

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- March 5, 1968

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

Present

Edgar E. Jackson, Chairman  
W. A. Wroe  
Samuel E. Dunnam  
Barton D. Riley  
Robert B. Smith  
Mrs. Lynita Naughton

Absent

Hiram S. Brown  
Ed Bluestein  
Dr. William Hazard

Also Present

Hoyle M. Osborne, Director of Planning  
Richard Lillie, Assistant Director of Planning  
E. N. Stevens, Chief, Plan Administration  
Walter Foxworth, Associate Planner  
Bill Burnette, Associate Planner

MINUTES

Minutes of the meeting of July 25, 1967 were approved.

ZONING

The following zoning changes were considered by the Zoning Committee at a meeting of February 27, 1968.

Present

W. A. Wroe, Chairman  
Barton D. Riley  
Samuel E. Dunnam  
Robert B. Smith

Also Present

E. N. Stevens, Chief, Plan Administration  
Bill Burnette, Associate Planner  
Shirley Ralston, Administrative Secretary

PUBLIC HEARINGS

C14-68-4	J. K. Eichelberger: Int. A, Int. 1st to B, 1st (Tr. 1 & 2 as amended)
Tract 1:	1214-1230 Peyton Gin Road & BB, 1st (Tr. 3)
	8901-8943 Japonica Drive
Tract 2:	1300-1408 Peyton Gin Road
	8900-8914 Japonica Drive
Tract 3:	8916-8942 Japonica Drive

STAFF REPORT: This application covers three tracts of land totaling approximately ten acres. The stated purpose of the request is for apartments, commercial and multi-family use. The subject property fronts onto Peyton Gin Road,

C14-68-4 J. K. Eichelberger--contd.

proposed Japonica Drive, Talisman Trail and an unnamed street that abuts a portion of Tract 2 and then extends through Tract 3 northward to Talisman Trail. The property under consideration is a part of Peyton Place Subdivision which consists of approximately 27 acres of land. The subdivision continues to the north around the proposed school site to Rundberg Lane. The Subdivision Committee approved the preliminary plan of Peyton Place subject to a number of conditions, two of which were the requested zoning change and annexation. The staff and the Subdivision Committee understood that the subdivision was to be laid out for duplex purposes with low density apartments along Peyton Gin Road; however, the staff recognizes that this application for apartment zoning has followed a zoning change made by Mr. Nelson Puett on property located on the south side of Peyton Gin Road at the intersection of both sides of Redfield Lane. "B" Residence, First Height and Area zoning was granted by the Council on the four lots owned by Mr. Puett. The Ordinance is still pending. The staff does agree with the applicant that the granting of "B" Residence, First Height and Area zoning south of Peyton Gin Road does change the situation in regard to zoning and it is agreed that there should be some of the applicant's property zoned in that manner; however, inasmuch as Japonica Drive, the unnamed street and Talisman Trail are streets serving an elementary school site which is to be built in the near future, that the density in the area should be rather low. The staff recommendation because of these items would be that duplexes as originally planned for on Tract 3 be continued and that either "B" Residence, First Height and Area or "BB" Residence, First Height and Area be established for Tracts 1 and 2 as this will reduce the density.

If the 10 acres under consideration is developed under the request made by the applicant, there could be approximately 373 apartment hotel units allowed on the site which is approximately 37 units per acre. With the combination of duplexes and apartment development, that number could be reduced to approximately 14 or 15 units per acre which the staff feels would be more compatible for the development in the area and the type of zoning that exists. Wooten Village Subdivision, located to the south across Peyton Gin Road, is approved in final form and being built by Mr. Puett. Even though there is very limited land use it is predominantly single-family development with one or two duplexes along Peyton Gin Road. There is a new subdivision along Viking Drive and Laurel Grove Drive running north off of Peyton Gin Road entitled Quail Creek. This particular subdivision is now under construction and houses are being built in various stages. The streets are also in the process of being built. Lanier High School is located on property to the east, south of Peyton Gin Road. Because of the high school, the proposed elementary school location and the large area of generally single-family development, the staff feels the reduced density would better benefit the area. As a preference, the staff recommends "BB" Residence, First Height and Area zoning for Tracts 1 and 2 as this would be in line with the proposed Ordinance amendment. Under the existing Zoning Ordinance, it is felt that "B" Residence, First Height and Area would be appropriate which will allow approximately one unit for every 1,500 square feet of land. It is also recommended that Tract 3, which is the largest of the three tracts containing approximately six acres, be developed with duplexes as proposed by the subdivision layout.

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J. K. Eichelberger--contd.

Mr. Wroe asked if the Committee and the Commission should consider the proposed development under the existing Ordinance. Mr. Stevens explained the request should be considered under what should be allowed as regarding permitted density. The Commission has recommended a change in the Ordinance, and there should be consideration of the fact the site will probably be developed under the proposed Ordinance rather than the existing Ordinance; however, "BB" Residence, First Height and Area zoning under the proposed Ordinance amendment would permit a density of one unit for every 2,000 square feet of land for a two bedroom unit or 1,800 square feet of land for a one bedroom unit, which would differ only slightly with the existing Ordinance.

The following letter addressed to the applicant from Mr. Temple Mayhall, Director of School Plant, has been submitted to the Committee for consideration:

"Dear Mr. Eichelberger:

You are quite aware I am sure that it is the intention of the Board of Trustees to initiate work on the site improvements at the new Wooldridge School site adjacent to your proposed subdivision. It is quite desirable if not absolutely necessary that access streets be fully developed in sufficient time for use at the opening of this school.

It is a policy of the School District to participate in the improvements of streets adjacent to school sites to the extent of one-half the cost. Our site engineer, Mr. W. C. Cotten, has developed plans and prepared estimates of costs for streets in the area of the proposed subdivision and school site to the extent that they directly concern the school. These include Raven Ridge and Talisman Terrace. The cost is estimated at \$9.24 per lineal foot or \$4.62 for each property owner. This estimate includes curbs and gutters. It appears that the portion of Talisman Terrace common to both property owners would cost each property owner approximately \$4,750.00 including drainage structures.

In order that patrons have adequate access to the school it is desirable that Raven Ridge and Parkfield Drive (from Peyton Gin Road to Talisman Drive) be developed. Mr. Cotten has prepared plans for Raven Ridge and estimates the cost for the east one-half at \$3,020.00. It should also be noted that a water main is proposed on this street. You will probably want to take this into consideration in planning the development of your properties fronting thereon.

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We, of course, have done no planning beyond the intersection of Talisman Terrace and Parkfield Drive (formerly designated as Japonica) south to Peyton Gin Road since it passes through property wholly within the subdivision. Information concerning the condition of this street within a period of twelve months would be very helpful and highly appreciated.

We have notice of the consideration of your zoning proposals scheduled for hearing on Tuesday, February 27th, and, for your information, at this time do not plan to appear in opposition.

We should be pleased to discuss the plans as developed which are now available for inspection in this office."

## TESTIMONY

## WRITTEN COMMENT

## Code

J	Nelson Puett: 5425 Burnet Road	FOR
N	Noble H. Talley: 8708 Brookfield Drive	AGAINST
M	Mr. & Mrs. Frank H. Spellmann: 8800 Brookfield	AGAINST

## PERSONS APPEARING AT HEARING

## Code

A	James K. Eichelberger (applicant)	
	Oscar W. Holmes (representing applicant)	
S	Claude Sowell: 8800 Parkfield Drive	AGAINST
?	Reese Lumber Company: Peyton Gin Road	FOR
?	Franklin J. Arldt: 8805 Parkfield Drive	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. Oscar Holmes, representing the applicant, stated that about a week ago they asked that the zoning requested on Tract 2 be changed from "C" Commercial as presented, to "B" Residence, First Height and Area. The wishes are that Tracts 1 and 2 both be zoned "B" Residence, First Height and Area as this would be in keeping with the staff's recommendation. It is also requested that the zoning on Tract 3 be changed to "BB" Residence, First Height and Area. There have been plans for some time to build on Tracts 1 and 2. The applicant has an architectural plan for Tract 2 which he is anxious to start construction on. The applicant would like to build the entire subdivision in the manner as shown. Mr. Holmes stated that he has talked several times to Mr. W. C. Cotten in regards to coordinating this subdivision in their engineering work since he is the engineer for the school. The school tract is just north of this subdivision. It is felt that the requested zoning is in keeping with good planning. An attempt has been made to buffer the tracts in order to follow good procedures and there is an agreement with the staff's recommendation of "B" Residence, First Height and Area zoning on Tracts 1 and 2.

C14-68-4 J. K. Eichelberger--contd.

Mr. James K. Eichelberger also appeared at the hearing and explained that the reason "B" Residence, First Height and Area zoning is requested on Tracts 1 and 2 is that the depth of Tract 1 cannot be altered. The street has to be located where it is because there are utilities buried in the form of a large water main which does not allow an opportunity to move the street. The depth of the land at this point is 197 feet and even if cut into 50 foot lots, each lot would contain approximately 10,000 square feet which is too large to work well. The land lies well for apartment development. The land to the east of Tract 1 is developed with a very nice church which is above the subject property about eight or nine feet as the land gently slopes to the west and the church is on the high side. The land also slopes to the north. In any event, the type of units which are planned are family units not designed for college students. They are designed for the people who will be moving here and seeking temporary quarters possibly for a year or more until they can find a home they want to buy. Since the property is located adjacent to a school, the units being designed are those that will house children and because of this there will not be any loud parties that are usually associated with apartments. The development will more than likely be almost entirely townhouse units with the bedrooms upstairs and the living quarters downstairs. As requested by Mr. Stevens, Tract 2 has no openings onto Peyton Gin Road. The entries are either onto the unnamed street or onto Japonica Drive. As soon as possible, it will be requested that the City install a signal light at the intersection of Peyton Gin Road and Japonica Drive. Japonica Drive is destined to be, and very soon, the connecting street between Rundberg Lane which is to carry heavy traffic from Peyton Gin Road. It has been requested that the Planning Department determine how wide Japonica Drive should be so that the necessary right-of-way can be provided. As of now, they have stated that 70 feet of right-of-way is needed but 80 or 90 feet has been offered in order to run the traffic on through because of the fact that people to the north bring their children to the elementary school and then onto the high school.

Japonica Drive will not be just a neighborhood street because of the amount of traffic it will carry. Mr. Eichelberger further stated that units are being designed that will not add to the City's burden as far as traffic is concerned, as the traffic will be put on the streets that can handle it.

This is a family type neighborhood and the proposed development will merely enhance the area and will not lower the value of anyone's property.

**Arguments Presented AGAINST:**

Mr. Claude Sowell, a nearby property owner, stated that he bought his property because it is close to a school. His objection to apartment development because of the fact that apartment and single-family residential development does not go together. All of the people in this area selected their homes to live in for a long time and people who live in apartment houses ordinarily stay in an

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area for a short length of time until they can do better and build them a home. The proposed development will lower the value of the existing residential property. Most of the people in the area bought their homes on the edge of town so they can get away from apartments.

Several other nearby property owners also appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the request to amend the application on Tract 2 to "B" Residence, First Height and Area. They reviewed the information presented and concluded that the requested zoning should be denied as it is too intensive for the area; however, they felt that "BB" Residence, First Height and Area zoning should be granted on Tracts 1 and 2 as this classification provides a density which is in keeping with the existing and planned development for the area, and because of the near proximity to a high school and proposed elementary school. They felt that the present zoning on Tract 3 should not be changed and that the tract should be developed in conformance with the approved preliminary subdivision.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of J. K. Eichelberger for a change of zoning from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area (Tracts 1 and 2 as amended) and "BB" Residence, First Height and Area for property located at 1214-1230 Peyton Gin Road, 8901-8943 Japonica Drive (Tract 1), 1300-1408 Peyton Gin Road, 8900-8914 Japonica Drive (Tract 2) and 8916-8942 Japonica Drive (Tract 3) be DENIED but that "BB" Residence, First Height and Area be GRANTED for Tracts 1 and 2.

C14-68-8      Harry Peterson: A, 1st to C, 3rd  
                  6601-6625 Isabelle Drive  
                  6700-6810 Huntland Drive  
                  6700-6804 Brenda Drive

STAFF REPORT: This application covers 7.19 acres of undeveloped land. The stated purpose is for the sale and repair of new and used cars and trucks. A preliminary plan which proposed four large tracts having frontage on Huntland Drive and smaller residential lots having frontage on Brenda Drive and Isabelle Drive was approved on the subject property. "C" Commercial, Third Height and Area, a broad retail classification permitting a height of 90 feet, was granted on property south of Huntland Drive for the Allied Store Shopping Center. The staff recognizes the need for reclassifying the subject site because of its close relationship and near proximity to such intensive zoning. However, it is felt that there should be a gradation in zoning between the existing commercial district to the south and the newly developed residential property to the north. "GR" General Retail, First Height and Area with a

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50 foot buffer strip zoned either "A" Residence or "B" Residence, First Height and Area would serve as a gradation in zoning and would help separate the proposed commercial development from the existing residential neighborhood. It is further recommended that at least three lots fronting onto Brenda Drive and one lot on Isabelle Drive remain "A" Residence permitting either single-family or two-family structures as proposed in the original preliminary plan. The corner property could be zoned either "B" Residence or "O" Office. Brenda Drive which serves as an entrance into a residential area has a present right-of-way of 50 feet which should be widened. When the property immediately across from Brenda Drive was rezoned an agreement was made by the applicant to dedicate a portion of his property and to pay part of the cost for widening the street from Deborah Drive to Huntland Drive. On this particular application, the staff feels that the right-of-way needs should start at a point near Deborah Drive and go from zero feet to ten feet at Huntland Drive. The applicant should be responsible for the difference in cost of widening a residential street to serve proposed commercial or apartment development.

Mr. Dunnam asked why the staff is recommending "GR" rather than a "LR" district. Mr. Stevens explained that Local Retail districts are designed to meet the everyday needs of a neighborhood such as the sale of groceries, drugs, gasoline, etc. The staff feels that the property as related to the large "C" Commercial acreage should be developed more intensively than permitted under the "LR" Local Retail classification. It is the staff's understanding that the applicant wishes to establish a car agency which is provided for in a General Retail district with some restrictions such as truck capacity and outside activities relating to repair and storage.

Mr. Wroe asked about the status of the pending case across Brenda Drive. Mr. Stevens explained that apartment zoning was granted by the Council subject to the right-of-way provision and the providing of the fiscal arrangements to relocate the curb of the street. Ordinance passage is still pending these items.

## TESTIMONY

## WRITTEN COMMENT

## Code

AP	Richard E. Ayala: 6626 Isabelle Drive	AGAINST
AM	Gerald K. Schulte: 6640 Isabelle Drive	AGAINST
L	John C. Jones: 6717 Esther Drive	AGAINST
K	Larry E. Coble: 6715 Esther Drive	AGAINST

## PERSONS APPEARING AT HEARING

## Code

	Phil Mockford (representing applicant)	
BN	Mr. & Mrs. Henry Culp: 6802 Deborah Drive	AGAINST
L	John C. Jones: 6717 Esther Drive	AGAINST
K	Larry E. Coble: 6715 Esther Drive	AGAINST

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AD	William A. Moellendorf: 6706 Esther Drive	AGAINST
M	Mr. & Mrs. Robert E. Nelson: 6801 Esther Drive	AGAINST
AX	Robert B. Putnam II: 6803 Deborah Drive	AGAINST
?	Dale Boswell: 6900 Twincrest	AGAINST
?	Kenneth D. Dunlap: 6801 Deborah Drive	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. Phil Mockford, appeared at the hearing and stated that he represents the applicant who is out of town and has been for some time. He stated that he also represents Continental Cars which has a contract to purchase the western three acres of this tract. The proposed use is to move Continental Retail Car Agency to this location. Continental Cars, a foreign car agency, is presently located on Sixth Street and has been for some time. The new car agency has been discussed with Mr. Lonnie Davis, of the Building Inspector's Department, who has indicated that this type of operation is not permitted under "GR" zoning. This is the reason the application is made for "C" Commercial zoning. Mr. Davis indicated that a car dealership is permitted under the "GR" classification with certain restrictive conditions, but these restrictions are almost impossible to operate with under the present way that car dealerships are operated. As to the balance of the tract, the applicant does own the entire seven acres and he has no immediate plans for the remaining easterly four acres.

Mr. Mockford presented a plot plan to the Committee showing them the proposed layout of the car dealership on the three acres. He stated that he has discussed this with Mr. Stevens and neither the applicant nor the purchaser has any objection to a reasonable buffer strip at the rear of this property. This area is a commercial area with the exception of the residential property to the north. The area across Huntland Drive is 190 acre tract of Allied Stores and the tract fronting onto Airport Boulevard is developed with the Sage Department Store. Airport Boulevard is one of the main thoroughfares in the City. Considering the area to the south, the requested zoning on the subject property is a reasonable extension of commercial zoning. It is recognized that there are residences to the north and there is no objection to a reasonable buffer strip; however, the buffer strip as proposed by the staff would probably interfere to a certain extent to what has presently been laid out for the property.

Mr. Mockford explained that he was not aware of the proposal as set out by the staff and he is not sure that the applicant or the purchaser would be agreeable to the particular width of the buffer strip.

It should be pointed out that to the west, toward Airport Boulevard is commercial zoning which extends almost along the entire length of the street. The east end of the tract abuts residential zoning. The staff is requesting that the rear portion be left "A" Residential, with its highest use being



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duplexes and it is felt that this is unrealistic because of the cost of the land on a per acre basis. "B" Residence, or "O" Office zoning would be acceptable. The right-of-way the City needs for widening the street has not been discussed with the applicant. The applicant and the purchaser are willing to work out some sort of plan to protect the neighborhood but the specific use on the three acres requires the zoning which has been requested. The Third Height and Area zoning was requested strictly for the sign that will be erected. First Height and Area zoning will accommodate any building that is to be put on the site, and the applicants would be glad to special permit or zone a special area for the location of the sign. The sign for the site will not be any larger than that of Sage Department Store which is zoned "C" Commercial, Second Height and Area.

