

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- February 9, 1960

The meeting of the Commission was called to order at 7:30 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman
Marvin B. Braswell
Howard E. Brunson
S. P. Kinser
H. F. Kuehne
W. Sale Lewis
Doak Rainey
Emil Spillmann

Absent

Carl A. Johnson

Also Present

Hoyle M. Osborne, Director of Planning
E. N. Stevens, Chief, Plan Administration
Dudley Fowler, Assistant City Attorney

MINUTES

Minutes of the meeting of January 12, 1960, were approved as submitted.

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting February 2, 1960:

C14-60-1 T. R. Hartgrove: O to LR
. Lake Austin Blvd. and Deep Eddy Ave.

Mr. Hartgrove appeared at the hearing and stated that there is at present an apartment house and a day nursery on this property and he wants it changed to "LR" Local Retail so that he can build a service station or some other business building at a future date. He plans nothing for the immediate future but wants the zoning changed just in case he decides to build something there. One reply to notice was received favoring the request.

The Commission reviewed the staff report and zoning and development in this area and concluded that this would be a logical extension of zoning across the street. It was therefore unanimously

VOTED: To recommend that the request of T. R. Hartgrove for a change of zoning from "O" Office to "LR" Local Retail for property located at the southwest corner of Lake Austin Boulevard and Deep Eddy Avenue be GRANTED.

C14-60-2 W. C. Alff: C to C-2
East 19th and Chicon Sts.

Mr. Alff appeared and explained that he operates a filling station and wine-only store across the street where he is getting a little crowded and needs more room. He proposes to establish a package store on the property under petition.

Written comment was received from two nearby owners opposing the request because changing the zoning limits the possibilities of their enjoying home ownership and full privilege and tranquility.

According to the staff report, the area generally is residentially developed except for the commercial area at this particular location, and there is a cafe serving beer at the southwest corner of the intersection. The Commission concluded that this request conforms to the adopted policy of the Commission of permitting the sale of beer and liquor in reasonably well established commercial areas. It was therefore unanimously

VOTED: To recommend that the request of W. C. Alff for a zoning plan change from "C" Commercial to "C-2" Commercial for property located at the northeast corner of East 19th and Chicon Streets be GRANTED.

C14-60-3 Arthur Smith: Tract 1: A to GR
Burnet La. and Tract 2: A to B
Cullen Ave.

Mr. C. B. Francis (agent) represented the applicant at the hearing and presented statements which may be summarized as follows. Replies to notice were received from three nearby owners approving the request.

1. It is proposed to develop Tract 2 for a nursing home which will replace two nursing homes where patients are housed on the second floor. The building will be placed from 35 to 40 feet from the east line. This would not be objectionable to adjacent residential development but nursing homes make nice neighbors.
2. Nursing homes need to be so located that they will be convenient to doctors and on land which is not too expensive since the older people cannot afford to spend much for these services.
3. There is a need for nursing homes in the city and this seems to be a good location.
4. This use will not materially increase the traffic but Mr. Braswell (one of the agents for this property) said he felt certain the purchaser will agree to his portion for the widening of Cullen Avenue which is only 40 feet wide at the present.

C14-60-3 Arthur Smith--contd.

5. There are no definite plans for Tract 1 (which is proposed for "GR" General Retail) but it would be a suitable location for doctors' offices or a drugstore. The tract might be up for sale.

No one appeared in opposition to this request.

A review of the staff report shows that the residential area to the east is subdivided into extremely large lots but the major portion is vacant at this time. It further shows that the property along Burnet Road and Burnet Lane is zoned and partially developed for business uses. The Commission concluded that the "GR" zoning for Tract 1 would be a logical extension of the present zoning along Burnet Road and Burnet Lane and that "B" Residence for Tract 2 would provide a buffer zone between the business property and the area which will some day be developed residentially. The Zoning Committee had recommended that a letter should be filed by the owner agreeing to give his share for the widening of Cullen Avenue to a 50-foot street. The Director reported receipt of letters from the owner and purchaser for the widening of both sides of Cullen Avenue. It was therefore unanimously

VOTED: To recommend that the request of Arthur Smith for a change in the zoning plan from "A" Residence to "GR" General Retail for Tract 1 (6911-6917 Burnet Lane and 2113-2209 Cullen Avenue) and from "A" Residence to "B" Residence for Tract 2 (2105-2113 Cullen Avenue) be GRANTED, with the understanding that letters have been filed by the owner and the prospective owner agreeing to give their share for the widening of Cullen Avenue to a 50-foot street when the City determines this widening to be needed.

DISQUALIFIED: Mr. Braswell (agent for the property)

C14-60-4 Robert J. McKinley: A to C
3713-3715 Interregional Highway

Mr. Edgar E. Jackson (agent) appeared for the applicant and stated that these three lots are the only lots remaining residential in this block facing the Interregional Highway. He said the McKinleys inherited this property and want to sell it, and at the time the request was filed Mrs. White could not be contacted to join in the request but she is in favor of having her lot included. One reply to notice was received favoring the request.

The Commission concluded that this would be a logical extension of commercial zoning and that, since the property is on a main thoroughfare, it is not suitable for residential use. It also felt that the additional lot included in the notice of hearing should be included in the change. It was therefore unanimously

C14-60-4 Robert J. McKinley--contd.

