signatures of adjoining property owners.

REPORTS

SUBDIVISION APPROVAL BY TELEPHONE POLL:

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

VOTED: To APPROVE the following plats:

- C8-65-2 Chaparral Village
U. S. Highway 290 and Roadrunner Lane
(3-12-65)
- C8-64-70 Heritage Hills, Section 2
Valley Forge Drive and Grayledge Drive
(3-12-65)
- C8-65-4 Parmer Lane Heights, Section 1
Parmer Lane and Limerick Avenue
(3-12-65)
- C8-64-38 Northwest Hills Mesa Oaks, Phase 2
Far West Boulevard and West Rim Drive
(3-12-65)
- C8-63-59 Brookside Estates
Berkman Drive and Bartholomew Street
(3-15-65)
- C8-64-48 Northwest Hills Ranch #1
Yucca Drive and Texas Plume Road
(3-16-65)

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R140 Planning Commission - General

The Director of Planning distributed copies of the President's message to Congress of March 2, 1965, relative to the problems and future of the central city and its suburbs. Mr. Osborne noted that the report covers significant changes in zoning, housing and urban development. This will affect future land acquisition and urban renewal programs.

ADJOURNMENT: The meeting was adjourned at 9:40 p.m.

Hoyle M. Osborne
Executive Secretary

APPROVED:

Chairman