Mr. Riley advised Mr. Mockford that the layout as presented would throw exactly one-half of the traffic out onto Isabelle Drive which is only a 50 foot street. Mr. Mockford stated that the plot plan submitted is not final and does not take into account the fact that this tract gets smaller in width towards the east so the large portion of the tract will be fronting onto Huntland Drive and will extend some 450 feet as a final layout. There is no doubt that there will be traffic going out on Isabelle Drive and moving out onto Airport Boulevard, but it is felt that this traffic will be very slight. Mr. Riley stated that there is an 80 foot street and a 50 foot street and felt that any structures should be concentrated in such a manner to direct traffic flow onto the 80 foot street. Mr. Mockford explained that basically the area to the northwest of the proposed structure is for the display of automobiles, and he felt something can be worked out to concentrate the traffic flow onto the 80 foot street.

Mr. Dunnam stated that the plot plans shows a large display area on Isabelle Drive. If there is to be any significant traffic flow as shown onto Isabelle Drive then the street is not wide enough as it relates to this piece of property and development. Mr. Mockford stated that they would be glad to work out the traffic pattern. Traffic does not have to flow onto Isabelle Drive at one place as it will probably be more or less an approach that will extend quite a distance. Most of the area on the three acre tract will be covered by buildings or parking area.

Mr. Don McCauley, president of Continental Cars, stated that the major reason for moving into this area is due to the lack of parking spaces downtown. There are 150 off-street parking spaces at this location as compared to the present facilities downtown. It is envisioned that the traffic flow onto Isabelle Drive would be for the exit of cars that have been worked on in the shop. It is anticipated that there will be between 25 to 30 cars a day exiting onto Isabelle Drive in the immediate future with hopes of doubling the number in the next three years. The reason the building is proposed on the land at 45 degree angle was to orient toward Airport Boulevard as the corner is only 200 feet from Airport Boulevard which is a high volume traffic street. Huntland Drive at the present time has very little traffic.

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## Arguments Presented AGAINST:

A number of nearby property owners appeared in opposition to the request and stated that the people in Huntland Heights Subdivision purchased their homes with the understanding of apartment development on the property under consideration as this was what was designated on the subdivision. The people in this area would like to keep it residential and there would be opposition to any development other than apartments as originally planned. It is an understanding of most of the property owners that this land is restricted to that sort of development by deed restrictions. There is sufficient commercial zoning and development in this area which causes an overflow of traffic into the residential area. If the zoning is allowed on the site this traffic will increase even more and there will be cars parked along the streets which will be dangerous for the many children in the area. The proposed development will also raise the noise level in the area. The requested zoning will devalue all of the existing residential property.

Mr. Bob Putnam, a nearby property owner, appeared at the hearing and stated that he has a petition with 84 signatures of people in Huntland Heights who are opposed to this request; however, he did not wish to submit the petition for record.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as it would be an intrusion into a residential area served by inadequate streets and because the requested "C" Commercial, Third Height and Area zoning permits development that would be too intensive and incompatible for property adjoining single-family development. They stated they would look with favor on granting "GR" General Retail, First Height and Area as appropriate zoning as related to the existing zoning pattern and development, subject to the following conditions:

1. Street widening be acquired from the site extending from the intersection of Deborah Drive and Brenda Drive to Huntland Drive and that the applicant provide for the cost of such widening.
2. Three lots adjoining existing residential development fronting onto Brenda Drive and one lot fronting onto Isabelle Drive remain "A" Residence, First Height and Area for either single-family or two-family development.
3. A 50 foot buffer strip be provided along the north property line extending from the rear of the residential lots to be left along Brenda Drive and Isabelle Drive.
4. The two properties, as shown in dashed form at the intersection of Brenda Drive and Huntland Drive be zoned "B" Residence, or "O" Office, First Height, and Area.

C14-68-8      Harry Peterson--contd.

At the Commission meeting, Mr. Stevens stated that he had not heard from Mr. Mockford concerning the acceptability of the conditions as required by the Zoning Committee. He stated that there was a fairly new development at the intersection of Deborah Drive and Brenda Drive and the staff felt that the condition would provide more of a residential entry into the residential subdivision than extending "O" Office or apartment development onto Brenda Drive. The corner portions could be either "O" Office or "B" Residence.

Mr. Mockford stated that the applicant is perfectly agreeable to some sort of reasonable buffer along the rear of the property, but objects to a buffer strip zoned "A" at the rear and at each end of the property which will eliminate that property as far as any dealing in connection with the proposed development. Mr. Mockford further stated that if they wished to use this property for parking purposes rather than duplexes, it would have to be zoned "B" Residence. Mr. Jackson stated that the intent of the staff was to line this up with the existing "A" Residence, zoning across Brenda Drive.

Mr. Mockford that he understands what the purpose is but "B" zoning was established next to "A" residence in an earlier case and he felt it would be to gradate zoning and establish a district which his client could use.

Mr. Riley stated that he felt that Mr. Mockford was correct in requesting a "B" zoning buffer strip instead of an "A" strip which would make the land useless. Mr. Dunnam asked if five feet of widening would be appropriate for Isabelle Drive because of the increase in traffic flow created by the proposed commercial development. Mr. Stevens stated that Isabelle Drive would serve more than just this commercial property. It serves the commercial property that fronts onto Pampa Drive which is developed with a theater. As far as right-of-way for just this particular piece of property, the staff feels this would not solve the connecting problem; however, any right-of-way in this area could eventually be of some benefit.

Mr. Jackson stated that the Committee recommended denial of the request as presented but they are in favor of "B" Residence, First Height and Area and "GR" General Retail.

After further discussion, the Commission stated they would look with favor on granting "GR" General Retail, First Height and Area on the subject tract provided the following conditions were met:

1. Ten feet of right-of-way be acquired for street needs along Brenda Drive and five feet of right-of-way be acquired for the widening of Isabelle Drive.
2. Three lots fronting onto Brenda Drive and one lot fronting onto Isabelle Drive be zoned "B" Residence, First Height and Area.

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3. A fifty foot buffer strip be provided along the north property line of the subject property.
4. The intersection of Brenda Drive and Huntland Drive be zoned either "B" Residence or "O" Office, First Height and Area.

It was then

VOTED: To recommend that the request of Harry Peterson for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, Third Height and Area for property located at 6601-6625 Isabelle Drive, 6700-6810 Huntland Drive, and 6700-6804 Brenda Drive be DENIED.

C14-68-18 Richard E. Johns and Jack Andrewartha: Int. A, Int. 1st to B, 1st  
1100-1104 Robert E. Lee Road  
 Rear of 1106-1126 Robert E. Lee Road

STAFF REPORT: The subject property covers a large area of undeveloped land containing approximately 18 acres. The stated purpose of the request is for apartment development. Barton Hollow Preliminary Subdivision plan of the site has been given approval by the Subdivision Committee subject to certain conditions, one of which is the necessary zoning. "LR" Local Retail and "B" Residence, zoning was established on property located on the opposite side of the proposed Barton Hills Drive in connection with the subdivision plan for one of the applicants, in 1964.

The preliminary plan of Barton Hills contains 22 acres of land which is divided into 46 lots that extend to the proposed Trailside Drive. However, approximately 18 acres out of this subdivision are involved in this request for a zoning change. The requested zoning would permit maximum development of 530 apartment hotel units on the subject property. At the Subdivision Meeting, it was proposed that there would be some duplex development on the lots along Trailside Drive and apartment development on property under consideration, which is below the bluff line, facing onto Arrow Head Drive and proposed Barton Hills Drive. The question of whether or not the overall subdivision should be developed with apartments seems to be the major concern of the neighborhood. The staff feels that inasmuch as most of the subject property is in the gravel pit area and is located adjacent to existing apartment and retail zoning it would be difficult to develop with single-family homes. Robert E. Lee Road is a planned arterial street and is to be widened to 70 feet. Barton Hills Drive is a 70 foot collector street planned to extend through this subdivision and connect with a proposed 90 foot major arterial street. There are limitations of access for apartment traffic at the present time, as Robert E. Lee narrows as it intersects Barton Springs Road. The City is exploring the possibility of widening the street. In the future there will be adequate access but now, there is limited access. The staff recommends in favor of the request as it conforms to the approved subdivision for the property is a logical extension of existing apartment zoning and is located in the gravel pit area at an elevation well below the existing residences.

C14-68-18 Richard E. Johns and Jack Andrewartha--contd.

## TESTIMONY

## WRITTEN COMMENT

## Code

Q	M. T. McLean: 1002 Lund	AGAINST
?	William A. Harrison: 2305 Spring Creek Drive	AGAINST

## PERSONS APPEARING AT HEARING

## Code

A	Richard E. Johns (applicant)	
A	Jack Andrewartha (applicant)	
	Oscar W. Holmes (representing applicant)	
Y	Dr. Charles P. Akin: 2204 Spring Creek Drive	AGAINST
AA	Douglas W. Nowotny: 2208 Spring Creek Drive	AGAINST
AA	Jewell Nowotny: 2208 Spring Creek Drive	AGAINST
AM	James R. Cox: 2504 Spring Creek Drive	AGAINST
AK	F. W. Hendrix, Jr.: 2500 Spring Creek Drive	AGAINST
AB	Mr. & Mrs. J. P. Fagan: 2300 Spring Creek Drive	AGAINST
AL	Mr. & Mrs. Don G. Hildebrand: 2502 Spring Creek Dr.	AGAINST
AF	Mrs. E. S. Withrow: 2404 Spring Creek Drive	AGAINST
AC	Robert L. Stone: 2302 Spring Creek Drive	AGAINST
?	Mr. & Mrs. W. E. Boyd: 2403 Spring Creek Drive	AGAINST
?	Mrs. C. B. Moore, Jr.: 2402 Spring Creek Drive	AGAINST
?	Mrs. J. H. Arnette: 2401 Spring Creek Drive	AGAINST
?	Mrs. L. A. Dailey: 2307 Spring Creek Drive	AGAINST
?	Mrs. Lee Kohlenberg: 2309 Spring Creek Drive	AGAINST
?	E. D. Yoes, Jr.: 2501 Ridgeview	AGAINST
?	Mr. & Mrs. Charles W. Nix: 2505 Spring Creek Drive	AGAINST
?	Sam W. Lane: 2305 Spring Creek Drive	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. Oscar W. Holmes, representing the applicants, appeared at the hearing and stated that there are a few points in this subdivision which may have created concern by the nearby property owners. There are three lots under consideration which front onto Trailside Drive but in reality these lots do not face Trailside Drive because difference in elevation. It is approximately 525 to 530 feet in elevation. The lots along Arrowhead Drive are at approximately 500 feet elevation which means these three lots lie some 25 to 30 feet north, elevation wise, by virtue of the ground at Arrowhead Drive and the elevation of Trailside so it would be highly improbable that a car could pass from the lots up onto Trailside Drive. There is a bluff line that is on the edge of the existing gravel pit and the majority of this proposal and change is in the gravel pit area. The bluff follows the zoning line as seen half-way between Trailside and Arrowhead Drive. It is felt that the proposal is a very good plan for this area. It should be pointed out that

C14-68-18

Richard E. Johns and Jack Andrewartha--contd.

Arrowhead Drive which is a road within the subdivision does not extend out Trailside Drive or Robert E. Lee Road. The street only extends to Barton Hills Drive which is to be a 70 foot collector street connecting to a proposed thoroughfare with the right-of-way of 120 feet. The proposal is to place a portion of the traffic onto Barton Hills Drive and the proposed thoroughfare. It is anticipated that arrangements will be worked out so that the paving of Barton Hills Drive can be accomplished.

Mr. Jack Andrewartha, one of the applicants, was present on behalf of this request and stated that it would be almost impossible to build and sell residences in this area because of the terrain. He stated that Trailside Drive which is on his property will be put in and the zoning will remain as "A" Residence district. There is a natural buffer separation of 25 to 35 feet of bluff line between the single-family and the multi-family development. The request is only for "B" Residence, First Height and Area which will fit the existing pattern in the area as it is a continuation of the existing apartment zoning on the west side of the proposed Barton Hills Drive. This site also adjoins unzoned property which is Zilker Park. Mr. Andrewartha stated that he owns only about two or three acres of the property under consideration and the remaining portion belongs to Mr. Richard Johns.

Mr. Johns also appeared at the hearing and stated that he proposed to develop the property which he owns, with fourplexes and apartments. He stated that he has many friends who live in this area and he would not do anything to cause depreciation of the land values. It is felt that the proposal is the best use of the land which will not detract from the housing. There is a large drop from the bluff line and the apartments will be low density. The apartments located will be family type operations and they will not be three stories in height so there will be no obstruction of the view. Trailside Drive will be developed with single-family residences zoned "A" Residence and a buffer of duplexes, fourplexes, and then apartment development.

#### Arguments Presented AGAINST:

A number of nearby property owners appeared in opposition to the request. The opposition is summarized as follows: The majority objected to the requested zoning because of the traffic situation. The people in the area have heard that the City is going to do something about the intersection of Robert E. Lee and Barton Springs Road for a long time but as yet, nothing has been done. There is an unprotected drop off into the creek that is very dangerous. The proposed Arrowhead Drive and Barton Hills Drive will not take any traffic off of the other street. Ingress and egress in this area is very hazardous and is insufficient to handle more traffic. Another major objection is the schools in the area as they are not large enough to accommodate the increased number of children that will be in the area if the zoning is granted and apartments are built. People in this area bought their homes with the understanding that this is an "A" Residential area and the zoning on the requested site would change the area and set a precedent for other zoning. The aesthetic of the area should be protected against encroachment of apartments.

C14-68-18

Richard E. Johns and Jack Andrewartha--contd.

Mr. Dunnam stated that it is his understanding that when a subdivision is approved, the street as proposed has to be dedicated and fiscal arrangements made and the streets developed before the development is allowed. Mr. Stevens stated that this is true as far as the streets are concerned within a particular subdivision which has been approved. The streets within a subdivision would have to be provided and the fiscal arrangements made. In this case, Barton Hills Drive would have to be extended.

#### Arguments Presented in ABUTTAL:

Mr. Andrewartha stated that he sold a great deal of this property in 1963 when he opened the subdivision and went to great detail to point out to purchasers the "LR" and "B" zoning in the plan. The original property owners in the area knew that there would be duplexes on this property as worked out in the Master Plan. Trailside Drive is an "A" Residential area and will continue to be. It has been reported by the staff that 500 units would be allowed on the site under the requested zoning but because of the rough terrain, only about half of that number can be developed. Plans are not to put in one large apartment unit. There are fourplexes planned that would take up alot of area. It will probably take up to three years to accomplish the plan on the site. Mr. Andrewartha further stated that he owned this land in one way or another since 1954, and he was in on the original 535 acres that was Master Planned. The planned thoroughfare proposed at this time has been proposed since 1954. He stated that he was told two years ago when he decided to rough in Barton Hills Drive that the City would come in and put a squirt top paving on this portion of Robert E. Lee arterial. This was agreed to and the final plan and right-of-way was dedicated. There is no reason why the City cannot flatten the road out and put squirt top paving on it and then do what they said they were going to do. Robert E. Lee Road can be widened by at least 15 feet whenever the City wants to. Most of the objection from the nearby property owners is because of the traffic. It is not known how the problem of Robert E. Lee can be worked out but this should be referred to the City Council as every attempt has been made to develop a good Master Plan of this area and the street does lead to a proposed thoroughfare. The City has known for 18 years that Barton Hills Drive was going to be developed in this location.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted in conformance with the subdivision and Master Plan layout approved for the property. They recognized that there are street problems in this area which the applicant cannot solve and recommended that the City Council determine what can be done to alleviate such problems.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Richard E. Johns and Jack Andrewartha for a change of zoning from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area for property located at 1100-1104 Robert E. Lee Road and the rear of 1106-1126 Robert E. Lee Road be GRANTED.

C14-68-19      Joe Scott, Sr.: A to B  
                  1502 Dalton Lane

STAFF REPORT: This application consists of 9,216 square feet of land which is developed with a two-family dwelling. The stated purpose of the request is for apartment development. The proposed zoning would permit a maximum development of four apartment units on the site. A request for "B", Residence, First Height and Area zoning was made on property to the south of the subject site in 1967 at which time it was noted that there was a twenty foot height limitation and that ten feet of right-of-way was needed for widening of Dalton Lane. The Commission recommended in favor of the request subject to the street being made adequate. The right-of-way was dedicated and the Council granted the request. The property is now developed with a six or eight unit apartment house. "B" zoning was also requested on property south of the existing "B" district early in 1967. The Commission recommended in favor of that request pending the needed right-of-way for Dalton Lane and the Council granted the request although the Ordinance has not been passed pending the right-of-way. Property to the east of Dalton Lane is zoned "GR" and "C" Commercial. The staff has no objection to the request because of the existing zoning and development but Dalton Lane in front of the site has only forty feet of right-of-way and should be widened requiring ten feet from the site.

#### TESTIMONY

##### WRITTEN COMMENT

Code

None

##### PERSONS APPEARING AT HEARING

Code

None

#### SUMMARY OF TESTIMONY

No one appeared in favor of or in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of the inadequate right-of-way of Dalton Lane; however, they stated they would look with favor on the requested zoning, provided the street is made adequate, as a logical extension of the existing zoning pattern.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Joe Scott, Sr. for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 1502 Dalton Lane be DENIED.



C14-68-21      Mrs. R. L. Crump and Mr. Frank Barron: A, 1st to B, 2nd  
4308-4310 Avenue F

STAFF REPORT: This application covers an area of 12,500 square feet. The stated purpose of the request is for operating a lodging house. A lodging house as defined by the Ordinance is a building, other than a hotel, where lodging for five or more persons is provided for compensation. This particular piece of property would allow eight regular units to be developed on the site, if zoned as requested, which would permit approximately 40 residents. The proposed zoning would also permit a 16 unit apartment hotel on the site. The subject property is located in an area of older residential homes and within a block of a city park. The site backs up to "B" Residence, Second Height and Area zoning along Speedway; however, most of the property is not developed as such. The staff feels that the application should be denied until more property can be considered in order to set forth a more comprehensive zoning pattern. If the Commission sees merit in apartment zoning, the staff would question the Second Height and Area portion of the request as there are some homes in the area which are very sound and those remaining would have to bear the burden of the changes during the interim period.