VOTED: To recommend that the request of Robert J. McKinley for a change of zoning from "A" Residence to "C" Commercial for property located at 3713-3715 Interregional Highway be GRANTED, and that the property located at 3711 Interregional Highway be also included in the change.

C14-60-5 F. A. Zimmerman: A to C
3903 Alice Avenue

Mr. Jack F. Cook, Jr. (attorney for the prospective purchaser) appeared in support of this request and was joined by Mr. Moton H. Crockett, Jr. (owner of property on Lamar Boulevard). Statements presented may be summarized as follows:

1. Mr. Barnett, who is an electrical contractor, has a contract to purchase this property subject to this change of zoning. He proposes to establish his business here, using the present dwelling for an office and the garage for a storage room. Most of the vehicles will use the alley to pick up material from the garage and the traffic on Alice Avenue would not be materially increased. This is no retail business and there would be no drop-in trade.
2. The property across the alley on Lamar Boulevard is commercial and there is one lot at 3919 Alice Avenue which is commercial. The trend in this area is toward commercial.

Six nearby owners and residents appeared in opposition to the request for the following reasons:

1. Traffic on Alice Avenue is very heavy and owners must wait sometimes for 15 minutes before they can get out of their driveways. With business cars added to this traffic and parked on the street it will be impossible to get through here. The bus also uses this street.
2. This is the only house in this block which is not owner-occupied and the home owners do not want commercial zoning uses in this block.

The Commission reviewed the staff report and found that the property on the east side of Alice Avenue south of West 39th Street is zoned "C" Commercial, as well as the frontage on Lamar Boulevard, and that there is an "LR" Local Retail zone on the east side north of West 39 $\frac{1}{2}$ Street. Mr. Cook filed a letter with the Commission offering additional evidence. The Director reported receipt of a petition with signatures representing 17 owners opposing the change. Two members felt that the request should be granted, to include the lot on the corner to the south, since a pattern of business zoning has been established along this street. The other members, however, felt that the business zoning should not be extended into this block of owner-occupied homes and that a business would be detrimental to the neighborhood. It was then

C14-60-5 F. A. Zimmerman--contd.

VOTED: To recommend that the request of F. A. Zimmerman for a zoning plan change from "A" Residence to "C" Commercial for property located at 3903 Alice Avenue be DENIED.

AYE: Messrs. Barrow, Brunson, Johnson, Kinser, Kuehne and Spillmann

NAY: Messrs. Braswell and Rainey

ABSENT: Mr. Johnson

C14-60-6 Roy Beal and Dunning Bright: C to DL
1705-1709 Guadalupe St.

Messrs. Frank W. McBee, Jr., W. K. Griffis, and T. Hardie Bowman represented the prospective purchasers at the hearing and were joined by two nearby owners who favored the request. Also, written comment was received from ten owners in this area approving the request. Statements presented may be summarized as follows:

1. The Texas Research Associates Corporation has been operating a business since 1957, in a building with about 5000 square feet, and has been negotiating for about two years with the owner of the subject property so that this business can be expanded. After acquiring an option to buy the property it was learned that experimental and testing laboratories must be in a "DL" Light Industrial District according to a recent amendment to the Zoning Ordinance. At the time the original business was established this was a permitted use in the "C" Commercial District.
2. The business is a research office rather than an experimental or testing laboratory, and deals in the physical sciences, including chemistry and engineering, and an electronic brain is used. The business employs about 40 people, including 20 scientists and two secretaries who work regularly in the office, and some 20 to 22 scientists on the consulting staff. Employees are primarily scientists of various kinds engaged in solving problems for customers, the in-produce being actually a report and the type of operation is almost totally on paper.
3. This location was chosen because it is necessary to keep in close contact with the University of Texas and scientists from there serve as consultants and employees. It is difficult to get people to the business if it is located farther from town.
4. The building as planned will be 182' x 86', of masonry construction and compatible to the surrounding area. It will be completely airconditioned with no windows on the two long sides but only in the front and rear walls. The operators are aware of the parking problem in this area and in the near future it will probably be necessary to rent parking spaces near here, but the cost of the land is high. Students employed here are within walking distance of the University.

C14-60-6 Roy Beal and Dunning Bright--contd.

5. Neighbors who appeared had no objection to this operation and reported that the business as it had been conducted has been a definite asset to the area and that the operation is not as much of an industrial operation as some other uses in the area.

No one appeared in opposition.

The Zoning Committee reported that it had discussed the character of the existing and proposed business in relation to the definition listed in the Ordinance, and it was felt that the business as described by the applicants would not be objectionable but would upgrade the neighborhood, but that a change to "DL" would permit other uses which could be objectionable. The Director had suggested that the request might be denied or withdrawn and the Committee recommend a modification of the Zoning Ordinance to be presented at the Commission meeting to clarify this type of use in a "C" Commercial District. He said most of these uses are located in "C" Commercial zones and he thinks it would be more logical for them to be permitted in "C" Commercial Districts with certain limitations. The Committee had then voted to refer this request to the Planning Commission without a recommendation pending preparation of recommendations on a revision of the Zoning Ordinance.