## TESTIMONY

## WRITTEN COMMENT

## Code

W.	Dr. Melvin R. White: 3210 Avenue H, Brooklyn, N.Y.	AGAINST
AE	Mrs. Beatrice G. Hunter: 4309 Avenue G	FOR
R	Mrs. Lou Sweet: 1901 West 41st Street	AGAINST
AC	T. N. Hatfield: 2914 Sunset Blvd. Houston, Texas	FOR
L	Clifford J. Conner: Box 626, Lockhart, Texas	AGAINST
F	M. F. Ebner: 4309 Speedway	AGAINST
X	Mrs. Audrey Mae Miller Wright: 4313 Avenue F	AGAINST
T	Mrs. Bella Gustafson: 200 East 43rd Street	AGAINST
N	Mrs. Elena D. McKesson: 4300 Avenue F	AGAINST
K	Mrs. Paul J. Phillips: 4312 Avenue F	AGAINST

## PERSONS APPEARING AT HEARING

## Code

A	Mrs. Robert L. Crump (applicant)	
	M. K. Gully, Jr. (representing applicant)	
T	Mrs. Bella Gustafson: 200 East 43rd Street	AGAINST
N	Mrs. Elena D. McKesson: 4300 Avenue F	AGAINST
K	Mrs. Paul J. Phillips: 4312 Avenue F	AGAINST
?	Emma D. Davis: 4308 Avenue F	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. Ken Gully, representing the applicants, stated that a lodging house which is a home for women is being operated on the property. There are nine women who live at the house which is under direct supervision of the Texas

C14-68-21      Mrs. R. L. Crump and Mr. Frank Barron--contd.

Education Agency. The lodging house is at the present time in violation of the City Ordinance and the requested change in zoning was made because the Building Inspector advised that it would be necessary to have a change in zoning in order for the use to continue. Meals in the home are not prepared for compensation but the lodging is. It is not anticipated that the use of the property will be changed and there will not be more than nine women and perhaps less who will be living on the site. The house is a large two-story house which contains six bedrooms and two baths. "B" Residence, Second Height and Area zoning is not required for the intended use of the property so "BB" Residence, First Height and Area zoning will suffice. "B" Residence, Second Height and Area zoning was requested because it is existing along Speedway. Hyde Park is changing in character and it was felt that it was not unreasonable to ask for "B" Second Height and Area zoning as the property will probably be developed with apartments sometime in the future and this would prevent another zoning change.

Mrs. R. L. Crump, one of the applicants, stated that they would have been the last people in the neighborhood to want a zoning change, as the very reason for establishing the lodging house in this area was due to the existing residential character. This is a program to provide for ladies that have left the Austin State Hospital and are orienting themselves to a quiet neighborhood before they go back into their own respective communities. No one would want to see high-rise apartments and a lot of traffic because of the nature of this program. The neighbors have not complained about the use of the property and have been very receptive as they have allowed the ladies to take a normal part in the neighborhood activities. Traffic is a problem in the area but none of the ladies or the housemother owns a car. After the program had been in operation for some time in the residence, the City said that the property could no longer be used in that manner as it was a violation of the Ordinance. One of the problems, is that large six bedroom houses are extremely hard to find and it would be very difficult to relocate this type of project. This project is supervised by the Vocational Rehabilitation Division of the Texas Education Agency and is a non-profit organization of the type that is commonly known as a half-way house. An apartment area or commercial area would not have been appropriate for the ladies returning to the community.

Mr. Dunnam asked if the program receives state funds and if it could be classified as an eleemosynary institution.

Mrs. Crump explained that the house is being indirectly purchased by a non-profit corporation depending on the zoning change. The non-profit organization is funded by the Texas Education Agency but it is a separate non-profit corporation. The state will not own the house but it will be operated under an agency agreement.

Mr. Stevens advised the Committee that the staff would check and see if the project would be permitted under the Ordinance as an eleemosynary institution by special permit.

C14-68-21      Mrs. R. L. Crump and Mr. Frank Barron--contd.

Arguments Presented AGAINST:

Several nearby property owners appeared in opposition to the request. They were of general agreement that the objection was not necessarily to the use of the property at this time, but rather to the rezoning of the area for apartments even at a later date. If apartment zoning is granted, it will set a precedent for other changes in the area. The streets are too narrow to handle the existing traffic and the creation of additional traffic will create more problems.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be referred to the full Commission pending a report from the staff as to whether or not the proposed use of the site would be permitted under a special permit.

At the Commission Meeting, Mr. Wroe advised the members that the Zoning Committee felt that a zoning change would set a precedent for this area and felt that the proposed use should be permitted under a special permit because it is a quasi charity organization.

Mr. Stevens explained that he has discussed this with the Building Inspector and they feel that the use on the property would not fall under the eleemosynary classification, therefore, it would take a zoning change if the proposal is allowed. The Zoning Committee informally requested that the applicants furnish an outline of their various activities, financing, etc., but they have not furnished it at this time.

Mr. Gully stated that he has not been able to contact the applicant.

The Commission members agreed that the zoning as requested would be an intrusion into existing residential neighborhood and would establish a precedent for other zoning permitting apartment development detrimental to the established housing and that the request be denied; however, they felt that the use proposed, "half-way house" was not objectionable to the neighborhood and recommended that the City Council determine the acceptability of a restrictive covenant with a zoning change limiting the use to that which is proposed, and providing for a method to reestablish the present zoning in the event the use is discontinued. It was therefore

VOTED:      To recommended that the request of Mrs. R. L. Crump and Frank Barron for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4308-4310 Avenue F be DENIED.

C14-68-22      Forest Gathright: A to B  
                  4102-4104 Manchaca Road  
                  Rear of 4020-4100 and 4106-4108 Manchaca Road

STAFF REPORT: This application covers an irregular shaped tract of land containing 3.45 acres. The stated purpose of the request is for apartment construction. The requested zoning would permit the development of approximately 75 regular units or 100 apartment hotel units on the site. The area is basically an "A" Residence District on the west and east side of Manchaca Road. However, in 1966 the Commission recommended that "O" Office zoning be established on the property further north as it was felt that "O" Office zoning and development would be appropriate for the large irregular shaped tracts of land on Manchaca Road. In 1961 there was a study which established "LR" zoning at the intersection of Fort View Road and Manchaca Road and also to the east of this intersection. The property under consideration is adjoining and adjacent to single-family development along Fort View Road and Ivy Trail. At the far end of Ivy Trail there was a request for "LR" zoning which was denied because of the existing single-family development. For this reason, the staff feels that duplexes or "BB" zoning would be an appropriate buffer between Prather Lane and Fort View Road. The staff would prefer to see duplex development, but would not strongly object to "BB" zoning. Should the new Ordinance provision be adopted as recommended by the Commission, "BB" zoning would allow a density of one unit for every 2,000 square feet of land for a two bedroom unit or 1,800 square feet of land for a one bedroom unit.

## TESTIMONY

## WRITTEN COMMENT

Code		
F	Clifton E. Moore: 4016 Manchaca Road	AGAINST
H	Marvin E. Crumley: 2005 Bert Avenue	AGAINST
AQ	F. R. Ford: 4015 Manchaca Road	FOR
L	Mrs. Warren W. Blackman: 4102 Manchaca Road	AGAINST

## PERSONS APPEARING AT HEARING

Code		
	James K. Presnal (representing applicant)	
AH	Delilah M. Haynes: 4025 Manchaca Road	AGAINST
F	Clifton E. Moore: 4016 Manchaca Road	AGAINST
W	Vernon A. Polk: 2112 Fort View Road	AGAINST
M	James A. Harlan	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. James K. Presnal, representing the applicant, stated that this zoning request is made in order to develop the particular tract with apartments. It is bounded on the south side by residential property but on two sides it is bounded by undeveloped property. He stated that he has contacted the owner of the seven and three-fourths acres that surrounds the subject

C14-68-22 Forest Gathright--contd.

property on two sides and it is his understanding that an application for a zoning change will be made on that property in the near future. There would then be approximately eleven acres of apartment zoning that would extend all the way to the county line. There is retail zoning almost directly across the road. The area outside of the City limits is property that is subject to commercial development and probably will be developed commercially. The request is made in order to build a sufficient number of apartment units without over crowding the area. The plans have not been fully developed but it is anticipated that approximately one hundred units will be established on the site to fully utilize the land and not over crowd it. There is a need for apartment development in this area. Manchaca Road is becoming a very commercial street and this is a highly desirable location for apartments.

## Arguments Presented AGAINST:

Several nearby property owners appeared in opposition to this request and stated that there are many residential homeowners in this area. The zoning of the subject property would present a further encroachment of commercial type development into the residential area. People who live in apartments are transient people and not permanent homeowners.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as they felt the present zoning is proper and would permit the subject property, as well as the adjoining vacant property, to be developed with duplexes. They felt that the development of apartments on the site with the limited access would be detrimental to the existing residential neighborhood.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Forest Gathright for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 4102-4104 Manchaca Road and the rear of 4020-4100 and 4106-4108 Manchaca Road be DENIED.

C14-68-23 Joe K. and Daisy G. Dobie: A, 1st to B, 2nd  
4306-4312 Avenue B

STAFF REPORT: This application covers two undeveloped lots containing 19,500 square feet. The stated purpose of the application is for apartment development. The requested zoning would permit a maximum development of 26 apartment hotel units on the site. A church is developed on property across Avenue B from the subject property, also in this block there is a kindergarten and a day nursery. To the north of West 44th Street is a florist shop which is a non-conforming use. "B" Residence and "O" Office zoning exists to the west. Guadalupe Street to the west is zoned "C" Commercial. The staff feels that

C14-68-23 Joe K. And Daisy G. Dobie--contd.

the remaining area east to Speedway will eventually redevelop with apartments. Most of the apartment zoning is occurring on a piece meal basis with no large areas being put together. It is felt that this is a problem to the single-family housing that will remain in the area for some time. The staff recommends that apartment zoning be granted, that the request be reduced to "B" Residence, First Height and Area rather than Second Height and Area.

## TESTIMONY

## WRITTEN COMMENT

Code

None

## PERSONS APPEARING AT HEARING

Code

A	Joe K. Dobie (applicant)	
R	W. R. Mitchell: 4318 Avenue C	AGAINST
N	C. W. Moulden: 4312 Avenue B	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

The applicant was present at the hearing and stated that in his opinion the property is a good site for apartments. Avenue B is an eighty foot street; Avenue C is a sixty foot street and West 44th Street is a sixty foot street. The request is in line with development moving into the area.

## Arguments Presented AGAINST:

Several nearby property owners appeared in opposition to the request and stated that the objection is not to apartments per se; however, there is apprehension about the parking problem that will be created if the requested zoning allows a building which would be in excess of two stories. There is a parking problem existing at the present time because of the church, and it is felt that apartments would only add to this problem. This is a quiet neighborhood with single-family dwellings which should not be changed.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as it would be an intrusion into a residential neighborhood.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Joe E. and Daisy G. Dobie for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 4306-4312 Avenue B be DENIED.

C14-68-24      J. B. Holmans: A to B  
 5517-5609 Woodrow Avenue

STAFF REPORT: This application consists of six lots totaling 90,404 square feet. The stated purpose of the request is for apartment development. The requested zoning would permit a maximum development of 45 regular units or 60 apartment hotel units on the site under the present Ordinance. Early in 1967, a change to "B" Residence, First Height and Area was granted on property adjoining the site to the north. At that time the Committee and the Commission recommended denial of the request as an intrusion into a neighborhood which was served by a major arterial street with inadequate right-of-way. The applicant dedicated fifteen feet of right-of-way and the Council granted the request. "LR" zoning was also granted on a lot to the north, having frontage onto Roosevelt Avenue in 1966. "B" zoning was granted in 1964 on property having frontage onto Grover Avenue. On the east side of Grover Avenue is McCallum High School and a football stadium. There is a bowling alley, zoned "C" Commercial, located on property to the north along Grover Avenue. Koenig Lane is developed with a variety of commercial facilities. The staff does not object to the proposed change because of the recent changes in the area and it is felt that the zoning is appropriate; however, Woodrow Avenue with only fifty feet of right-of-way is inadequate and should be widened. It is the staff's understanding that the applicant is willing to dedicate fifteen feet of right-of-way.

#### TESTIMONY

##### WRITTEN COMMENT

###### Code

H	C. H. Carpenter: 5612 Roosevelt Avenue	FOR
AS	Bailey & Carpenter: 5700 Grover Avenue	FOR

##### PERSONS APPEARING AT HEARING

###### Code

A	J. B. Holmans (applicant)	
?	T. W. Rodgers: 5506 Woodrow Avenue	FOR
?	Jerry Mogoyne: 5517 Woodrow Avenue	FOR
?	Bob Bailey: 7104 Mesa Drive	FOR

#### SUMMARY OF TESTIMONY

Mr. Jim Holmans appeared at the hearing and stated that he agrees with the recommendation by the staff and he is willing to dedicate fifteen feet of right-of-way for the future widening of Woodrow Avenue

Mr. Bob Bailey appeared at the hearing and stated that he owns property in this area and is in favor of this request.

No one appeared in opposition to the request.

C14-68-24 J. B. Holmans--contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a well-developed residential neighborhood.

At the Commission meeting, the applicant offered to dedicate the necessary right-of-way for the future widening of Woodrow Avenue.

The Commission recognized the applicant's offer and felt that in view of this, the request should be granted as an extension of the existing "B" Residence lot recently established to the north. It was then unanimously

VOTED: To recommend that the request of J. B. Holmans for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 5517-5609 Woodrow Avenue be GRANTED.

C14-68-25 Wayne Dayton, Jr.: Int. A, Int. 1st to B, 1st  
 Tract 1: Rear of 8443-8457 U.S. Highway 183  
 8506 Beech Drive  
 Tract 2: 1400-1402 Clearfield Drive  
 8400-8402 Beech Drive

STAFF REPORT: This application involves two tracts of undeveloped land. Tract 1 located at the rear of 8443-8457 U.S. Highway 183 and at 8506 Beech Drive contains 20,000 square feet. Tract 2, located at the intersection of Beech Drive and Clearfield Drive contains 15,000 square feet of land. The stated purpose of the application is for the construction of multi-family residences. The requested zoning would allow development of ten regular units or thirteen apartment hotel units on Tract 1 and seven regular units on Tract 2. A few months ago, a request for "B" Residence, Second Height and Area zoning was made on property adjoining Tract 1 to the south and a request for "B" Residence, First Height and Area zoning was made on four separate lots at the intersection of Dryfield Drive and Beech Drive. "B" Residence, First Height and Area zoning was granted on both applications. Beech Drive is a minor residential street with fifty feet of right-of-way and thirty feet of pavement and Clearfield Drive has fifty feet of right-of-way. The staff and the Commission recommended denial in the two previous requests for "B" zoning, but in view of the recent zoning changes in the area it is felt that this request merits the same consideration. However, five feet of right-of-way should be obtained for Beech Drive and Clearfield Drive in order to ultimately provide for sixty feet of right-of-way. Between Tracts 1 and 2 there is approximately five hundred feet of frontage that can, with rezoning be developed with fifty-five to sixty apartment units and the roadways should be widened to serve this density. Until right-of-way is made adequate to handle the proposed density, the staff recommends the request be denied.



C14-68-25      Wayne Dayton, Jr.--contd.

## TESTIMONY

## WRITTEN COMMENT

Code

X      Jack W. Secord: 1315 Clearfield Drive

AGAINST

## PERSONS APPEARING AT HEARING

Code

Richard Baker (representing applicant)

## SUMMARY OF TESTIMONY

Mr. Richard Baker, representing the applicant, stated that Mr. Dayton purchased this property by contract of sale from Mr. Nelson Puett who is the fee title owner. Mr. Dayton is also the owner of the land adjoining Tract 1 to the south on which construction of apartments started prior to a subdivision or zoning change which led to a series of problems dealing with zoning and utility services. Satisfactory arrangements have been worked out with the Planning Commission, utilities have been turned on, and the zoning was granted "B" Residence, First Height and Area. Mr. Dayton has acquired the lot adjoining to the east, located at the curve of Dryfield Drive and Beech Drive, from Mr. Puett which will give adequate frontage for Tract 1. When there was a problem on the prior tract, the applicant stated to the Subdivision Committee as well as the full Planning Commission, that as soon as the problems were resolved, the two properties now under consideration would be brought in for rezoning in effort to establish a pattern of "B" Residence, First Height and Area zoning along this street. Mr. Baker further stated that he has discussed the five foot dedication need from the subject property for the widening of Beech Drive and there appears to be no problem; however, the applicant was under the impression that Clearfield Drive has sixty feet of right-of-way when it actually has only 50 feet. The additional widening needed from the property for the street has not been discussed with the applicant. It is felt that the requested zoning would be compatible with the pattern established in that it adjoins "C" Commercial uses fronting onto U.S. Highway 183.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and a majority concluded that this request should be denied. They recognized that one lot on Beech Drive was recently rezoned to accommodate a non-conforming use on property which was annexed to the City; however, they felt that Beech Drive has been developed as a residential street and is serving a newly developed residential area and rezoning of all of the property along the west side of Beech Drive would be detrimental to the new area.

C14-68-25 Wayne Dayton, Jr.--contd.

At the Commission Meeting, the staff reported the following letter from Mr. Richard Baker:

Dear Mr. Jackson:

Mr. Wayne T. Dayton, Jr. wishes to advise the Planning Commission that he would grant unto the City of Austin an option to purchase an additional five feet of right-of-way off the property upon which the zoning application has been filed for the purposes of widening Beech Drive and Clearfield Drive, for \$1.00, provided such option could not be exercised until such time as a building permit had been granted for the construction of improvements thereon.

If Mr. Dayton were to dedicate this additional right-of-way prior to the time a building permit was issued thereon, the number of units which could be constructed on said property would be reduced by one. Inasmuch as the density at the present time is one unit per one thousand five hundred square feet of land area, he would like to avail himself of this additional unit prior to the dedication of such right-of-way.

A majority of the Commission concurred with the Committee recommendation and therefore

VOTED: To recommend that the request of Wayne Dayton for a change of zoning from Interim "A" Residence, Interim First Height and Area to "B" Residence, First Height and Area for property located at the rear of 8443-8457 U.S. Highway 183 and 8506 Beech Drive (Tract 1) and 1400-1402 Clearfield Drive and 8400-8402 Beech Drive (Tract 2) be DENIED.