At the Commission meeting the Director presented a suggested amendment to the Ordinance (C2-53-4) which would permit this type of use in a "C" Commercial District with certain restrictions. The Commission discussed the length of time required for the City Council to advertise this amendment for hearing and the limited time of the option to purchase this property by the Texas Research Associates. Some members felt that the change to "DL" should be recommended since they considered the proposed use to be suitable for this area. Mr. Braswell thought this area could be used for "DL" purposes but other members disagreed, although they felt that the type of operation proposed would not be a nuisance as shown by the testimony that these are good neighbors. Some members were in sympathy with the work this association is doing but were of the opinion that the area is not suitable for "DL" uses and this might serve as a wedge for other requests. They thought the proper way to permit this use is by the proposed amendment to the "C" Commercial District uses. In accordance with the majority opinion, it was

VOTED: To recommend that the request of Roy Beal and Dunning Bright for a change in the zoning plan from "C" Commercial to "DL" Light Industrial for property located at 1705-1709 Guadalupe Street be GRANTED.

AYE: Messrs. Braswell, Kinser, Kuehne, Rainey and Spillmann
 NAY: Messrs. Barrow, Brunson and Lewis
 ABSENT: Mr. Johnson

C14-60-7 Mrs. Cordelia A. Lenthe and Theodor E. Becker: A to C
4717-4805 Harmon Avenue

Mr. H. H. Lenthe represented the applicants and presented the following information in support of the request. One reply to notice was received favoring the proposed change.

1. The applicants have owned this property for a number of years and they do not want to sell it. The property was used by the Exchange Club for a Little League Baseball field but they could not get the field lighted because of the nearness to the Municipal Airport and moved to another location. The owners are interested in leasing the property for the actual amount of the taxes each year and the property has been vacant since the ball field was moved.
2. There is a lumber business on the adjoining property to the south and the operators propose to also lease this property from the applicants and to store lumber. Some of the lumber would be stored in light sheds which can easily be removed and some will be stored in the open.
3. The applicants opposed the rezoning of this adjoining property two years ago but it was rezoned to commercial.

Mr. Alvis Vandygriff appeared as attorney for several nearby owners and four owners appeared and written comments were received from two owners, all opposing this request for the following reasons:

1. Adjacent property has been developed as homes and the owners do not want the zoning changed. The sheds and storage of lumber would be unsightly in appearance and a fire hazard and would be attractive to varmints of various kinds.
2. This property is suitable for residential use and could be so developed. Any other use would lower the value of the nearby homes.

Upon review of the arguments presented and the staff report, some members of the Commission felt that the request should not be granted since this is an area of nice homes and the proposed zoning could cause the neighborhood to deteriorate. They felt that this is not the time for a change to "C" Commercial. Mr. Barrow said he felt that if the present commercial zoning along Interregional Highway is extended in depth it might discourage other requests for commercial zoning in this area. Mr. Braswell and Mr. Spillmann were of the opinion that this change would permit the best use of the land and that the area is reverting to commercial. In accordance with the majority opinion, it was

VOTED: To recommend that the request of Mrs. Cordelia L. Lenthe and Theodor E. Becker for a change of zoning from "A" Residence to "C" Commercial for property located at 4717-4805 Harmon Avenue be DENIED.

AYE: Messrs. Brunson, Kinser, Kuehne, Lewis and Rainey

NAY: Messrs. Barrow, Braswell and Spillmann

ABSENT: Mr. Johnson

C14-60-8 Barnhart and Cook: A to GR
Old Manor Rd. and New Manor Rd.

Mr. Vernon Cook represented the applicants and stated that, because of the location of this property at the intersection of the Old and New Manor Roads, they were requesting this zoning change. He said a part of this triangle is being considered for Original Zoning (C14-60-10). One reply to notice was received favoring the request.

The staff reported that a portion of this property has been in the city for several years but a small triangle of it has recently been annexed. The Commission considered the location of the property and concluded that "GR" General Retail would be the most suitable zoning. It was then unanimously

VOTED: To recommend that the request of Barnhart and Cook for a zoning plan change from "A" Residence to "GR" General Retail for property located at the intersection of Old Manor Road and New Manor Road be GRANTED.

C14-60-9 Texas State Investment Co.: C & 3 to C & 4
San Antonio, West 17th, Guadalupe, West 16th Sts.

Mr. Keith Payne represented the applicant as owner of the property and Messrs. Tom Brown and Sam Winters appeared for the Southwestern Bell Telephone Company as prospective purchaser, and presented information which may be summarized as follows:

1. The Texas State Investment company has contracted to sell this property to the Southwestern Bell Telephone Company contingent upon this zoning change. It is proposed to build a multi-story office building to house the offices of the area known as the "Austin Area". 300 people will be housed at the present time and it is planned to expand the new building in the future. The initial building will probably be six stories in height, with as many as 12 stories ultimately. For this reason the change in Height and Area District is requested. The building will be attractive, covered with face brick and having granite and terra cotta trim. It will have a penthouse for machinery. The building will be 150' x 200' and for initial purposes there will be 46,000 square feet for off-street parking.
2. This is a relatively low elevation and the terrain slopes upward in all directions from this block. Actually, a building at this location will not be visible at its ultimate height from the main thoroughfares except Guadalupe Street and will not obstruct the view of the University tower and the State Capitol building.
3. There are eating places in the immediate vicinity which should tend to minimize the traffic situation because people can walk to these places. There is also excellent housing available in the area and several large apartment buildings are planned. This location is near the proposed

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C14-60-9 Texas State Investment Co.--contd.

site for the new Post Office and near the Capital Area expansion. There is a trend toward commercial in this area.

Six owners in this immediate area appeared and written comments were received from 15 others supporting this request and asking that the change be recommended. No one appeared in opposition.

The Commission discussed the development of this area and concluded that it is adaptable to multi-story construction and that the request should be granted. It was therefore unanimously

VOTED: To recommend that the request of Texas State Investment Company for a change in the zoning plan from "C" Commercial and Third Height and Area to "C" Commercial and Fourth Height and Area be GRANTED.

C14-60-10 Original Zoning: 1960

- Area 1: Delwood 4 East, Sec. 4 and adjoining area
- Area 2: Proposed Windsor Park III, Sec. 4, and adjoining area
- Area 3: 2.5 acres on New Manor Rd. S. of Old Manor Rd.
- Area 4: Manor Hills, Sec. 7, and adjoining area
- Area 5: 10.5 acres adjoining Marlo Heights, Sec. 2

The staff presented the following factors common to these areas:

1. The streets in Delwood 4 East, Section 4, of Area 1, are paved and curbed while the streets in Manor Hills, Section 7, of Area 4, are in the process of being developed. New Manor Road, which runs through Area 4 and along the edge of Area 3, is paved and curbed.
2. Delwood 4 East, Section 4, is developed with relatively new single-family dwellings, several of which are now under construction, while the other portion of Area 1 is undeveloped. Area 2 is undeveloped with the exception of a service station at the northeast corner of the area. Area 3 is undeveloped while Area 4 is developed with one single-family dwelling and Area 5 is developed with two single-family dwellings.
3. Areas 1 and 2 are joined by fairly heavy residential development while Areas 3, 4 and 5 are bounded by scattered residential development. To the west of Area 1 there is also a shopping center under construction and there is an undeveloped commercial zoning to the east of Area 3.

It was further reported that East 51st Street is listed as a secondary thoroughfare in the Austin Development Plan recommendations, with a proposed right-of-way of 90 feet. This alignment will extend eastward from the new section of East 51st and tie in with Springdale Road.

C14-60-10 Original Zoning--contd.

Mr. Tom Fairey (5600 Manor Road) appeared and presented the following information: I own property in Area 2 and had a subdivision plan several years ago but the Planning Department requested my waiting until the Development Plan was completed. At the present time I have my home and plans for a subdivision for the remaining 2 acres. I deeded the Gulf Oil Corporation a tract 180' x 150' on which they have a service station, and I plan to put in a small community center. I have indicated my intention to give 30 feet for the opening of Rogge Lane and provided for this widening when I sold to the Gulf Company. I would like to have my 2 acres zoned "GR" General Retail but do not object to having my home property included.

Mr. Vernon Cook (6200 Manor Road) also appeared and stated that they have $2\frac{1}{2}$ acres in Area 3 which is in the middle of the triangle for which they requested "GR" General Retail zoning (C14-60-8). He said they already have a signed contract for one retail filling station at the point and want to get all of the property commercial at one time.

The Commission reviewed the staff report and the comments by the two interested owners. A majority concluded that "A" Residence and First Height and Area should be established for all of the areas except Area 3 which should be "GR" General Retail and First Height and Area in harmony with the request for this zoning on the remainder of the tract (C14-60-8). Mr. Kinser felt that all of the areas should be "A" Residence. It was then

VOTED: To recommend that Original Zoning be established for Areas 1 to 5 as follows:

- | | | |
|---------|---|---|
| Area 1: | Delwood 4 East, Sec.4,
and adjoining area
(unanimous vote) | "A" Res. and First Height and Area |
| Area 2: | Proposed Windsor Park
III, Sec.4, and adjoining
area (unanimous vote) | "A" Res. and First Height and Area |
| Area 3: | 2.5 acres on New Manor
Rd.S.of Old Manor Rd.
(NAY: Mr. Kinser) | "GR" Gen. Retail and First Height
and Area |
| Area 4: | Manor Hills, Sec.7, and
adjoining area
(unanimous vote) | "A" Res. and First Height and Area |
| Area 5: | 10.5 acres adjoining
Marlo Heights, Sec. 2
(unanimous vote) | "A" Res. and First Height and Area |

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C14-60-11 Dean O. Smith: A to LR
3409 Jefferson St.

Mr. Raymond Ramsey appeared and explained that: We have under a long lease this lot and the property between it and West 35th Street. We have developed the commercial portion and are left with this 65-foot lot. The property is almost totally unusable for residential and is at this time a maintenance problem. The 7-Eleven store is located across the street and there is a beauty shop with an apartment above on the adjoining lot to the north. It is proposed to erect an airconditioned building for the operation of a coin washateria and to beautify the property. This is a clean operation with no exposed trash or garbage and no odors. It will be a contribution to the neighborhood.

Written comment was received from two nearby owners objecting to this request for the reason that they want to keep this property residential and that this is a narrow street and a traffic hazard will be created and drive-ways blocked.

The Commission noted the surrounding commercial development and concluded that this request should be granted as a logical extension of the existing commercial zoning. It was therefore unanimously

VOTED: To recommend that the request of Dean O. Smith for a change of zoning from "A" Residence to "LR" Local Retail for property located at 3409 Jefferson Street be GRANTED.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of February 1, 1960. The staff reported that three subdivisions had been referred to the Commission without action on:

C8-60-1 University Hills, Sec. 5

C8-60-2 Barton Hills, Sec. 5

C8-60-3 South Ridge, Sec. 1

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of February 1, 1960, on the minutes of this meeting.