AYE: Mrs. Naughton and Messrs. Jackson, Wroe, Dunnam and Riley

NAY: Mr. Smith

ABSENT: Messrs. Brown, Bluestein and Hazard

C14-68-26 Thomas E. Wiley: A, 1st to B, 2nd  
3805 Avenue B

STAFF REPORT: This site consists of 5,875 square feet of undeveloped land. The stated purpose of the request is for apartment development. The site meets the square footage requirement for single-family development, but if used by itself the property could not be developed with apartments under the present zoning Ordinance which requires a minimum lot area of 7,000 square feet for a triplex; however, if developed in conjunction with other property, the site could be used for apartments. This area has been before the Commission for consideration several times. In earlier requests, ten feet of right-of-way has been acquired from property on the east and west for widening

C14-68-26      Thomas E. Wiley--contd.

of Avenue B. Property immediately adjoining the site to the north and at the intersection of Avenue B and West 39th Street has been granted "B" Residence, Second Height and Area zoning. In view of the recent changes in the area, the staff recommends the request be granted subject to the street being made adequate.

## TESTIMONY

## WRITTEN COMMENT

## Code

U	Lorene R. Cook: 207 West 39th Street	AGAINST
AK	Fred P. Savage: P.O. Box 404	FOR
AQ	Mary J. Casey: 305 West 38th Street	AGAINST
?	Emma B. Davis: 4308 Avenue F	AGAINST

## PERSONS APPEARING AT HEARING

## Code

A	Thomas E. Wiley, Jr. (applicant)
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## SUMMARY OF TESTIMONY

The applicant was present on behalf of this request and stated that the application for rezoning was made in response to a sale to the contiguous owners of the property and will be used in relation to the adjoining property which is already zoned. A letter was filed with the zoning application acknowledging that ten feet of right-of-way would be dedicated if required in order to have the necessary zoning. When the property to the north was zoned, ten feet of right-of-way was acquired but when zoning on property to the south was changed, right-of-way was not acquired. There should be some clarification as to the actual need for right-of-way.

Mr. Stevens explained that the staff, the Commission, and the City Council takes into consideration the affect zoning has on streets serving the land to minimize congestion and over use of the streets. The staff feels and has recommended consistently that inadequate street right-of-way is a reason for recommending denial of intensive zoning. The present right-of-way of Avenue B is substandard. Normally, it is recommended that sixty feet of right-of-way be provided but in this case the recommendation is to establish only fifty feet of right-of-way with forty feet of pavement.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of inadequate right-of-way; however, they stated they would look with favor on the requested zoning, provided the street is made adequate, as a logical extension of the existing zoning.

C14-68-26      Thomas E. Wiley--contd.

The staff reported a letter from the applicant offering to dedicate the necessary widening for the street.

The Commission felt that in view of the applicant's offer that this request should be granted as a logical extension. It was therefore

VOTED: To recommend that the request of Thomas E. Wiley for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 3805 Avenue B be GRANTED.

C14-68-27      Mrs. Ruth Tyson: A to LR  
506 Deep Eddy Avenue

STAFF REPORT: This site contains 6,656 square feet of land. It is the staff's understanding that the stated purpose of the request is for an antique shop and clothing store dealing with both new and used clothing. The area is developed primarily with older single-family residences that appear to be in sound condition. Directly to the south of the site there is "LR" zoning on property which is developed with a service station. To the west along Hearn Street there is "C" Commercial zoning on the property which is developed with a Seven Eleven Store, service station and a garage. "LR" zoning is established to the south of Lake Austin Boulevard and the University Student Housing is located on property to west of Hearn Street. The Commission recommended denial of the "GR" zoning as it was felt that it would be an intrusion into a residential neighborhood that is served with inadequate streets. The request was granted by the City Council but the Ordinance is pending right-of-way provision. Deep Eddy Avenue is an inadequate street with only forty-four feet of right-of-way. The applicant has submitted a letter stating that she is willing to dedicate eight feet of her property for the widening of Deep Eddy Avenue. The staff feels that in view of the existing zoning and development in this area that the most zoning that can be supported and justified would be an "O" Office District which would not allow what the applicant proposes on the property except through a special permit.

## TESTIMONY

## WRITTEN COMMENT

## Code

AH	William Walter Turner: 505 Deep Eddy Avenue	AGAINST
AC	Elizabeth J. Jill: 2300 Lake Austin Boulevard	FOR
B	A. F. Zander: 510 Deep Eddy Avenue	AGAINST

## PERSONS APPEARING AT HEARING

## Code

A      Ruth Tyson (applicant)

C14-68-27 Mrs. Ruth Tyson--contd.

## SUMMARY OF TESTIMONY

The applicant was present on behalf of this request and stated that she would like to have the zoning granted so that she can have a shop to sell ric-rac and antiques but not furniture. She stated that she would also like to sell clothing because of proximity to the University Housing. There is business development all around the subject property. There are alleys on both the south and west sides of the property which fronts onto Deep Eddy Avenue so there will not be any traffic problems. Mrs. Tyson stated that she was told that she needed five off-street parking spaces and there is more than sufficient room on the lot for this so there will not be any parking problems created. Eight feet of right-of-way will be dedicated from the property for the widening of Deep Eddy Avenue.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a well-defined residential area.

At the Commission Meeting, Mr. Stevens explained that the staff had reported at the Zoning Committee meeting that a zoning change to "GR" General Retail, First Height and Area was pending right-of-way on the lot immediately to the west of the subject site; however, the right-of-way has been dedicated and the City Council has granted the zoning.

The Commission concurred with the Committee recommendation and unanimously

VOTED: To recommend that the request of Mrs. Ruth Tyson for a change of zoning from "A" Residence, First Height and Area to "LR" Local Retail, First Height and Area for property located at 506 Deep Eddy Avenue be DENIED.

C14-68-28 Fred Eby, Jr.: A to O  
3527-3535 Manor Road  
3522 Pershing Drive

STAFF REPORT: This application covers 31,552 square feet of land which is undeveloped. The stated purpose of the application is for office development. The subject property, along with property adjoining to the east and west was before the Commission in 1964 for consideration of "GR" General Retail, First Height and Area zoning at which time the Commission recommended "O" Office zoning subject to right-of-way being provided for Pershing Drive. The right-of-way was acquired and the request was granted; however, after a time the case was eventually abandoned because of a lack of interest on the applicant's part in pursuing the request. Property north of Manor Road is developed with the municipal airport. "O" Office and "LR" Local

C14-68-28      Fred Eby, Jr.--contd.

Retail zoning was granted on property to the west at the intersection of Palo Pinto Drive and Manor Road in 1964. In 1967, "C" Commercial zoning was granted on property to the west at the intersection of Manor Road and Anchor Lane. At that time, the Commission felt the zoning should be "O" Office as consistently recommended for development along Manor Road, particularly with regard to the entry into the airport. "GR" zoning was granted on property to the east of Redwood Avenue in 1961. The staff has no objections to this request as it is felt that "O" Office zoning is appropriate for the development along Manor Road.

## TESTIMONY

## WRITTEN COMMENT

Code

None

## PERSONS APPEARING AT HEARING

Code

?      Mary Owens (representing applicant)  
         C. M. McBride

FOR

## SUMMARY OF TESTIMONY

Mary Owens, representing the applicant, stated that she is handling the sale of the subject property contingent upon the zoning. This has been discussed with the property owners on each side of the site and they do not oppose the change. She stated that her client plans to build a beautiful architect's office. The site consists of approximately two-thirds of an acre and the proposed building will have about 3,500 to 4,000 square feet. There will be room for eighteen off-street parking spaces.

Mr. C. M. McBride, adjoining property owner, stated that in 1964 he received a letter stating that this area was zoned "O" Office. All the property owners have been under the impression that this zoning has been in existence since that time.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as the proper zone for the site.

The Commission concurred with the Committee recommendation and unanimously

VOTED:      To recommend that the request of Fred Eby, Jr. for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 3527-3535 Manor Road and 3522 Pershing Drive be GRANTED.

C14-68-29      Julio P. Rodriquez: A to C  
 1006-1008 South 8th Street

STAFF REPORT: This site consists of 6,250 square feet of land. The stated purpose of the application is for establishing an upholstery shop. It is the staff's understanding that the applicant had started work on the shop when he was informed by the Building Inspector that he did not have the proper zoning. In order to continue the development, the property should be zoned "C" Commercial. The property to the south and west is zoned "C" Commercial. "GR" and "C" zoning exists on property west of South Lamar Boulevard. "C" Commercial, Sixth Height and Area and "B" Residence, Second Height and Area were recently granted on property to the west having frontage onto South Lamar Boulevard. The applicant has submitted a letter offering to dedicate five feet of right-of-way for the widening of South 8th Street. The staff recommends that the requested zoning be granted as an extension of existing zoning.

#### TESTIMONY

##### WRITTEN COMMENT

###### Code

F      Jimmie Farrell: P.O. Box 3001  
 S      Eastin Nelson: 1203 West Gibson

FOR

FOR

##### PERSONS APPEARING AT HEARING

###### Code

A      Julio P. Rodriquez (applicant)

#### SUMMARY OF TESTIMONY

The applicant was present on behalf of this request and stated that he would appreciate the granting of the requested zoning so that his upholstery shop can be close to his residence. He stated that he lives on the property at the present time and has built a large structure on the rear of the lot for the shop.

No one appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information presented and was cognizant of the fact that the applicant has offered to dedicate right-of-way for widening of South 8th Street. The Committee felt that this is the appropriate place for the proposed use and is a logical extension of existing zoning pattern.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Julio P. Rodriquez for a change of zoning from "A" Residence, First Height and Area to "C" Commercial, First Height and Area for property located at 1006-1008 South 8th Street be GRANTED.

C14-68-30      A. E. Crooks: A to BB  
4712-4714 Depew Avenue

STAFF REPORT: This application covers two lots totaling 10,240 square feet of land. The stated purpose of the request is for apartment development. The requested zoning if granted would permit five apartment units on the site. "B" zoning was granted on property to the west in 1964. The area immediately south of the subject site was granted "BB" in 1967. At that time, the Commission felt that this particular area would serve as a buffer between the "C" Commercial at the intersection of 47th Street and Depew Avenue and the single-family development to the north. The staff feels the requested zoning would be the establishment of a new apartment district in this area. Therefore, the streets should be made adequate if granted. Right-of-way was not obtained from the earlier request because of the short distance to the intersection and because it was felt the apartment zoning should not be extended. Should this request be granted it is felt that the properties to the north will also apply for a change and sixty feet of right-of-way would be needed. This would effect the subejct property by five feet.

#### TESTIMONY

##### WRITTEN COMMENT

Code

G            William J. Scudder & Richard Lanmer: 1806 West 35th FOR  
AL           Mr. & Mrs. Paul Fick: 4709 Depew Avenue                      AGAINST

##### PERSONS APPEARING AT HEARING

Code

Wayne Laymon (representing applicant)

#### SUMMARY OF TESTIMONY

Mr. Wayne Laymon, representing the applicant, stated that the subject property is presently under contract of sale. There is a three room house located on the south lot which is not suitable for remodeling. It is felt that the development of apartments would be the best development for the site. The plans are for a five unit apartment which would be in keeping with the apartments on property to the south which is zoned "BB". Mr. Laymon stated that he had not consulted with his client about the needed right-of-way and is therefore unable to commit the owners of the property at this time. There would probably be no objection as long as enough square footage could be retained to allow for five units to be constructed.

No one appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a residential area which is served by inadequate streets.



C14-68-30      A. E. Crooks--contd.

At the Commission meeting, Mr. Wroe advised the members that the Committee felt that the requested zoning on the subject property would be an extension of zoning which exists to the south of the site which was to be only a buffer between the commercial zoning at the intersection of Red River and East 47th Streets and the residential area. It was felt that the granting of the requested zoning on the subject property would in effect establish a new district along a street with inadequate right-of-way. It was felt that because of this, the request should be denied to prevent the zoning from extending all the way down the street to Clarkson Avenue. Depew Avenue is inadequate to handle the increased traffic that would be generated by the proposed zoning. If the zoning is granted, it should be extended on down the street and the streets should have at least sixty feet of right-of-way.

Mr. Jackson stated that in his opinion if additional property does come in for a change, it should be granted and extended northward on the street as Clarkson Avenue will not improve greatly with single-family development. This entire area is changing in character.

Mr. Stevens advised the Commission that at the Zoning meeting, the applicant indicated that he would have to check to see if five feet of right-of-way which is needed for the street, would affect the plans on the property.

The applicant's representative stated that five feet of right-of-way would be dedicated for the proposed zoning if it is needed.

The Commission members agreed that the request should be denied at this time because of the inadequate right-of-way of the streets; however, they stated they would look with favor on the requested zoning if the streets are made adequate. It was then unanimously

VOTED: To recommend that the request of A. E. Crooks for a change of zoning from "A" Residence, First Height and Area to "BB" Residence, First Height and Area for property located at 4712-4714 Depew Avenue be DENIED.

C14-68-31	Austin Northwest Development Company: Int. A, Int. 1st to GR, 1st
Tract 1:	7900-7940 Rockwood Lane <u>(Trs. 1, 2 &amp; 3) &amp; C, 1st (Tr.4)</u>
	2920-2958 Anderson Lane
Tract 2:	2611-2959 Anderson Lane
	2600-2915 Foster Lane
Tract 3:	3101-3211 Anderson Lane
	7800-7864 Shoal Creek Boulevard
Tract 4:	3213-3319 Anderson Lane

STAFF REPORT: This application for rezoning is made in four parts. Tract 1, containing 6.80 acres is located on the north side of Anderson Lane at Rockwood Lane; Tract 2, containing 17.19 acres is located between Foster Lane and Anderson Lane; Tracts 3 and 4, each containing 6.05 acres are located west of Shoal Creek Boulevard between Foster Lane and Anderson Lane. The stated purpose

C14-68-31      Austin Northwest Development Company--contd.

of the application is for general retail and commercial development. Anderson Lane, with 90 feet of right-of-way, has recently been developed through the property connecting to Balcones Drive. Foster Lane, which was the connection to Balcones Drive has been cut off and now dead-ends at the railroad right-of-way. In 1967, the applicants requested a change of zoning to "GR" on property to the east of Shoal Creek Boulevard abutting Tract 2 on the west. "GR" zoning was granted on the tract fronting onto Anderson Lane and "B" Residence was granted on the tract adjoining to the south. Apartments are under construction on the property zoned "B".

The property under consideration which is west of Shoal Creek Boulevard fronts onto Anderson Lane but does not extend all the way to Foster Lane as there is a narrow strip of land adjoining the subject site to the south which is under separate ownership and has frontage on Foster Lane. South of Foster Lane is a tier of 13 residential lots with one or two residential structures built at the west end of the street and one at the east end. The lots along Shoal Creek south of Foster Lane and on the cul-de-sacs are either developed with new single-family houses or are under construction, and are part of new high quality residential development.

When the requested "GR" and "B" zoning was considered in 1967, the staff requested an over-all Master Plan to show future development for the large acreage of property which the applicant owns. In regards to this application the staff feels that now is the time for submission of a development plan especially with regard to Tracts 3 and 4. The pattern is more or less set to the east of Shoal Creek with the existing "GR" and "B", and with the contemplated plans for a shopping center of a regional type at the intersection of Anderson Lane and Burnet Road.

Tracts 3 and 4 are effected by the proposed grade separation of Anderson Lane and Spicewood Springs Road and Mo-Pac Boulevard. It is felt that a dividing of Tracts 3 and 4 should be considered, with commercial development on Anderson Lane and then reduce the use nearest to the residential development. The street crossover plans should be worked out with the development on Tracts 3 and 4 in regards to access to the tracts. The staff feels that there should be a development plan on Tracts 3 and 4 by the applicant and that the zoning should be in accordance with an approved plan. The shallow depth of land along the north side of Foster Lane could eventually be developed with duplexes to provide a continued gradation from commercial to apartments and single-family development. The subdivision south of Foster Lane was developed with lots fronting onto Foster Lane with the knowledge that the street would eventually be closed at the railroad right-of-way. The subdivision was recommended with that layout and approved by the Planning Commission. It is felt that there should be continued protection for the residential property inasmuch as the subdivision was subdivided in this manner and it would be detrimental to put high-density apartments directly across the street from it.

C14-68-31      Austin Northwest Development Company--contd.

The staff does not oppose the requested zoning on Tracts 1 and 2; however, a buffer area on Tract 1 should be considered as there are houses siding to the tract which have frontage onto Vinewood and Rockwood Lane. A fence or distance type buffer would help this situation. It is recommended that Tracts 3 and 4 be held in abeyance, withdrawn, or denied until the applicant develops a plan for the use of the land.

## TESTIMONY

## WRITTEN COMMENT

## Code

U	Kelly E. McAdams: 1425 Preston Avenue	FOR
AE	Alton L. Blackburn: 7930 Rockwood	AGAINST
P	Mr. & Mrs. J. B. Roddie, Jr.: 7713 Shoal Creek	AGAINST
F	J. W. Cagle: 7714 Shoal Creek Boulevard	AGAINST

## PERSONS APPEARING AT HEARING

## Code

	James E. Crozier (representing applicant)	
J	Mr. & Mrs. J. H. Jarrett: 3203 Whitepine Drive	AGAINST
H	Carl W. Burkhardt: 3200 Whitepine Drive	AGAINST
E	Barry Snyder: 7716 Shoal Creek Boulevard	AGAINST
D	James R. Deilly: 3101 Foster Lane	AGAINST
G	Louis L. Warren: 3112 Whitepine Drive	AGAINST
L	Mrs. L. W. Couser: 3300 Whitepine Drive	AGAINST
?	Mr. & Mrs W. W. McElrath: 3206 Whitepine Drive	AGAINST
?	R. Dean Davis: 3207 Whitepine Drive	AGAINST
?	Mrs. Dean Davis: 3207 Whitepine Drive	AGAINST
?	Mr. & Mrs. James H. Kirk, Jr.: 3204 Whitepine Drive	AGAINST
?	Mr. & Mrs. Leo Schoener: 3303 Whitepine Drive	AGAINST
?	Alton G. Urbaner: 3203 Whitepine Drive	AGAINST
?	William D. Bryce: 4804 Balcones Drive	AGAINST
?	Carlyle L. LeBas: 3104 Whitepine Drive	AGAINST
?	Mrs. Bill Shelton: 3105 Whitepine Drive	AGAINST

Nine petitions in opposition

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. Jim Crozier, representing the applicants, was present at the hearing and offered the following information: There is approximately a 70 to 80 foot easement, with channel extending up the east boundary of the existing residential subdivision to the south and along the west boundary of Tracts 1 and 2. The tract of land south of Tracts 3 and 4 has a depth at the railroad track of 120 feet and extends down to a point. It is not a rectangular piece of property as shown on the staff report. It is felt that the proposed zoning would allow an orderly development of the already established pattern in the area as the request for "GR" zoning is an extension

C14-68-31      Austin Northwest Development Company--contd.

of the existing zoning and Shoal Creek channel will provide a buffer. There is a large tract of land north of Anderson Lane which is also owned by the applicants which is designated as industrial property in the Master Plan but there are no plans for development of that tract at this time. It is felt that the requested zoning on Tracts 1, 2 and 3 would be a logical extension of existing zoning and the requested "C" Commercial on Tract 4 would serve the "GR" area. The "C" zoning would be in the corner next to the railroad track where the existing strip to the south is the widest and this would offer the proper protection for the residential property to the south. The development has been planned in this manner and 90 feet of right-of-way was given to the City for Anderson Lane and the necessary right-of-way was dedicated for Shoal Creek Boulevard which now has 60 feet of paving from curb to curb which is more than adequate to handle any traffic in the area. It was realized that the proposed development on the property would create traffic and this is the reason that wider streets were dedicated. It should be pointed out that the utilities in the street are of normal size to support the requested zoning.

Mr. Wroe asked Mr. Crozier about the staff's recommendation of a buffer along Tract 1 abutting the residential property and the suggestion to delete Tracts 3 and 4 at this time. Mr. Crozier stated that the applicants would do whatever is necessary for a buffer on Tract 1 but they would like to proceed with the requested zoning on Tracts 3 and 4 as this is what the developers feel is appropriate.

Arguments Presented AGAINST:

A number of nearby property owners appeared in opposition to the request for the following reasons:

1. The people in this area bought their property and built their homes with the assurance that this area would be developed residentially.
2. The requested zoning would be detrimental to the residential property and lower the value.
3. There is adequate commercial property in this area and the zoning on the site would be of benefit to only the applicant.
4. If the request is granted, the small strip of land adjoining Tracts 3 and 4 will probably request a change to apartment zoning which would be an encroachment into the area.
5. A buffer area should be provided for the existing residential area.
6. If the request is granted, there will be additional traffic generated into the residential area on streets which are not adequate to handle increased traffic.

C14-68-31      Austin Northwest Development Company--contd.

7. Additional traffic would be hazardous to the many children in the area.
8. The establishment of the requested zoning would create parking problems as there would be people parking along the narrow residential streets.
9. Before the proposed zoning and development is allowed, consideration should be given to the development of a park on the area in question.
10. Apartments would be permitted under the requested zoning which would overload the existing schools.
11. The applicants should not propose to use the small strip south of Tracts 3 and 4 as a buffer area as this is under separate ownership.

**Arguments Presented in REBUTTAL:**

Mr. Crozier explained to the people present that the applicants do not propose to use the strip of land adjoining Tracts 3 and 4 to the south as a buffer area for the proposed development. He further stated that it is his understanding that there are plans for a new school at the end of Rockwood Lane which is proposed to be completed in September 1969. There would be no objection to providing a buffer strip for the residential property along Tracts 3 and 4 if necessary.

**COMMENTS AND ACTION BY THE COMMITTEE**

The Committee reviewed the information and concluded that this request should be referred to the full Commission in order to study the problem of street access and proper zoning and development of these large areas as related to the single-family development to the south.

At the Commission meeting, Mr. Stevens explained that the extension of Great Northern Boulevard is planned to continue through the property to connect to the proposed overpass at Anderson Lane. It is anticipated that there will be a 50 foot right-of-way through Tract 4 parallel to the railroad right-of-way. This will stop at Anderson Lane. The staff recommended to the Zoning Committee that Tracts 3 and 4 be withdrawn, deleted or denied until such time as a development plan for the two tracts could be prepared to take into consideration the overpass needs. Mr. Stevens explained that he has been made aware by Mr. Crozier and Mr. Rountree that there is an agreement concerning the right-of-way needed for the overpass effecting Tract 4 and possibly Tract 3. The staff felt that the requested zoning on Tract 2 would be an extension of the existing "GR" pattern along Anderson Lane but it appears that there will be right-of-way needs for Foster Lane. It appears that there is only 50 feet of right-of-way which will require approximately five feet of right-of-way from both sides of the street.

Cl4-68-31      Austin Northwest Development Company--contd.

Mr. Crozier was present at the hearing and stated that he did not know about Great Northern Boulevard being extended north. It would appear that this would mean that there is another thoroughfare coming into the residential area. There is no question about Anderson Lane and the development that will occur. There will be a ramp on each side of Anderson Lane where it will go over Mo-Pac Boulevard and it would be undesirable for a 60 foot street to carry traffic onto a 50 foot street.

Mr. Osborne advised the Commission that the extension of Great Northern Boulevard and the Anderson Lane interchange has been planned by the City and not the State Highway Department.

Mr. Crozier stated that it should be pointed out that almost all of the property north of Anderson Lane extending to U.S. Highway 183 is designated as industrial in the Master Plan. The concern of the staff has been the access to Tracts 3 and 4 but if Great Northern is extended this will provide the access to the commercial area.

Mr. Osborne stated that this a fairly intensive residential area and Shoal Creek Boulevard now performs as a collector. It is imperative to tie Great Northern Boulevard to Anderson Lane. Great Northern Boulevard is being considered as a residential collector as there is no east frontage road from this area on south for Mo-Pac Boulevard. This will serve in a limited capacity for two-way traffic from Northland Drive to Anderson Lane.

Mr. Crozier stated that he does not know if he is in favor of the plan or not. It should be pointed out with regard to Tracts 3 and 4 that there is a strip of ground that measures 127 feet in front of the residential area between the proposed development and the residential development. There appears to be some concern that if the subject property is zoned as requested, that this 127 foot strip of land to the south would be zoned in the same way. It is felt that the requested zoning is good planning in a gradation from "A" to "C" and then "D".

Messrs. Bill Bryce, Louis Warren, and J. W. Savage, nearby property owners, appeared at the hearing and reviewed and reiterated the testimony given at the Zoning Committee hearing. Mr. James Deily, nearby property owner stated that since this request was advertised, the present owner of the remaining lots along Foster Lane has advertised to sell lots at a reduced rate which is an indication that the proposed change will be detrimental.

Mr. Osborne explained to the Commission that there is a serious problem of access on Tract 4 which is adjacent to the railroad track. This area was subdivided for residential purposes prior to this request. Serious consideration should be given to some protection of the new residential area to the south and the problems of access that are being created. The staff feels that there should be a strong buffer area and it should not be a tract that is only 75 feet wide.

C14-68-31      Austin Northwest Development Company--contd.

Mr. Wroe stated that Mr. Crozier brought out a very good point which is the fact that this property is across the street from industrial property. The property is located between residential property and industrial property and there should be some middle density that would be appropriate.

Mr. Crozier stated that there is a channel between Tracts 1 and 2. "GR" zoning is granted on a tract having frontage onto Anderson Lane and "B" is established adjoining the "GR" district. There is a 40 foot drainage easement that also provides a buffer. There is a buffer, a street and a channel to provide for protection of the residential property. He further stated that he is willing to put a buffer along Tracts 3 and 4 to properly protect the property to the south. There could be consideration of a development that would come in off of Shoal Creek and there could be an office type development on the portion of the property near the residential area.

The Commission members discussed the possibility of a buffer which would be appropriate for the area but felt that Tracts 3 and 4 should be withdrawn or denied until further study can be made to determine the use and the effect on the residential property to the south. They also discussed the possibility of including the strip of land adjoining Tracts 3 and 4 to the south as additional area.

Mr. Crozier stated that in view of the suggestion by the Planning Commission and the staff, it is requested that Tracts 3 and 4 be postponed for 30 days. The Commission then

VOTED:      To POSTPONE the request for a zoning change on Tracts 3 and 4 for 30 days.

It was then

VOTED:      To recommend that the request of Austin Northwest Development Company for a change of zoning from Interim "A" Residence, Interim First Height and Area to "GR" General Retail, First Height and Area for property located at (Tract 1) 7900-7940 Rockwood Lane, 2920-2958 Anderson Lane and (Tract 2) 2611-2959 Anderson Lane and 2600-2915 Foster Lane be GRANTED.

ABSTAINED: Mr. Dunnam

C14-68-32      Mrs. Beatrice Wright: A, 1st to B, 2nd  
815 Stark Street  
5610 North Lamar Boulevard  
Rear of 805-813 Stark Street

STAFF REPORT: This requests involves 2.20 acres of undeveloped land having frontage onto Stark Street. There is a twenty-two foot strip of land owned by the applicant running from the site to Lamar Boulevard which also provides street access. The stated purpose of the application is for an apartment house. The proposed zoning would permit a maximum of 65 regular units or 130

C14-68-32      Mrs. Beatrice Wright--contd.

apartment hotel units to be developed on the site. Property immediately to the west was zoned "B" Residence, First Height and Area in 1965. Adjoining this site is property also zoned "B" Residence, First Height and Area which was granted in 1956. Lamar Boulevard to the east is strip zoned "C" Commercial. The staff feels that the problem which exists is not in the apartment zoning but in the degree or number of apartments based on the amount and location of the access to the site. The staff recommends that "B" Residence, First Height and Area be granted.

## TESTIMONY

## WRITTEN COMMENT

## Code

AB	Austin Drive-In Theatre Corp.:	2211 Hancock Drive	FOR
AD	Sheriff's Association of Texas:	P.O. Box 4488	FOR

## PERSONS APPEARING AT HEARING

## Code

A	Mrs. Beatrice Wright (applicant)
	Arthur Pihlgren (representing applicant)

## SUMMARY OF TESTIMONY

Mr. Arthur Pihlgren, representing the applicant, stated that the subject property has been sold subject to the zoning being changed to the requested "B" Residence, Second Height and Area. There is a 140 foot driveway which is twenty-two feet wide coming into the subject property from Lamar Boulevard. There is 250 feet of commercial zoning to the south along Houston Street. There is "C" and "C-2" Commercial along Lamar Boulevard. There is a fifty foot strip of land to the south of the site that was left at one time for the purpose of running a street from Stark Street to Houston Street, however, this has never been accomplished. The tier of lots along Stark Street were submitted for a subdivision plan and there should have been a street plan submitted at the same time because of the deep tracts in this area. It is felt that the application should be for "C" Commercial zoning as this would be the highest and best use of the land and the site is surrounded by that zoning; however, the request is for "B" Residence, Second Height and Area and this would be adequate and proper zoning for the site. Stark Street carries very little traffic and the applicant is providing a fifty foot private street for ingress and egress onto Stark Street and a twenty-two foot driveway onto North Lamar Boulevard.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of inadequate access for the proposed intensive development; however, they stated they would look with favor on granting "B" Residence, First Height and Area as an extension of the existing zoning and development.



C14-68-32      Mrs. Beatrice Wright--contd.

At the Commission meeting, Mr. Pihlgren, representing the applicant, stated that this request for "B" Residence, Second Height and Area zoning was denied by the Zoning Committee because of inadequate right-of-way in the form of ingress and egress. It should be pointed out that there is fifty feet of right-of-way coming into the site from Stark Street and twenty-two feet for right-of-way coming into the site from Lamar Boulevard. A 152 unit apartment project on property to the south, having frontage along Lamar Boulevard was recently built with an eight foot stone wall between the development and the street and there are only two twenty foot access driveways into the property. The owner of the subject property has agreed that if the requested zoning is granted, the number of units to be developed on the site will be limited to 100 units.

The Commission concurred with the Committee recommendation that this request should be denied because of inadequate access for the proposed intensive use. They also stated they would look with favor on granting "B" Residence, First Height and Area zoning as an extension of the existing zoning and development. It was then

VOTED:      To recommend that the request of Mrs. Beatrice Wright for a change of zoning from "A" Residence, First Height and Area to "B" Residence, Second Height and Area for property located at 815 Stark Street, 5610 North Lamar Boulevard and the rear of 805-813 Stark Street be DENIED.

AYE:          Mrs. Naughton and Messrs. Jackson, Wroe, Riley and Dunnam  
NAY:          Mr. Smith  
ABSENT:      Messrs. Hazard, Bluestein and Brown

C14-68-33      Louis Page: A to BB  
                 1705 Palo Duro Road

STAFF REPORT: The staff reported a letter requesting withdrawal of this application.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the withdrawal.

C14-68-34      Henry O. Hammons: A to B  
                 2309-2311 South 2nd Street

STAFF REPORT: This site contains 19,600 square feet and is proposed to be used as a parking lot for the businesses located on South 1st Street. If the request is granted, the property could be developed with nine regular apartment units or thirteen apartment hotel units. The area to the north, west and south is "A" Residential zoning and development. South 1st Street, to the east is strip zoned "C" Commercial. A request for "O" Office zoning

C14-68-34      Henry O. Hammons--contd.

on property at the intersection of Oltorf and South 2nd Street was denied in 1966. In 1967 a request for "C-2" zoning was denied on property south of the subject property having frontage onto Oltorf Street. The staff feels that any change in zoning on the site would be an intrusion into a residential area which is served by streets that have inadequate right-of-way and recommends the request be denied.

#### TESTIMONY

##### WRITTEN COMMENT

Code

R      Fred P. Savage: P.O. Box 404

FOR

##### PERSONS APPEARING AT HEARING

Code

Brad Bourland (representing applicant)

#### SUMMARY OF TESTIMONY

Mr. Brad Bourland, representing the applicant, stated that the subject property would be used only for parking. There is no desire to have any structure or apartments on the site. If there was some designation that could be used only for parking, this would have been applied for. The site is not a very nice looking piece of property and the proposal would improve the property and enhance the value. It is realized that the staff feels that the requested zoning is an intrusion and knowing this, the applicant would be willing to enter into any sort of arrangement that would permit the site to be used for parking, provided that when the opportunity arose for a different type of development it would not be denied.

No one appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied as an intrusion into a well-developed residential area which is served by an inadequate gravel street.

At the Commission meeting, the staff reported the following letter from Mr. Bradley Bourland, attorney for the applicant:

"The purpose for the requested zoning change was to provide parking for the commercially-zoned area to the rear of this property and fronting on South First and Oltorf Streets.

It is not desired that the property be used for apartments or for other designated zoning USES as outlined under the classification of "B" Residence District of the Zoning Ordinance.

C14-68-34      Henry O. Hammons--contd.

Rather than changing the zoning classification for this property we feel that it could be handled very easily by placing a restrictive covenant on the use of said property.

Therefore, we request that you recommend or grant to the owner of this property the right to use said property for parking and restrict the use of said property to that specific use until the whole area has been redesignated or rezoned."

It was then

VOTED: To recommend that the request of Henry O. Hammons for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2309-2311 South 2nd Street be DENIED.

C14-68-35      Jon N. Coffee: A to B  
                  2512 Durwood Street  
                  Rear of 2502-2514 Wilson Street

STAFF REPORT: This application covers 2.17 acres of undeveloped land. The stated purpose of the request is for apartment development. The requested zoning would allow 47 regular unit or 63 apartment hotel units to be developed on the site. There is a mixed zoning pattern existing in the area. To the east along Durwood and Wilson Streets is residential development. There are two lots at the end of Durwood Street which are vacant and contain a few old cars, etc. Property to the north is developed with the Gillis Playground. Immediately to the west of the site is "C" Commercial zoning. Also to the west is "GR" zoning which was granted in 1962 and 1964. "B" Residence zoning was granted on property to the south in 1965 at which time the staff and the Commission recommended an extension of Durwood Street through the subject property into the "B" property and then out to Wilson Street as this would offer a means of ingress and egress to the large tracts. The only access to the subject property at this time is from Durwood Street, a 50 foot gravel street. Because of the street condition and limitations the staff recommends denial. It is felt if there were some other means of access the proposed use would be logical.

#### TESTIMONY

#### WRITTEN COMMENT

Code

Y	Harry E. Montandon: 2412 N. Interregional Highway	FOR
AK	Robert S. Fleming, Jr.: 2601 Wilson Street	FOR

#### PERSONS APPEARING AT HEARING

Code

A	Jon N. Coffee (applicant)	
?	Vicente F. Tijerina: 608 West Oltorf Street	NO OPINION
?	Paul R. Samaniego: 2313 South 2nd Street	AGAINST

C14-68-35      Jon N. Coffee--contd.

## SUMMARY OF TESTIMONY

The applicant was present on behalf of this request and stated that he is aware of the fact that there is an access problem. He explained that he has contacted the adjacent property owners to buy additional property to provide access; however, there has been no agreement. It is realized that entry into the property is a problem as the property under consideration only extends to the center of the street. The City owned property abuts Durwood Street on the west and right-of-way can be dedicated from the subject property if the City wants to widen or extend the street through the site. An economic use of the property cannot be made without a zoning change because of the access and the fact that there is a natural barrier to the west of the property which is a drainage easement. The drainage problem extends to the west of the site. Almost all of the property to the south is vacant which will provide a buffer. It is requested that the zoning change be granted at this time, and then something will be worked out on the ingress and egress problem. Mr. Coffee further stated that negotiations have been made for additional property to provide access and if the requested zoning is granted, he could go back to the adjoining property owner and ask him to dedicate 25 feet of right-of-way and he would dedicate 25 feet of right-of-way in order to extend the street.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of inadequate access to the site.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Jon N. Coffee for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 2512 Durwood Street and the rear of 2502-2514 Wilson Street be DENIED.

C14-68-36      Ray Yates: A to C-2, (Tr. 1) & DL (Tr. 2)  
                  Tract 1: 9519-9523 F.M. 1325  
                  Tract 2: 9511-9517 F.M. 1325

STAFF REPORT: This application involves two tracts of land covering 23,380 square feet. The stated purpose of the request is for printing and printing supply shop and a package store. This area is designated as an industrial area in the Master Plan. The staff has reviewed the "C-2" part of the application with the Legal Department and they feel that "C-2" Commercial zoning as requested on Tract 1 will not damage or be contrary to the Master Plan designation for the area. Property to the west was zoned for industrial purposes in 1960. Property to the north was zoned "DL" in 1967. To the northwest at the intersection of Longhorn Boulevard and F.M. 1325 there is

C14-68-36 Ray Yates--contd.

the University of Texas laboratories. At the southwest corner of that intersection is the Dr. Pepper bottling plant. The applicant owns all of the property on the west side of Upper Georgetown Road except for the adjoining lot to the north. When the balance of his property is annexed and rezoned, Upper Georgetown Road should be widened from the present 60 feet of right-of-way to 70 feet; however, this does not effect the subject property.