PRELIMINARY PLANS

C8-57-20 Southern Oaks (Revised)
Manchaca Rd. and Jones Rd.

It was reported by the staff that this plan has been revised to eliminate that portion of the subdivision west of Williamson Creek, to eliminate streets crossing the Creek in the subdivision, and to shift the location of a street (Plumas Lane) to the east. The staff recommended waiver of the schematic requirements for the area omitted because no streets cross the Creek and a variance in block length requirements for Block M along the Creek, but felt that a cross street might be needed to break Block H. Attention was called to the overlapping of boundary lines on the south border, and that a perimeter survey has not been made.

Mr. Jeryl Hart (Marvin Turner Engineers) agreed to the cross street in Block H and explained that the overlapping boundary lines was a drafting error and the lots would be arranged within the subdivision boundary.

It was explained by the staff that the area on which the KTBC broadcasting tower is located was omitted from the plan and shown as a schematic only because of problems of subdividing to be worked out in relation to easements, and that when that area is considered an adequate access route to the tower property will be provided.

The Committee felt that the schematic requirements for the area across the Creek and the block length requirements for Block M should be waived because it is not practical to cross the Creek with streets but that a cross street should be provided in Block H at about the mid-point. It was therefore

VOTED: To APPROVE the preliminary plan of SOUTHERN OAKS (revised) subject to the following conditions:

1. Revising the area of the lots so that all lots are within the boundary of the subdivision,
2. A perimeter survey being made, and
3. A cross street being provided about the mid-point of Block H;

and to grant variances from the Subdivision Ordinance on schematic requirements for the area west of Williamson Creek, and block length requirements for Block M.

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C8-60-1 University Hills, Sec. 5
Northeast Dr. W. of Walnut Hills

The staff called the engineer's attention to a request by the Electric Department and Telephone Company that the common rear line of Lots 1 and 16, Block 2, should be lined up with the common side line of Lots 9 and 10, Block 3, so that electric and telephone service can be brought across Northeast Drive at that point. Mr. Hart agreed to this correction. Attention was also called to the need to identify Little Walnut Creek and all drainage easements, that easement widths are subject to verification, and that an additional drainage easement is required from the southerly prolongation of the common line of Lots 18 and 19, Block 3, to the south boundary line of the subdivision.

The staff requested that the width of Friendswood Lane be shown to meet the Ordinance requirements and a change of name to "Drive" instead of "Lane". Mr. Hart explained that a 25-foot right-of-way was shown along Block 5 but 35 feet was provided on the south portion to avoid leaving a strip of undedicated land. He agreed to taper off the wider area at the suggestion of the Committee.

It was further reported by the staff that a boundary survey is required by the Ordinance. Mr. Hart said that they had no field survey on the north because it abuts property owned by the subdivider.

The staff suggested that some revision be made in the southern portion of the subdivision, either by an exchange of property with the abutting owner or a shifting of Bristol Drive and Friendswood Lane to provide adequate building sites. Mr. Hart said the proposed lots southwest of these two streets would later be extended in depth when the adjoining property is subdivided and this would provide a better layout since the location of proposed Devonshire Drive is determined by the high-pressure gas line south of this street near which houses cannot be located. He stated that there are several usable lots in the area in question.

The Committee discussed the problems presented and felt that further study should be given to working out a poan with the adjoining owners. It was therefore

VOTED: To refer this subdivision to the Planning Commission without a recommendation and to instruct the staff to work with the subdivider and adjoining owners on a possible plan.

The Commission considered the REFERRAL of this subdivision. The staff reported that a revised plan has been submitted meeting the recommendations of the staff regarding change of name of Friendswood "Lane" to "Drive" and the variance in right-of-way width at the south part of the subdivision, and to the shifting of Bristol Drive and Friendswood Lane to provide adequate building sites. Upon consideration of the revised plan, the Commission

VOTED: To APPROVE the plan of UNIVERSITY HILLS, SEC. 5, subject to departmental requirements.

C8-60-2 Barton Hills, Sec. 5
Barton Parkway and Wilke Dr.

The staff reported that the Electric Department and Telephone Company has requested that the east line of Lot 8, Block 2, line up with the east line of Lot 13, Block 3, to provide electric and telephone service, and that the common line of Lots 18 and 19, Block 3, line up with the common line of Lots 5 and 6, Block 4; that the Storm Sewer Division has requested a drainage easement in the vicinity of Lots 5-7, Block 4, for the low point in Barton Parkway, and that an easement may be required across the rear of Lots 14-17, Block 6, depending on present drainage centerline which should be shown on the plan; and that the Public Works Department has requested that dimensions on building setback lines and the name on Wilke Drive be shown. Mr. Hart agreed to these requests.

The following recommendations were presented by the staff and discussed:

1. The preliminary plan does not conform to the accepted Barton Hills Master Plan with respect to Block X and the location of Barcreek Drive, and it does not show the extension of Wilke Drive through Block X. It is recommended that Barcreek Drive be moved to the south approximately 200 feet which will provide a better grade for the street, and in conjunction with this change a minor shifting of Barton Parkway to follow the sanitary sewer line and some shifting of lot lines to provide better buildable lots.

Mr. Hart explained that the sanitary sewer affects the position of Barton Parkway and the street was so located as to utilize the property of excess depth. He said they proposed to excavate and fill Barcreek Drive to change it from a 25 per cent to a 10 per cent grade.