#### TESTIMONY

##### WRITTEN COMMENT

Code

None

##### PERSONS APPEARING AT HEARING

Code

Chester Buratti (representing applicant)

#### SUMMARY OF TESTIMONY

Mr. Chester Buratti, representing the applicant, stated that the application speaks for itself. When the remainder of the applicant's property on the west side of Upper Georgetown Road comes in for a zoning change, five feet of right-of-way will be dedicated.

No one appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a logical extension of the existing zoning which is in keeping with the provisions of the Master Plan for the area.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Ray Yates for a change of zoning from "A" Residence, First Height and Area to "C-2" Commercial, First Height and Area (Tract 1) and "DL" Light Industrial, First Height and Area (Tract 2) for property located at Tract 1: 9519-9523 F.M. 1325 and Tract 2: 9511-9517 F.M. 1325 be GRANTED.

C14-68-37 M. K. Parsons, et al: A to B  
6514-6600 Berkman Drive  
1602-1610 Wheless Lane

STAFF REPORT: There are three individual property owners involved in this request. The application covers an area of 42,264 square feet of land. The stated purpose of the application is for residential apartment development. If the property is zoned as requested, 94 apartment hotel units would be permitted on the site. This number would be increased to approximately 140

C14-68-37 M. K. Parsons, et al--contd.

units if the proposed amendment to the Zoning Ordinance is adopted. The staff realizes that this is a difficult piece of property to develop because of the relationship to adjoining "B" Residence zoning and development and because the site adjoins what is potential commercial property to the north extending to the highway; however, directly across Wheless Lane to the south is a maintained residential area which is part of Colonial Terrace Subdivision with lots fronting onto Wheless Lane. The general feeling is that the density should be limited to as low a density as possible on the north side to minimize the effect on the residential property to the south. The site could be developed with a series of cul-de-sacs off of Wheless Lane to permit further development. The staff recommends that "B" Residence, First Height and Area zoning be granted for the three lots fronting onto Berkman Drive. The staff feels that the two large lots fronting onto Wheless Lane should be zoned "BB" Residence, First Height and Area to assure a low density development. This will require 2,000 square feet per unit under the existing Ordinance and 1,800 to 2,000 square feet under the proposed Ordinance.

Wheless Lane, with a present right-of-way of 50 feet should be widened to 60 feet which will require additional right-of-way from the site.

## TESTIMONY

## WRITTEN COMMENT

## Code

L	Ruby H. Tarter: 6739 U.S. Highway 290	AGAINST
J	Mrs. George Olander: 6701 U.S. Highway 290	AGAINST
W	Robert M. Reissig: 1617 Wheless Lane	AGAINST
AD	Winona Lasater Alff: 2319 West 8th Street	FOR
Z	David Parks: 6405 Berkman Drive	FOR
AC	H.H.H.R. Inc.: P.O. Box 4514	FOR
D	Aubrey D. Douglas: 1610 Wheless Lane	AGAINST
AU	James Conklin: 1607 Wheless Lane	AGAINST
R	Watt schieffer: 1011 East 40th Street	FOR
AE	Mrs. Edna O. Blanchard: 6504B Hickman	AGAINST

## PERSONS APPEARING AT HEARING

## Code

	John B. Selman (representing applicant)	
AR	Albert E. Debrdle: 1601 Wheless Lane	AGAINST
D	Aubrey D. Douglas: 1610 Wheless Lane	AGAINST
AU	James Conklin: 1607 Wheless Lane	AGAINST

## SUMMARY OF TESTIMONY

## Arguments Presented FOR:

Mr. John Selman, representing the applicant, stated that he is not in a position to say whether or not his clients will agree to the recommendations by the staff. This entire area has changed. The subject property is only 400 or 500 feet from what was once a highway but is now a major thoroughfare.

C14-68-37 M. K. Parsons, et al--contd.

The change in the area started with the development of Reagan Square and Reagan High School. There are approximately 2,100 students attending Reagan High School and a large percentage of these students use Berkman Drive to go to and from school which means that there is a tremendous amount of traffic. It should be pointed out that the corner was zoned "B" Residence, Second Height and Area and there is "O" Office, Second Height and Area zoning across from the site. It appears that the request is only a logical extension of existing zoning and development. Mr. Selman further stated that there are three individual property owners involved in this application so he cannot say if a buffer or cul-de-sac development would be agreeable.

Arguments Presented AGAINST:

Several nearby property owners appeared in opposition to this application and stated that the requested zoning would be of benefit only to the people who own the subject property. There are nice residential homes in this area and the granting of the change would be an intrusion which would set a precedent for more zoning of the same kind. There is too much traffic in the area now and the zoning of the site to allow apartments would only increase this problem as there would be cars parked along both sides of the streets at all times.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be denied because of inadequate right-of-way; however, a majority of the Committee stated they would look with favor on "BB" Residence, First Height and Area for the two lots fronting onto Wheless Lane, as the proper zoning for the site, provided that Wheless Lane is made adequate, and "B" Residence, First Height and Area for the three lots fronting onto Berkman Drive.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of M. K. Parsons, et al for a change of zoning from "A" Residence, First Height and Area to "B" Residence, First Height and Area for property located at 6514-6600 Berkman Drive and 1602-1610 Wheless Lane be DENIED.

C14-68-38 Stripling Blake Lumber Company: Int. A, Int. 1st to D, 1st  
3416 Steck Avenue

STAFF REPORT: This site consists of 2.72 acres of land. The stated purpose of the application is to establish the proper zoning for what is now a non-conforming use in an Interim "A" Residence district. The applicant was unaware his property had been annexed to the City at the same time property adjoining to the east was annexed and zoned. In December of last year, property to the east was zoned "D", "C", "GR", and "O". The staff has no objection

C14-68-38 Stripling Blake Lumber Company--contd.

to the request as it is in conformance with the Master Plan designation for the area and does fit in with the zoning pattern. Steck Avenue with a present right-of-way of 60 feet should be widened to 80 feet as required by the Master Plan for industrial streets. The staff has received a letter from the applicant dedicating the necessary right-of-way.

TESTIMONY

WRITTEN COMMENT

Code

None

PERSONS APPEARING AT HEARING

Code

Robert Sneed (representing applicant)

SUMMARY OF TESTIMONY

Mr. Robert Sneed, representing the applicant, was present at the hearing and had nothing to add to the staff's report.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as it is a logical extension of the zoning pattern which is in conformity with the Master Plan.

The Commission concurred with the Committee recommendation, and unanimously

VOTED: To recommend that the request of Stripling Blake Lumber Company for a change of zoning from Interim "A" Residence, Interim First Height and Area to "D" Industrial, First Height and Area for property located at 3416 Steck Avenue be GRANTED.

C14-68-39 J. C. Evans and Robert Sneed: Int. A, Int. 1st to C, 1st (Tr.1) &  
Tract 1: 8300-8332 U.S. Highway 183 B, 1st (Tr.2)  
Tract 2: 8305 Lazy Lane  
Rear of 8300-8332 U.S. Highway 183

STAFF REPORT: This application covers two tracts of land totaling 2.25 acres. The subject property is to be used in conjunction with property immediately adjacent to the west which was recently zoned "C" and "B" for apartment development. The concern with the application is the extension of Lazy Lane through the site. The staff has received a written agreement between the two property owners concerning the provision of the streets with regard to the dedication and fiscal arrangements. The letter of agreement is as follows:



C14-68-39      J. C. Evans and Robert Sneed--contd.

"Mr. Willard Baker, Trustee  
1210 Stemmons Tower West  
Dallas, Texas

Dear Mr. Baker:

It is the understanding of the undersigned that you have acquired from J. C. Evans, et al the 2.25 acre tract of land immediately adjoining to the south the property now owned by the undersigned, and which property so owned by the undersigned is now leased to Industrial Instruments Company and fronts on Highway 183 (Research Boulevard), Austin, Texas.

Attached hereto is a copy of a proposal for the opening of Lazy Lane, a street in Austin, Texas, from its present existing termination on the east through and to U.S. Highway 183. We understand that this proposed location of said road has been prepared by the Planning Department of the City of Austin.

The purpose of this letter is to agree with you as follows:

1. We do hereby agree to dedicate for street purposes the portion of such street which is to be taken from our property (as the said area is colored in red);
2. You agree to dedicate the remaining portion of such property necessary for said street;
3. You will convey to us the portion of your property located to the north side of said proposed street without cost to us, and which said property is colored in blue;
4. You will pay for one-half of the cost of installation of the street, including paving, curb and gutters, with such street to be built in accordance with the regulations and specifications required by the City of Austin; and
5. You are to proceed as soon as practicable with completion of said dedication and installation of said street with such costs to be obtained through bidding procedures as established by the City of Austin. We agree to pay our one-half of the costs at the date fiscal arrangements are required by the City of Austin.

C14-68-39 J. C. Evans and Robert Sneed--contd.

If this letter correctly sets out our agreements, please sign this original and return to us; the other signed copy will be retained by you as your original copy of our agreements.

Yours very truly,

Howard Cox

James P. Nash

P.S.: The agreement is further conditioned as follows: It is our understanding from Mr. Richard Matz, that the widest part of Strip #2 is 14 feet and tapering down to zero at least 150 feet south of property line on 183. We plan an office building on the 50 foot strip east of the plant and this street would not in any way affect this. This property is subject to a lease and the tenant requires the above statement under his lease agreement."

In view of this, the staff recommends approval of this request.

#### TESTIMONY

##### WRITTEN COMMENT

Code

W Nelson Puett: 5425 Burnet Road

FOR

##### PERSONS APPEARING AT HEARING

Code

A Robert Sneed (applicant)

#### SUMMARY OF TESTIMONY

Mr. Robert Sneed stated that he adopts the recommendation of the staff and would like for the record to reflect that the deed to the property has been executed to Mr. Willard Baker, Trustee, he being the trustee for himself and the other two gentlemen that are in the project. Mr. Sneed further stated that it is his understanding that the project on the site will be substantially similar to the apartment complex they have developed and recently completed on the Interregional Highway and Anderson Lane.

No one appeared in opposition to the request.

#### COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted as a continuation of the existing zoning pattern.

C14-68-39      J. C. Evans and Robert Sneed--contd.

The Commission concurred with the Committee recommendation and unanimously

VOTED: To recommend that the request of J. C. Evans and Robert Sneed for a change of zoning from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area (Tract 1) and "B" Residence, First Height and Area (Tract 2) for property located at Tract 1: 8300-8332 U.S. Highway 183, Tract 2: 8305 Lazy Lane and the rear of 8300-8332 U.S. Highway 183 be GRANTED.

C14-68-40      C. L. Reeves: B to O  
7200 Twin Crest Drive  
300-304 St. Johns Avenue

STAFF REPORT: This application covers 9,750 square feet of land. The stated purpose of the request is for office use as permitted under the requested zoning. The area is a mixed area with the "B" district, located to the north and northeast being developed with a series of fourplexes. There is "O" Office zoning to the east along Duval and St. Johns Streets which was granted in 1963. When the "B" and "O" zoning was granted, the property was divided into three tracts and the Commission recommended that "B" be granted on Tracts 1 and 3 which included the subject property and "O" Office be granted on Tract 2 rather than "C" Commercial as requested. It was felt that this would serve as a buffer. The site is presently developed with a duplex, a part of which is being used as an office. If the request is granted, it could set a precedent for office zoning to continue along Twincrest Drive and St. Johns Avenue. Should it continue, it would do away with the buffer zone which exists. St. Johns Avenue is a major arterial street.

#### TESTIMONY

##### WRITTEN COMMENT

Code

B      Bullard Company: P.O. Box 1908

FOR

##### PERSONS APPEARING AT HEARING

Code

D      John B. Selman (representing applicant)  
George C. Pilgrim: 7203 Eastcrest Drive

AGAINST

#### SUMMARY OF TESTIMONY

##### Arguments Presented FOR:

Mr. John Selman, representing the applicant, stated that the encroachment would be stopped at this location as the building on the site has been converted into four apartments. The applicant wants to use one of the apartments as an office. The lot adjoining the site is developed with a fourplex. There are a number of duplexes under construction in the immediate vicinity. The requested zoning would allow the applicant to use

C14-68-40 C. L. Reeves--contd.

one of the apartments as an office which would not be an encroachment into the adjoining area. The problem in this request is that the office is now existing. It is recommended that the application be amended to cover only the front portion of this lot as this would resolve the problem of encroachment.

Arguments Presented AGAINST:

One nearby property owner appeared in opposition to the request. He stated that there was a sales office on the property that was in operation for approximately one year. They applied for an "O" Office zoning at that time but it was denied and the applicants made a duplex out of the structure. Now a portion of the structure is again being used as an office. There are six or seven fourplexes as well as duplexes in this area and the requested zoning would be an intrusion. If the request is granted it will set a precedent for the same type of development and there is no reason why the applicant cannot establish his office in an area which is already zoned for that type of development.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the request to amend the application to only the front portion of the lot. They reviewed the information presented and concluded that this request should be denied as the present zoning is proper and serves as a buffer between the residential area to the west and the office and commercial area to the east.

At the Commission meeting, Mr. John Selman stated that field notes have been prepared to include only the front half of the subject property for consideration of a zoning change. This portion of the site is presently being used for an office and it is felt that the zoning will not extend any further down the street.

Mr. Stevens stated that the requested zoning is a matter of accommodation inasmuch as there is an office existing on the front 62½ feet of the lot which is proposed for rezoning.

The Commission members felt that the requested zoning for only the front 62½ feet of the lot would accommodate the existing use and not intrude into the adjacent "B" Residence area. It was then unanimously

VOTED: To recommend that the request of C. L. Reeves for a change of zoning from "B" Residence, First Height and Area to "O" Office, First Height and Area (as amended) for property located at 7200 Twin Crest Drive and 302-304 St. Johns Avenue be GRANTED.

C14-68-41      Leroy Bednar: A to O  
 4109-4111 Marathon Boulevard

STAFF REPORT: This site contains 6,600 square feet of land and the stated purpose of the requested zoning is for an office use. There is mixed zoning in the area consisting of "LR" which was recently granted on property at the intersection of Alice Avenue and West 41st Street, "C" Commercial on property at the intersection of Alice Avenue and West 40th Street also has been granted, although the Ordinance has not been passed. A request for zoning was recently made on property at the intersection of 41st Street and Marathon Boulevard at which time there was mixed feeling on the part of the Committee as to whether the property should be zoned "O" Office because of the inadequate right-of-way of West 41st Street and some of the members felt it would be an intrusion. The Commission recommended that "O" Office be granted to serve as a buffer. It was also recommended at that time that the Planning Department study the area for the possibility of extending "GR" and commercial facilities back the length of this block in order to give more depth to the commercial property along North Lamar Boulevard. This study has not been made. Should this particular request be granted, it is likely that the remaining portion of the block will also be changed to "O" Office. In this particular block there is no problem with regard to right-of-way as Marathon Boulevard has 100 feet of right-of-way. The residences along this street are single-family dwellings that are in sound condition. To the south of the area there is a large district of "C" Commercial zoning; however, it has not developed under this zone. In view of the fact that the Commission previously recommended a change to "O" Office on Marathon in this block, the staff recommends the request be granted.

#### TESTIMONY

##### WRITTEN COMMENT

Code

AB      H. H. Luedecke: 2215 Windsor Road

FOR

##### PERSONS APPEARING AT HEARING

Code

John B. Selman (representing applicant)

#### SUMMARY OF TESTIMONY

Mr. John Selman, representing the applicant, stated that his client, located on Lamar Boulevard, needs additional space for his business and proposes to use the subject property. It is felt that if the requested zoning is granted on the site that the remainder of this block will follow.

No one appeared in opposition to the request.

C14-68-41      Leroy Bednar--contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee reviewed the information and concluded that this request should be granted to provide for the expansion of commercial facilities along Lamar Boulevard and to establish an "O" Office district in this block along Marathon Boulevard.

The Commission concurred with the Committee recommendation, and unanimously

VOTED:      To recommend that the request of Leroy Bednar for a change of zoning from "A" Residence, First Height and Area to "O" Office, First Height and Area for property located at 4109-4111 Marathon Boulevard be GRANTED.

C14-68-42      Clinton J. Willman: B to LR  
105 West 20th Street

STAFF REPORT: Mr. Robert Sneed, representing the applicant, requested that this application be withdrawn at this time.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the withdrawal of this request.

C14-68-44      Pringle Real Estate, Inc.: Int. A, Int. 1st to BB, 1st  
8618-8622 Putnam Drive

STAFF REPORT: This application covers 6.90 acres of land which is presently undeveloped. The stated purpose of the request is for quadriplex housing development. This is a new subdivision which is under construction. The subject property is a part of Wooten Terrace Subdivision. There is some single-family development already started on property to the south of Joy Lane and a portion of Woodstone Drive has recently been vacated. Property to the north of the site was designated for industrial development in the Master Plan and industrial property also adjoins the abutting tier of lots along Fireside Drive. With industrial development at this point, the staff feels that "BB" Residence would serve as an effective buffer between the single-family development along Joy Lane and Woodstone Drive and the industrial property. This has been discussed with Mr. Oscar Holmes, engineer for the applicant, who has submitted this application as the first phase of development. In view of this, the staff recommends that the request be granted with the understanding that there will be an application for "BB" Residence zoning on the balance of the property along Fireside Drive.

## TESTIMONY

WRITTEN COMMENT  
Code

None

CL4-68-44      Pringle Real Estate, Inc.---contd.

PERSONS APPEARING AT HEARING

Code

Oscar W. Holmes (representing applicant)

SUMMARY OF TESTIMONY

Mr. Oscar Holmes, representing the applicant, stated that in his opinion the zoning should be extended all the way around the cul-de-sac at the north as the lots are capable of taking the "BB" zoning because they have 8,000 square feet of area. There is no objection to bringing in additional property in order to tie the zoning to the industrial property and to serve as a buffer.

No one appeared in opposition to the request.

COMMENTS AND ACTION BY THE COMMITTEE

The Committee recognized that this subdivision had been designed to accommodate low density apartment development adjacent to an area designated industrial in the Master Plan and felt that the application should be extended northward along Fireside Drive to provide consistent use and development within the subdivision and to connect to the industrial area. They recommend that the request be granted on the condition that there be a second application for rezoning on the property along Fireside Drive not included in this application.

At the Commission meeting, the staff reported that a zoning application has been filed on the property along Fireside Drive as recommended by the staff and the Zoning Committee. In view of this, the Commission concurred with the recommendation of the Zoning Committee and unanimously

VOTED: To recommend that the request of Pringle Real Estate, Inc., for a change of zoning from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area for property located at 8518-8622 Putnam Drive be GRANTED.

SPECIAL PERMITS

CP14-68-2      Joe R. Long: 96 unit apartment dwelling group  
                  3700-3708 King Street  
                  701-713 West 38th Street

STAFF REPORT: This application has been filed as required under Section 5-A and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin, Texas. Proposed is a 96 unit apartment dwelling group, in four buildings with 24 units in each building, recreation room, swimming pool and 149 off-street parking spaces. The staff recommends that this request be referred to the full Commission pending further work with the applicant on some of the requirements by the various City departments.

CP14-68-2 Joe R. Long--contd.

## TESTIMONY

## WRITTEN COMMENT

Code

AB Fred P. Savage: P.O. Box 404

FOR

## PERSONS APPEARING AT HEARING

Code

Hugo Kuehne (representing applicant)

## SUMMARY OF TESTIMONY

Mr. Hugo Kuehne, representing the applicant was present at the hearing.

No one appeared in opposition to the request.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the staff report that this request should be postponed until the full Commission pending completion and compliance with departmental reports.

At the Commission meeting, the staff reported that the comments by the various City Departments are as follows:

- |                   |  |
|-------------------|--|
| Storm Sewer       | - Parking areas need to be drained to streets.   |
| Tax Assessor      | - Taxes are paid.  |
| Health            | - Approved. Sanitary sewer line available.   |
| Advanced Planning | - 1. Plans do not indicate column locations. Will these be located so that the same number of parking spaces will be available? 2. Very little usable open space has been provided? 3. Very poor maneuvering pattern for service vehicles. |
| Electric          | - OK.  |
| Fire Protection   | - Recommended fire hydrants shown in red. Also if on street parking is permitted on King Street, it could keep our fire apparatus from turning off King onto the drive.  |
| Traffic           | - OK.  |



CP14-68-2 Joe R. Long--contd.

Water and Sewer

- A six inch water main is required in the driveway and parking area from King Street to West 38th Street. The main should be south of and west of the east complex of apartments. Three fire hydrants will be required, one at King Street, one at the southwest corner of the apartments in the sidewalk area and one at West 38th Street. Fire demand water meters are required at King Street and at West 38th Street. Sewer service is available from the existing main which crosses the tract just south of the proposed apartments.

Building Inspector

- 1. Plot plan seems to comply with requirements with the exception of a 10 foot easement that the corner structure will be built over. 2. This approval in no way approves the requirements of the Building Code.
- Driveway locations meet with our approval, however, will need request and approval for them before construction begins.

Director of Public Works

Fire Prevention  
Office Engineer

- OK.
- Require request for commercial driveway.

Mr. Stevens reported that he has discussed the requirements with the applicant's representative and he has taken care of most of the objections with the exception of the Water and Sewer and Fire Department comments.

Mr. Hugo Kuehne, representing the applicant, stated that he has discussed the location of the meters and he was told that there had to be a 25 foot radius to turn into the driveway.

Regarding the comment from the Fire Department, Mr. Stevens explained that the City Council is the only body that can control street parking along King Street and without prohibiting street parking a redesign of the entry from King Street is necessary. It is suggested that the Commission authorize the staff to give administrative approval if and when the problems are worked out.

CP14-68-2      Joe R. Long--contd.

Mr. Kuehne stated that the applicant would like an opportunity to discuss the fire demand meters with Mr. Vic Schmidt as he feels that if he has to pay for two that it would be unreasonable. Mr. Stevens stated that this would be an item that should be noted on the site plan. The staff recommends that this request be left in an area of administrative approval. After further discussion, the Commission unanimously

VOTED:      To APPROVE the request of Joe R. Long for a special permit for the erection of a 96 unit apartment dwelling group to be located at 3700-3708 King Street and 701-713 West 38th Street subject to administrative approval by the staff, and authorized the Chairman to sign the necessary resolution upon completion.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within 10 days following the decision of the Planning Commission.

CP14-68-3      C. M. Dowd: 72 unit apartment dwelling group  
1711-1725 Ohlen Road  
8550-8624 U. S. 183

STAFF REPORT: This application is filed as required under Section 5-C and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin, Texas. Proposed is an apartment dwelling group containing 72 apartment units, 126 parking spaces, 1 swimming pool and one storage room. The staff recommends that this request be referred to the full Commission pending further work with the applicant on the requirements by the various City departments.

#### TESTIMONY

WRITTEN COMMENT  
Code

None

PERSONS APPEARING AT HEARING  
Code

Ronald Zent (representing applicant)

#### SUMMARY OF TESTIMONY

Mr. Ronald Zent was present on behalf of this request.

C  
CP14-68-3 C. M. Dowd--contd.

## COMMENTS AND ACTION BY THE COMMITTEE

The Committee accepted the staff report that this request should be postponed until the full Commission pending completion and compliance with departmental reports.

At the Commission meeting, the staff reported the following comments by the various City departments:

## Water and Sewer

- A six inch water main is required in the private drive areas from U. S. Highway 183 to Ohlen Road. Two fire hydrants are required, one on the southeast corner of Lot 1B and one on the southwest corner of Lot 1A. Fire demand water meters are required at the U.S. 183 connection and at the Ohlen Road connection. Sanitary sewer is available at Ohlen Road.

C  
Electric  
Advanced Planning

- OK.
- 1. Very little usable open space has been provided. 2. Very poor maneuvering pattern for service vehicles - will garbage pickup be private? 3. Structures are located very close to low density residential area. More space between structures and property lines would be desirable. 4. Guy easement must be vacated or moved 5'. R.O.W. question for U.S. 183 must be determined. Existing 160', proposed 200'.

## Fire Protection

- Recommended fire hydrants shown in red.

## Building Inspector

- 1. Layout seems to be all right however, it is hard to tell with such a small scale. 2. There seems to be a guy wire easement that should be taken care of because the building is built over it. 3. This approval in no way approves the project by the Building Code requirements.
- D

CP14-68-3

C. M. Dowd--contd.

Traffic Engineer

Director of Public Works

Fire Prevention  
Office Engineer

Storm Sewer

Tax Assessor  
Health

- Driveway on Research Boulevard to be limited to 30' - the width of pavement.
- Driveway locations meet with our approval, however, will need request and approval for them before construction begins.
- OK.
- Require request for commercial driveway.
- Drainage easements and storm sewer pipe required.
- Taxes are paid through 1967.
- Approved. Sanitary sewer line available.

Mr. Stevens stated that from a technical standpoint this plan is ready for approval. There were a number of items to be worked out and the applicant's representative has taken care of all that he can concerning the layout. The applicant has a tract of land that he will ultimately subdivide for future commercial development. In splitting the tract on U.S. Highway 183, he will maintain a 50 foot driveway fronting onto Ohlen Road.

There is a question of right-of-way for U.S. Highway 183. The street now has 160 feet of right-of-way and may ultimately be widened to 200 feet. The staff cannot tell the applicant at this time how much right-of-way will be needed from his property so it is recommended that a 40 foot setback line be provided. There are two drainage areas through the subject property which Mr. Zent, representing the applicant, has agreed to provide the necessary drainage easements and will install the 30 inch drainage easements at his cost. The applicant has also agreed to provide a privacy fence. A short form on this property was disapproved earlier, pending fiscal arrangements. Any subdivision of the property requires that it be consistent with the proposed use. In connection with the subdivision there will have to be a zoning change on the portion of the tract to be developed with apartments. The staff recommends that this site plan be approved pending compliance with departmental reports and subject to the necessary rezoning on the site.

Mr. Zent asked if the disapproval of the short form will have an effect on the back portion of the property. Mr. Stevens suggested that the application be permitted to request a withdrawal or postponement of the short form so that development of the property can begin. Before the applicant can obtain a short form subdivision a zoning rollback will be necessary.

CP14-68-3      C. M. Dowd--contd.

Mr. Zent requested that the short form be withdrawn at this time.

After further discussion, the Commission unanimously

VOTED: To APPROVE the request of C. M. Dowd for a Special Permit for the erection of a 72 unit apartment dwelling group on property located at 1711-1725 Ohlen Road and 8550-8624 U. S. Highway 183, subject to compliance with departmental reports and authorized the Chairman to sign the necessary resolution upon completion.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within 10 days following the decision of the Planning Commission.

R146                      SUBDIVISION COMMITTEE

The Committee Chairman reported action taken on the subdivisions at the meeting of February 19, 1968, and requested that this action be spread on the minutes of this meeting of the Planning Commission.

The staff reported that no appeals have been filed from the decision of the Subdivision Committee and that the following subdivisions were referred to the Commission without action: C8-68-1 Shadow Park  
C8-68-15 Mission Hill, Section 3

It was then

VOTED: To ACCEPT the attached report and to spread the action of the Subdivision Committee of February 19, 1968, on the minutes of this meeting.

PRELIMINAY PLANS

C8-68-1                      Shadow Park  
Mt. Shadow and Palisades Park

The staff reported that this preliminary plan was before the last Subdivision Committee at which time it was referred to the full Commission as there were questions in relation to the plan.

Mr. Osborne stated that there are several complications with respect to this subdivision involving the development of the property and the affect on the adjacent property under other ownerships, some of which are in agreement and some not in agreement, including some City of Austin property. Mr. Osborne explained that he has not had an opportunity to work on the problems involved or with the four or five property owners and it is suggested that the preliminary be postponed for 30 days.

C8-68-1      Shadow Park--contd.

Mr. Isom Hale, representing the applicant, stated that this is a large area and he was under the impression at the last Subdivision Committee meeting that the problems were resolved with regard to the adjoining property owners; however, at that time Mr. Dunnam raised a question on the access and the preliminary was referred to the Commission pending a study of access to Mo-Pac Boulevard.

Mr. David Barrow was present and stated that he attended the Subdivision Committee meeting and he is not completely opposed to what the developers have proposed since that time but there is some question as to how the access would affect his property. He explained that in his opinion the problems can be worked out but he is not ready to develop his property at this time and feels the preliminary should be postponed pending further study of the access.

Mr. Dunnam stated that in his opinion this request should be postponed for 30 days so that a solution can be worked out with the adjoining property owners. Mr. Hale advised the Commission that this would be agreeable.

Mr. Riley stated that when this preliminary plan comes back to the Commission he would like to see the total Mo-Pac area pertaining to this tract of land.

Mr. Hart stated that in his opinion the developers are making a mistake to make plans for roads on adjoining property when they are not sure whether the adjoining property owners are going to agree or not.

Mr. Jackson explained that it is the function of the planning staff to provide what would be the reasonable roads for adjacent property owners. These problems should be worked out before the hearing and this request should be postponed. The Commission agreed that the request should be postponed for 30 days. It was then

VOTED:      To POSTPONE the preliminary plan of SHADOW PARK for 30 days.

C8-68-15      Mission Hill, Section 3  
Burleson Road and Mission Hill

The staff reported that this property is located on Burleson Road, Mission Hill Drive and Ben White Boulevard. Ventura Drive is dedicated to the property. The new subdivision of Mission Hill, Section 2 is located facing Ben White Boulevard just west of the property with the proposed connecting street of Mission Hill Drive. This was brought before the last Subdivision Committee meeting and was referred to the Commission due to the problems created in relation to Lot 21 of the abutting property owned by Mr. Schmidt which is a triangular shaped tract of land that was shallow in depth facing Ben White Boulevard. There was some problem in relation to the depth of these two tracts of land and the preliminary was postponed so that these two owners could see if they could work out a possible property trade to

C8 68-15      Mission Hill, Section 3--contd.

improve the size of the lots facing onto Ben White Boulevard. The staff has received the following letter of agreement filed by Mr. Schmidt and Mr. Whitney:

"We have agreed to trade certain portions of our properties, as shown on the attached map, as soon as possible if the balance of the subdivision, Mission Hill, Section 3, is approved by the City of Austin. All of the property, involved in our trade and excluded from Mission Hill Section 3, will be included in a separate subdivision and annexed to the City of Austin."

It is the staff's understanding that the land trade would in effect result in Mr. Schmidt owning the property along the south edge and Mr. Whitney would own the other tract and the minimum depth from Ben White Boulevard would be increased from approximately 75 feet to 100 feet. There is a pipe line easement going through the property which was one of the problems in working out a layout for the tract of land and still have useable lots. A second letter has been received from Mr. Whitney requesting disapproval of this plan pending elimination of the area which he and Mr. Schmidt have agreed on a property trade, and adjustment of the lot lines. In order to do this, the Commission will be required to have two actions, inasmuch as at this point the preliminary is not approved. The first action should be on the preliminary plan and then if it is to approve, the final could be accepted for filing and disapproved pending elimination of the area concerning the trade and subject to compliance with departmental reports. The staff has worked with Mr. Whitney in relation to this and it appears that this is the best solution that can be worked out so that all lots would have useable sites. The staff realizes that this is not the most desirable solution but under the circumstances this is the best that can be worked out and it is recommended that the preliminary be approved subject to compliance with departmental reports. It is also recommended that the final plat, inasmuch as this is a combination preliminary and final, be accepted for filing pending the elimination of the two tracts involved in the property trade, and disapproved pending completion of departmental reports.

Mr. Dunnam stated that he realizes some of the problems involved but he would like to point out that this in affect involves the creation of some extremely shallow 100 foot limited commercial frontage on a high speed artery.

Mr. Jackson stated that he has discussed this with the applicant who has indicated that he would be happy to use this for an apartment project rather than a commercial site.

Mr. Foxworth advised the Commission that the use as proposed is for apartments and duplexes. The fourplexes which are proposed will require annexation before the necessary zoning.

C8-68-15      Mission Hill, Section 3--contd.

Mr. Jackson stated that he would not be in favor of zoning this shallow for a retail use; however, this is not zoning per se. A recommendation can be made that this preliminary be accepted, excluding these two tracts with a notation in the minutes that when the property comes into the City that the area not be used for commercial use.

Mr. Dunnam stated that in his opinion it is not out of order to comment on the future of a piece of land due to its particular shape. It should be pointed out at this time that the action of the Commission would be to disapprove any retail or commercial zoning in this particular area. After further discussion, the Commission

VOTED:      To APPROVE the preliminary plan of MISSION HILL, Section 3, subject to compliance with departmental reports.

It was also

VOTED:      To ACCEPT for filing the final plat of MISSION HILL, Section 3, subject to the elimination of the two tracts of land involved in this property trade, and DISAPPROVED pending completion of departmental reports.

SUBDIVISION PLATS - FILED

The staff reported that reports have not been received from several departments and recommended that the following final plats be accepted for filing only. The Commission then

VOTED:      To ACCEPT for filing the following final plats:

<u>C8-68-24</u>	<u>Woodland Memorial Estates</u>
	U. S. 290 West
<u>C8-68-27</u>	<u>Palomino Park, Section 5</u>
	Brodie Lane and Dobbins Circle

C8-67-82      Southridge, Section 1  
Clawson Road and Southridge

The staff reported that several departmental reports have not been received and recommended that this final plat be accepted for filing pending further study of the right-of-way needs for Southridge Drive. The Commission then

VOTED:      To ACCEPT for filing the final plat of SOUTHRIDGE, Section 1, pending the requirement as noted.



## SUBDIVISION PLATS - CONSIDERED

The staff reported that all departmental reports have been completed and recommended that the following final plats be approved. The Commission then

VOTED: To APPROVE the following final plats:

<u>C8-67-55</u>	<u>Lake Shore Colony</u>
	Riverside Drive and Tinnin Lane
<u>C8-67-95</u>	<u>Scenic Hills Estates</u>
	Scenic Drive and Scenic Hills Drive
<u>C8-68-2</u>	<u>Mission Hill, Section 2</u>
	Mission Hill Drive and Catalina

The staff recommended disapproval of the following final plats pending additional easements, fiscal arrangements and completion of departmental reports. The Commission then

VOTED: To DISAPPROVE the following final plats pending the requirements as noted:

<u>C8-68-16</u>	<u>Northwest Terrace, Section 2</u>
	Stillwood Lane and Benbrook
<u>C8-68-4</u>	<u>North Meadows</u>
	Applegate Drive and Newmont Road
<u>C8-68-3</u>	<u>V. E. Smith</u>
	Gunter Street and Abbate Circle

C8-67-87      Balcones Summit  
Knollside and Ceberry Drive

The staff recommended disapproval of this final plat pending the required fiscal arrangements, annexation and further consideration of water and sewer needs for water lines between this particular subdivision and the subdivision to the east. The Commission then

VOTED: To DISAPPROVE the final plat of BALCONES SUMMIT pending the requirements as noted.

C8-68-17      Barton Village, Section 3  
Rae Del Avenue and Barton Skyway

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

VOTED: To DISAPPROVE the final plat of BARTON VILLAGE, Section 3, pending the required fiscal arrangements.

C8-66-44      H. R. Smith Addition, Section 2  
Larical Trail and North Lake Drive

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

VOTED:      To DISAPPROVE the final plat of H. R. SMITH ADDITION, Section 2, pending the requirements as noted.

C8-67-92      Valle Del Rio  
Falwell Lane and Puebla Drive

The staff recommended disapproval of this final plat pending the required additional easements, fiscal arrangements, completion of departmental reports and a letter from Commissioners Court verifying vacation of original plat.

C8-67-68      Westover Hills Club Estates  
Hyridge and Westover Club Drive

The staff recommended disapproval of this final plat pending the required additional easements, fiscal arrangements, completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of WESTOVER HILLS CLUB ESTATES, pending the requirements as noted.