2. The area located between the subdivider's property and the A. D. Stenger tract should be included in the preliminary.

Mr. Ward and Mr. Ericson (owners of adjoining property affected by this recommendation) did not want Barcreek Drive shifted if it would mean formation of a lot not more than 60 feet in depth and Mr. Ward would rather have a depth of 135 feet. They felt that there should be some exchange of property if the plan is followed as suggested, with Barcreek Drive eventually being extended to intersect a connection between Airole Way and West Ridge Drive. This would also affect a part of the A. D. Stenger property.

3. Details for the termination of the parkway type street where it joins the 50-foot right-of-way street should be worked out with the Department of Public Works so that the right-of-way required will be acceptable before the final plat is submitted.

C8-60-2 Barton Hills, Sec. 5--contd.

4. A boundary survey is required by the Subdivision Ordinance.

Upon consideration of the problems presented and the various owners affected, the Committee felt that further study should be given before any action is taken. It was therefore

VOTED: To refer this subdivision to the Planning Commission without a recommendation and to instruct the staff to work with the engineer and the affected property owners on an acceptable plan.

The Commission considered the REFERRAL of this subdivision. A revised plan was submitted which had been discussed with adjoining owners and which included the area located between the subdivider's property and the A. D. Stenger tract. Mr. Ward again appeared and said he did not feel he has had an opportunity to study the plan thoroughly. The Commission then

VOTED: To APPROVE the plan of BARTON HILLS, SEC. 5, subject to the easterly extension of Barcreek Drive being worked out with the adjoining owners so that it will permit reasonable development of their property, and subject to departmental requirements.

C8-60-3 South Ridge, Sec. 1
Clawson Rd. S. of Lightsey Rd.

Upon presentation of some recommendations by the staff and a review of the plan, Mr. James C. DeLoney and Mr. H. H. Harrison (owners of adjoining property) questioned that part of the plan which affected their property. Mr. Hart then presented a modified plan which he said was a result of new contour lines obtained after several people had contacted him after the first plan had been filed. The Committee concluded that further study of this modified plan should be made since the staff and abutting owners had not been able to review it. It was therefore

VOTED: To refer this subdivision to the Planning Commission without a recommendation and to instruct the staff to work with the engineer and affected property owners on an acceptable plan.

The Commission considered the REFERRAL of this subdivision. It reviewed a revised plan and Mr. Marvin C. Turner (engineer) requested approval of that portion of the subdivision north of Fowler Lane, which is a dedicated street, rather than include the area on the south which presents difficulty since Mr. Tannehill's dwelling is located in the Fowler Lane right-of-way adjacent to Clawson Road, and the staff reported that Mr. Tannehill would be affected and should be given notice. The Commission agreed to consider only that portion north of Fowler Lane (original subdivision plan boundary) to Rockdale Drive as a preliminary plan and the remainder as a schematic plan only which will be considered later by the Subdivision Committee when the problems are worked out and a new preliminary plan is presented.

C8-60-3 South Ridge, Sec. 1--contd.

The Director presented a recommendation from the Traffic Engineer that a "Y" intersection be provided at the intersection of Banister Lane and South Ridge Drive to take care of the traffic at that point. The engineer agreed to comply with this recommendation as to width of right-of-way and design.

Mr. Louie Gage appeared and said he owns 350 feet of property adjoining this subdivision and is interested in having the subdivision fit in with his property. He said he would be willing to give 50 feet of right-of-way down the center of his property.

The staff further reported that Shady Trail has been changed to Southport Drive as recommended by the Department. The Commission then

VOTED: To APPROVE that portion of the plan of SOUTH RIDGE, SECTION 1, north of the original plan boundary to Rockdale Drive subject to the following conditions:

1. A "Y" intersection being provided at Banister Lane and South Ridge Drive in accordance with recommendations of the Traffic Engineer as to right-of-way and design, and

2. Compliance with departmental requirements;

and to grant a variance in block length requirements for Block 2 because of its relation to the railroad.

FINAL PLATS

160-365 Bachofen Subdivision

Cameron Rd. and E. 52nd St.

It was reported by the staff that this subdivision is now ready for final approval but the subdivider is requesting a change of name to "C.D.N. Sub. No. 2". The Committee then

VOTED: To APPROVE the plat of BACHOFEN SUBDIVISION and to approve the change of name to "C.D.N. SUB. NO. 2".

C8-59-55 Northwest Hills, Sec. 3

Bull Creek Road

The staff reported that fiscal arrangements have been completed and the plat is ready for final approval. The Committee therefore

VOTED: To APPROVE the plat of NORTHWEST HILLS, SEC. 3.

DISQUALIFIED: Mr. Barrow

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SHORT FORM PLATS - FILED

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

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

C8s-59-22 Eubank Acres, Sec. 3, Resub. Pt. Blks. F & M (Revised)
Hilltop and Scurry Sts.
C8s-60-3 Grant Park, Resub. Lot 132
Leslie Avenue
C8s-60-6 Eubank Acres, Sec. 1, Resub. Lots 8-9, Blk. E
Hornsby and Caddo Sts.
C8s-60-7 Skyland, Resub. Lot 1A of Resub. Pt. Lot 1
Houston St. and N. Lamar Blvd.
C8s-60-8 Rutland Acres
Rutland Dr. E. of McNeil

SHORT FORM PLATS - CONSIDERED

The following plats were presented under Short Form Procedures and were reported by the staff to comply with the Subdivision Ordinance. The Committee therefore

VOTED: To APPROVE the following short form plats:

C8s-59-152 Delwood 4 East, Sec. 4, Resub. Lots 4-5, 5-7, Blk. 1
Northridge Drive
C8s-60-2 Bouldin Addn., Resub. Pt. Blk. B
West Annie W. of South 2nd St.