C8-67-90      Northwest Hills - Mesa Oaks, Phase 4-A  
Mesa Drive

The staff recommended disapproval of this final plat pending completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of NORTHWEST HILLS - MESA OAKS, Phase 4-A, pending the requirements as noted.

C8-68-6      Westover Hills, Section 2, Phase 7  
Honeysuckle Trail

The staff recommended disapproval of this final plat pending the required fiscal arrangements, completion of department reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of WESTOVER HILLS, Section 2, Phase 7, pending the requirements as noted.

C8-67-29      Fairmont Park, Section 2  
Village Way Drive and Acacia

The staff recommended disapproval of this final plat pending the required additional easements and completion of departmental reports. The Commission then

VOTED:      To DISAPPROVE the final plat of FAIRMONT PARK, Section 2, pending the requirements as noted.

C8-67-57      Northwest Hills - Mesa Oaks, Phase 5  
Rustling Road and Burney Drive

The staff recommended disapproval of this final plat pending the required additional easements, completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of NORTHWEST HILLS - MESA OAKS, Phase 5, pending the requirements as noted.

C8-67-79      Balcones Hills, Section 3  
Hillrise Drive and Greenview Drive

The staff recommended disapproval of this final plat pending the required additional easements, fiscal arrangements, completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of BALCONES HILLS, Section 3, pending the requirements as noted.

C8-68-9      Greenbriar, Section 2  
Parker Lane

The staff recommended disapproval of this final plat pending the required additional easements, fiscal arrangements, completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of GREENBRIAR, Section 2, pending the requirements as noted.

C8-65-33      Cavalier Park, Section 1  
Webberville Road and Loop 111

The staff recommended disapproval of this final plat pending the required additional easements, fiscal arrangements, completion of departmental reports and annexation. The Commission then

VOTED:      To DISAPPROVE the final plat of CAVALIER PARK, Section 1, pending the requirements as noted.

## SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and recommended that the following short form plats be accepted for filing only. The Commission then

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

<u>C8s-68-24</u>	<u>Elmo Pearson Subdivision</u>
	McCarty Road
<u>C8s-68-32</u>	<u>Professional Square Addition</u>
	Airport Boulevard and 53rd Street
<u>C8s-68-33</u>	<u>Oak Ridge, Section 1, Resub.</u>
	Jetta Court and Tedford Street

<u>C8s-68-30</u>	<u>Byram Addition</u>
	Purnell Drive and Anderson Lane

The staff reported that the tracing of this short form plat has not been returned and recommended that it be rejected for filing, pending a letter required on the variance. The Commission then

VOTED: To REJECT for filing the short form plat of BYRAM ADDITION, pending a letter required on the variance.

## SHORT FORM PLATS - CONSIDERED

The staff reported that all departmental reports have been completed and recommended that the following short form plats be approved. The Commission then

VOTED: To APPROVE the following short form plats:

<u>C8s-67-197</u>	<u>Hoagland Addition</u>
	Georgian Drive and Powell Lane
<u>C8s-67-192</u>	<u>Eastin Nelson</u>
	East 47th Street and Caswell Avenue

<u>C8s-68-23</u>	<u>Villa Suená, Section 1</u>
	Vasquez Street and Montana Street

The staff reported that this plat has complied with all departmental requirements and all requirements of the Ordinance except for a variance which is required to exclude the balance of the tract from which it came. This property consists of 11 lots facing onto Montana Street and siding onto Vasquez Street. The Planning Department has a copy of a preliminary filed by the same owner on the remainder of the tract which the property under consideration is a part of. There are additional street needs in

C8s-68-23 Villa Suena, Section 1--contd.

the balance of the tract and widening is needed for Vasquez Street in that it is presently only one-half street. Since the preliminary plan is on file on the remaining portion of the tract, the staff recommends that this short form plat be approved and that the variance be granted. The Commission then

VOTED: To APPROVE the short form plat of VILLA SUENA, Section 1, granting a variance to exclude the balance of the tract.

C8s-68-27 Delwood Section 1, Resub. Lots 15 and 16  
Airport Boulevard and Wilshire Boulevard

The staff reported that this short form plat has complied with all requirements of the Ordinance but there is a variance involved on the signature of the adjoining property owner. A letter has been received requesting that the variance be granted. The staff recommends that this short form plat be approved and that the variance be granted. The Commission then

VOTED: To APPROVE the short form plat of DELWOOD SECTION 1, Resub. Lots 15 and 16, granting a variance on the signature of the adjoining property owner.

C8s-68-28 Keller Addition  
U. S. Highway 81 and Tedford Street

The staff reported that this short form plat has complied with all departmental reports and all requirements of the Ordinance but there is a variance involving the signature of the adjoining owner. A letter has been received requesting that this variance be granted. In view of the letter, the staff recommends that this short form plat be approved and that a variance be granted. The Commission then

VOTED: To APPROVE the short form plat of KELLER ADDITION, granting a variance on the signature of the adjoining owner.

C8s-68-29 Bob Smith Subdivision  
West Crest Lane and Decker Lane

The staff reported that this short form plat has complied with all departmental reports and all requirements of the Ordinance but there is a variance involved to exclude the balance of the tract. A letter has been received requesting that this variance be granted. It is recommended by the staff that this short form plat be approved and that the requested variance be granted. The Commission then

VOTED: To APPROVE the short form plat of BOB SMITH SUBDIVISION, granting a variance to exclude the balance of the tract.

C8s-68-31      Miracle Hill Subdivision  
Interregional Highway and East Live Oak

The staff reported that this short form plat has complied with all requirements but there is a variance involved on the signature of the adjoining owner. A letter has been received from the applicant requesting that this variance be granted. The Commission then

VOTED:      To APPROVE the short form plat of MIRACLE HILL SUBDIVISION, granting a variance on the signature of the adjoining owner.

C8s-68-34      Beatrice Wright Subdivision  
North Lamar and Stark Street

The staff reported that this short form plat has complied with all requirements of the Ordinance required on the signature of the adjoining property owner. A letter has been received from the applicant requesting that the variance be granted in that the adjoining owner does not wish to participate. The Commission then

VOTED:      To APPROVE the short form plat of BEATRICE WRIGHT SUBDIVISION, granting a variance on the signature of the adjoining owner.

C8s-68-20      E. L. Caruthers Subdivision, Section 2  
South Congress Avenue

The staff reported that this short form plat was before the last Subdivision Committee meeting and at the department's recommendation was referred to the Commission as there was not a map of the complete tract of land in question. The short form actually consists of three lots on the front portion facing South Congress Avenue. The owner of the three lots under consideration was the previous owner of the entire tract which consists of approximately 12 acres. At some point in the past, a 50 foot roadway was dedicated to the public running along the northerly edge of Mr. Caruthers tract of land. There has been no acceptance of this roadway by the County and it has not been built by the applicant. The County will not accept the roadway until it is built to their specifications. Since that time, the applicant has sold the rear portion of the property, without benefit of a subdivision, and there is now a problem of access to that tract. The rear portion only has access through the dedicated but unaccepted street. The applicant owns the front portion of the property, which is approximately 206 feet facing onto South Congress Avenue and wishes to cut that into three lots. The short form plat has complied with all requirements of the Ordinance except for the problem of access to the rear property.

Mr. Jackson asked if the applicant would be willing to develop that street for the depth of his lots so that the County can accept it. Mr. Stevens stated that there are drainage problems which prevent the County from wanting to accept the street.

C8s-68-20      E. L. Caruthers Subdivisin, Section 2--contd.

Mr. Jackson stated that in his opinion the applicant being the perpetrator of the deed, should develop the street to the extent of the property he owns. After further discussion, the Commission

VOTED:      To POSTPONE this short form plat for 30 days, pending determination of a solution of the access problem.

C8s-68-25      Research Boulevard Commercial Area  
Ohlen Road and U. S. Highway 183

The staff reported a request to withdraw this short form plat. The Commission then

VOTED:      To ACCEPT the withdrawal of the short form plat of RESEARCH BOULEVARD COMMERCIAL AREA.

C8s-68-5      Jackson Terrace, Section 2  
Burnet Road and Ohlen Road

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Commission then

VOTED:      To DISAPPROVE the short form plat of JACKSON TERRACE, Section 2, pending completion of departmental reports.

C8s-68-16      Tallwood  
Tallwood Drive and Balcones Drive

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Commission then

VOTED:      To DISAPPROVE the short form plat of TALLWOOD, pending completion of departmental reports.

## ADMINISTRATIVE APPROVAL

The staff reported that three short form plats had received administrative approval under the Commission's rules. The Commission then

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

<u>C8s-68-22</u>	<u>O. H. Pool Subdivision</u>
	South First Street and Dittmar Lane
<u>C8s-68-26</u>	<u>Jamestown, Section 4</u>
	Fairfield Drive and Lamar Boulevard
<u>C8s-68-9</u>	<u>Herman Brown, Section 1 - 1st Resub.</u>
	Scenic Drive

## OTHER BUSINESS

C2-68-1(b) AUSTIN DEVELOPMENT PLAN AMENDMENTConsideration of amendment to Austin Development Plan in the University of Texas expansion area

The Director of Planning reported that this request, initiated by the Urban Renewal Agency, is for a change in the Austin Development Plan from Medium Density Residential and High Density Residential to Public and Semi-Public Use involving the area encompassed in the University East Renewal area. The area under consideration is bounded by 19th Street on the south to Wahrenberger Street on the north, from Red River Street on the west to the Interregional Highway, Comal Street and Manor Road on the east.

The requested change parallels a similar request submitted on the Brackenridge Project which had several different designations under the Austin Development Plan. The area covered in the Brackenridge Project was designated as Commercial and High Density Residential. The request was to change the area designation to Public and Semi-Public. The portion north of East 12th Street is to be developed by various public agencies. The Legislature of the State of Texas has authorized the acquisition by the University of the entire area between 15th and 19th Streets and between San Jacinto Street and I.H. 35. It is the purpose of this request that the area within the University East Urban Renewal Project be changed to Public and Semi-Public.

Mr. Wroe asked if the proposal would change the off-street parking requirements or traffic flow. Mr. Osborne explained that the City of Austin cannot regulate through its customary Ordinances, such as the Zoning Ordinance, the State of Texas and the University of Texas. The City cannot actually require provision for off-street parking in connection with a particular building developed on property owned by the University or State.

Mr. Riley asked why the pattern of consideration is broken in the area of Swisher Street. Mr. Osborne explained that the boundary of Swisher Street is in effect the back side of the Villa Capri Motor Hotel. The area where the Villa Capri and other uses are located along I.H. 35 is not to be acquired but will remain in private use.

After further discussion, a majority of the Commission

VOTED: To ADOPT the following resolution:

WHEREAS, the University of Texas at Austin is undergoing rapid growth and expansion and it is expected that said growth and expansion will continue; and

WHEREAS, the University of Texas has been authorized by the Legislature of the State of Texas to acquire all land within the University East Renewal Area and a substantial amount of land in the Brackenridge Renewal Area for campus expansion; and



C2-68-1(b) AUSTIN DEVELOPMENT PLAN AMENDMENT--contd.

WHEREAS, the Planning Commission has recommended and the City Council has approved a change in the Master Plan designating portions of the Brackenridge Renewal Area for "Public and Semi-Public Use" and the Planning Commission has found that similar circumstances of proposed University of Texas expansion exist in the University East Renewal Area; Now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN:

That the Planning Commission recommends to the City Council of the City of Austin the amendment of the Master Plan in the University East Renewal Area from the present "Medium Density Residential" and "High Density Residential" designations to the "Public and Semi-Public Use" designation.

AYE: Mrs. Naughton and Messrs. Jackson, Smith and Dunnam  
NAY: Messrs. Riley and Wroe  
ABSENT: Messrs. Bluestein, Hazard and Brown

C9-68-7 UNIVERSITY OF TEXAS DEVELOPMENT PLAN  
Consideration of University of Texas Development Plan

The Director of Planning advised the Commission that the University of Texas Development Plan covers an area generally bounded by 15th and 19th Streets on the south, I.H. 35 and Comal on the east, the proposed 26th Street Major Arterial and 29th Street on the north and Guadalupe Street on the west. All of the area under consideration has been or will be acquired by the University by direct acquisition, or through the Urban Renewal Program. The campus Development Plan has been submitted by the University as a preliminary study, showing in addition to the existing buildings, a series of proposed buildings throughout the area. The plan also shows the utilization of the area to the east of I.H. 35 for building purposes and a number of building sites through the eastern section around San Jacinto Street.

There are several items that should be pointed out. The first is that the Plan as shown does not specifically provide for the Crosstown Expressway; however, the University has entered into an agreement with the Urban Renewal Agency and effectively the City of Austin, providing for adequate setback for the Crosstown Expressway in the 15th or 16th Street area. It should be noted that with respect to this particular plan submitted there is a conflict with the Expressway and Major Arterial Plan in that it shows building development between 15th and 16th Streets. These proposed buildings are to be removed from the plan. The second item is that the plan does not show the relocation of Red River Street to the south of 19th Street. The plan shows Red River Street in its present location and remaining in its present location. The City Council has adopted the Brackenridge Plan which does show the relocation of Red River Street westward along Waller Creek. The third

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UNIVERSITY OF TEXAS DEVELOPMENT PLAN--contd.

item is the street plan as indicated is more or less the existing street plan. In meeting with the University of Texas officials, representatives of the Urban Renewal Agency and the City, it was fully agreed that there be continuing and further study of the entire street and circulation system in the University area without commitment to the vacation of any streets other than those which are incidental or secondary streets. This does not apply to any of the Major Arterial streets or Expressway facilities.

It is recommended that the Commission adopt the plan as presented as a general land use and general building plan for the University subject to the following conditions:

1. Provision of right-of-way or agreement on the right-of-way for the Crosstown Expressway with removal of proposed buildings on the plan in the area.
2. Relocation of Red River Street.
3. The agreement continue without commitment on analysis of the entire circulation system.

Mr. Osborne explained that approval of the plan does not commit the Commission to change, alter or vacate any street in the area.

Mr. Wroe stated that directly south of the area covered by this plan is the Capitol Complex area and the Brackenridge Urban Renewal Area. He stated that in his opinion an overall study has not been made to properly tie this tremendous land area together. If this plan is approved, there is a risk of creating a desert of public land in Austin. In Washington, D.C., the construction of public buildings has not been a good thing because they cannot be policed. It is possible that this same type of problem will be created in Austin as there is no private development or private responsibility within the public area. There has not been proper consideration of the concentration of the employees that will be expected within this public area. The area has grown tremendously but heretofore, these public offices and these people have been interspersed throughout the community and only now are they being concentrated into one area which covers a considerable amount of land. Consideration should also be given to the affect on the private property owners who will be located on the periphery of the area. If all of the public land is tied together such as the University, Capitol, and Brackenridge area, the problems will be compounded.

Mr. Osborne explained that public employment in Austin constitutes approximately one third of the labor force. These people are employed by the State offices as well as the University of Texas. The University is changing considerably and it is not a campus in the conventional sense as a college or university with an enrollment of only 3,000 or 4,000. The University has evolved into a complex research operation, teaching operation as well as other academic endeavors. The University and the State have their own policing operations.

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UNIVERSITY OF TEXAS DEVELOPMENT PLAN--contd.

Mr. Dunnam stated that all universities have the need to concentrate as the problems will be compounded if the campus is spread out too much. There may be problems and the impact on the surrounding private land will be fairly intensive. It is good planning for the University to concentrate as much as possible. A majority of the Commission members agreed with Mr. Dunnam that the Plan with the proposed conditions as outlined is proper development for the area. After further discussion, a majority of the members

VOTED: To ADOPT the following resolution:

WHEREAS, the State of Texas, acting by and through the University of Texas, has prepared a "Preliminary Campus Development Study of the University of Texas at Austin"; and

WHEREAS, said study has been submitted to the City Council for examination and approval; and

WHEREAS, the City Council has referred said study to the Planning Commission for review and recommendation, in terms of the Master Plan of the City and the overall growth, development and public welfare of the community; Now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN:

The "Preliminary Campus Development Study of the University of Texas at Austin" is recommended to the City Council of the City of Austin as a basic land use and building development plan subject to the following:

1. The University of Texas has already made specific provision for the future right-of-way of the proposed "Crosstown Expressway", generally located between 15th and 16th Streets, so that University buildings will not be located in this area.
2. The Brackenridge Urban Renewal Plan approved by the Planning Commission and the City Council shows the relocation of Red River Street to the west along Waller Creek between East 12th Street and East 18th Street.

C9-68-7 UNIVERSITY OF TEXAS DEVELOPMENT PLAN--contd.

3. The street plan, principally in the matter of major arterials and expressways, in and adjacent to the University area is subject to further study by the City of Austin, University of Texas, Texas Highway Department and the Austin Urban Renewal Agency and to approval of any future street plan by the City of Austin.

AYE: Mrs. Naughton and Messrs. Jackson, Riley, Dunnam, Smith  
 NAY: Mr. Wroe  
 ABSENT: Messrs. Bluestein, Hazard and Brown

C10-68-1(c) STREET VACATION

Lupine Lane between Loma Drive and Parker Lane

The staff reported that this request for the vacation of Lupine Lane between Loma Drive and Parker Lane is initiated by the Planning Department at the suggestion of the Planning Commission in connection with a recent zoning change on property adjoining the street. The request has been circulated to the various City departments and the vacation is recommended subject to the retention of the necessary sanitary sewer, and storm sewer easements. The Commission then

VOTED: To recommend that Lupine Lane between Loma Drive and Parker Lane be VACATED, subject to the retention of the necessary easements.

C10-68-1(d) STREET VACATION

A portion of Pampa Drive at Airport Boulevard

The staff reported that this request to vacate a portion of Pampa Drive at Airport Boulevard is made by Mr. Jay B. Wilkins, Jr., representing Mr. A. E. Smith who is the abutting property owner. The area under consideration is located at an angle intersection and all of the City departments are in agreement to the vacation subject to the retention of at least five feet of right-of-way for the future widening of Pampa Drive and subject to the retention of the necessary gas company easements. The Commission then

VOTED: To recommend that a portion of Pampa Drive at Airport Boulevard be VACATED, subject to the retention of five feet of right-of-way for the future widening of Pampa Drive and subject to the retention of the necessary easements.

ADJOURNMENT: The meeting was adjourned at 10:00 p.m.

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 Hoyle M. Osborne  
 Executive Secretary