C8s-60-1 John Applegate Survey, Resub. Pt.
Kramer Lane

It was reported by the staff that Kramer Lane is a possible thoroughfare location and it was recommended that when the plat is approved a greater setback be required so that the necessary right-of-way will be available when it is needed. It was further reported that water will not be available until the property is annexed into Water District No. 7. The Committee then

VOTED: To DISAPPROVE the plat of JOHN APPLEGATE SURVEY, RESUB. PT., subject to an adequate water supply being made available.

C8s-60-5 Cherico Subd., Resub. Pt. Lot 1, Blk. C
Cherico and Neal Sts.

The staff reported that there is at present a small house on this property, which is located on proposed Lot 1B, and the owner is proposing to build another house on proposed Lot 1A. It was explained that the owner has requested a variance from the Ordinance requirements because there is a deficiency in lot area for the two houses. The Committee concluded that denying the variance would result in a waste of land by permitting only the one small house on this large tract of land. Therefore, it was

VOTED: To APPROVE the plat of CHERICO SUBD., RESUB. PT. LOT 1, BLK. C, and to grant a variance from the Subdivision Ordinance on lot area requirements.

ADMINISTRATIVE APPROVAL

C8s-59-150 Holloway Addn.
E. Riverside Dr. and Kasper La.

The staff reported that this plat had received administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the Administrative Approval of the plat of HOLLOWAY ADDN.

TELEPHONE POLL APPROVAL

C8s-59-154 Outlot 18 $\frac{1}{2}$, Div. B, Resub. Pt.
Springdale Rd. N. of E. 12th St.

The staff reported that this plat had been revised and that, by telephone poll January 21 and 22, 1960, a majority of the Commission had

VOTED: To APPROVE the plat of OUTLOT 18 $\frac{1}{2}$, DIV. B, RESUB. PT.

MEMBERS POLLED: Messrs. Barrow, Braswell, Johnson, Kinser, Lewis, Rainey and Spillmann

PRELIMINARY PLANS

C8-57-20 Southern Oaks (Revised)
Manchaca Rd. and Jones Rd.

Mr. Donald Thomas (attorney) appeared in behalf of KTBC Broadcasting Company and requested the Commission to give further consideration to this plan. He said he was unaware of the proposed subdivision until the question of locating

C8-57-20 Southern Oaks (Revised)--contd.

a telephone line was presented when the revised plan was being considered. He explained that this property has been under lease by KTBC since 1945, with the right to extend the lease each year for 25 years, from the former owner (the Beckett Estate). He said they have the unrestricted right to build additional towers and they have plans to build an additional tower. He explained that a corridor of 1000 feet is required for each tower, the tower being the centerline of the corridor, and that the property in these areas could not be subdivided and developed and the City does not have the right to possess streets, easements or other public ways in this section.

Mr. Fowler said it is impossible for the lessee to locate the proposed tower without involving approximately 6 lots in Section 3 but the City has relinquished the utility easements in Section 3 and the utilities have been re-located in the street outside of the tower area.

The Commission considered this request of Mr. Thomas. The staff reviewed the record of Sections 1, 2 and 3 of Southern Oaks. Mr. Turner requested that consideration be postponed and some members agreed with this request. Mr. Fowler, however, informed the Commission at their request that if the plan is not disapproved within 30 days it will be automatically approved. The Commission then agreed that further consideration could not be given until the legal matters are settled and it was therefore

VOTED: To DISAPPROVE the plan of SOUTHERN OAKS (Revised).

SUBDIVISION PLATS - FILED

C8-59-40 University Hills, Sec. 3, Phase 1
Loyola La. W. of Manor Rd.

The staff reported that all departmental reports have not been received and that Loyola Lane must extend to Manor Road to provide access to this subdivision and should be developed with this subdivision. The engineer stated that adjoining property is also owned by the same people under a different corporation name and that the street will be developed to provide access to this subdivision. The Commission therefore

VOTED: To ACCEPT the plat of UNIVERSITY HILLS, SEC. 3, PHASE 1, for filing and to request the subdivider to show the extension of Loyola Lane to Manor Road to provide access to this subdivision.

C8-59-58 Allandale Terrace, Sec. 2
Great Northern Blvd. and Borden Rd.

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

VOTED: To ACCEPT the plat of ALLANDALE TERRACE, SEC. 2, for filing.

SUBDIVISIONS - CONSIDERED

The following plats were reported by the staff as having satisfied all the standards of the Subdivision Ordinance and were recommended for final approval. The Commission therefore

VOTED: To APPROVE the following plats:

C8-59-38 Windsor Park III, Sec. 4
Coventry La. and Manor Rd.
C8-59-46 Pearson Place, Sec. 1
Valdez St. and Estrada St.

SHORT FORM PLATS - FILED

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

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

C8s-60-9 Eubank Acres, Sec. 1, Resub. Lot 11, Blk. A
Caddo St. and Tedford St.
C8s-60-11 Montgomery Addition
Greenlee Drive
C8s-60-12 Munson Street Addition
Munson St. W. of Springdale Rd.
C8s-60-13 Georgian Acres, Resub. Blk. C, Lot 13
Home Place and East Dr.

SHORT FORM PLATS - CONSIDERED

The following plats were presented under Short Form Procedures and were reported by the staff to comply with all provisions of Section 4 of the Subdivision Ordinance. The Commission therefore

VOTED: To APPROVE the following plats:

C8s-60-3 Grant Park, Resub. Blk. 132
Leslie Avenue
C8s-60-6 Eubank Acres, Sec. 1, Resub. Lots 8-9, Blk. E
Hornsby and Caddo Sts.
C8s-60-7 Skyland, Resub. Lot 1A, Sec. 2, of Resub. Pt. Lot 1
Houston and N. Lamar
C8s-60-10 Outlot 23, Div. C, Gruesen Resub. Pt. Lot 6
East 32nd St.
C8s-60-15 Travis Addition
Manor Rd. W. of Walnut
(Disqualified: Mr. Rainey)

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The following plats were presented under Short Form Procedures and were reported by the staff to comply with all provisions of Section 4 of the Subdivision Ordinance except that fiscal arrangements have not been completed. The Commission therefore

VOTED: To DISAPPROVE the following plats pending completion of fiscal arrangements:

C8s-59-22 Eubank Acres, Sec. 3, Resub. Pt. Blks. F & M
Hilltop and Scurry Sts.
C8s-60-8 Rutland Acres
Rutland Dr. E. of McNeil Rd.

C8s-60-14 Georgian Acres, Resub. Lot 4, Blk. L
Middle La. and Capitol Dr.

It was reported by the staff that all requirements of the Subdivision Ordinance have been complied with except that the lot widths are less than the 60 feet required for septic tank installation. The Commission concluded that a variance would be justified since it is only possible to get two lots approximately 57 feet in width on the land available. It was therefore

VOTED: To APPROVE the plat of GEORGIAN ACRES, RESUB. LOT 4, BLK. L, and to grant a variance from the Subdivision Ordinance on width of lot requirements.

OTHER BUSINESS

C2-53-4 ZONING ORDINANCE: Interim Revisions

In relation to consideration of the request of the Texas Research Associates Corporation for a zoning change at 1705-1709 Guadalupe Street (C14-60-6), the Director presented a suggested revision to the Zoning Ordinance to include a research laboratory in the "C" Commercial District with certain restrictions. Upon discussion, the Commission approved the suggested amendment and unanimously

VOTED: To recommend to the City Council that the Zoning Ordinance be amended to add the following item to Section 6, "C" Commercial District:

73. Research laboratory for the experimental study of any branch of the sciences or to the application of scientific principles in testing or analysis but not including pilot plant operations. All operations must be conducted within an enclosed building and no highly flammable or explosive solids, liquids or gases are to be stored in bulk above ground.

C10-57-1(a) STREET ABANDONMENT

South 4th St. N. of Banister Lane

The staff reported the history of this request which had been considered by the Commission in relation to a proposed subdivision in 1957 on which no plan was filed and action had been postponed until a plan was submitted; and that a subdivision plan has now been proposed (C8-60-3) for this area which necessitates the vacation of this street. The Commission felt that this vacation should be recommended in view of preliminary approval given South Ridge Addition, Section 1, at this meeting. It was therefore

VOTED: To recommend that the portion of South 4th Street north of Banister Lane which is affected by the subdivision of South Ridge, Section 1, be abandoned subject to necessary easements being retained.

C10-60-1(a) ALLEY ABANDONMENTAlley W. of Alice Ave., S. of W. 39 $\frac{1}{2}$ St.

Mr. Rainey orally presented the request of the abutting owners that this portion of the alley be vacated since it is now under fence and not being used. The Commission concluded that the request is reasonable since the alley is not being used at this time. Therefore, it was

VOTED: To recommend that the portion of the alley west of Alice Avenue and south of West 39 $\frac{1}{2}$ Street abutting Lots 2 and 3 be vacated subject to necessary easements being retained.

DISQUALIFIED: Mr. Rainey

C10-60-1(b) STREET ABANDONMENT

Schulle Ave., Enfield Rd. to Clearview Dr.

The Commission reviewed a recommendation by the Director of Public Works that a strip along the east line of Schulle Avenue, tapering in width from 10 feet at Enfield Road to a point at Clearview Drive, be vacated in order to straighten the alignment of that street. It was concluded that the proposal is reasonable and should be granted. It was therefore

VOTED: To recommend that the portion of Schulle Avenue, from Enfield Road to Clearview Drive, as shown on the attached map, be ABANDONED.

REPORTS

R1408 TENTATIVE PLANS

The Director presented a proposal for consideration by the Commission on the location of a new library at Windsor Road and Exposition Boulevard. He stated that a formal application and site plan for a Special Permit will be presented and this is for informal consideration. He explained that since the

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R1408 Tentative Plans--contd.

original tract was acquired the City has acquired two adjoining lots for parking, that the original plan was prepared before the additional land was acquired and a setback of $22\frac{1}{2}$ feet was planned instead of the required 25 feet. The Commission was of the opinion that the building should be set back $2\frac{1}{2}$ feet further now that additional land is available.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.



Hoyle M. Osborne
Executive Secretary

APPROVED:



Chairman