

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- March 8, 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  
Carl A. Johnson  
S. P. Kinser  
W. Sale Lewis\*  
Doak Rainey  
Emil Spillmann  
\*Arrived 7:45 p.m.

Absent

H. F. Kuehne

Also Present

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

MINUTES

Minutes of the following meetings were approved as submitted:

February 9, 1960  
February 26, 1960

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting March 1, 1960:

C14-60-12 Carlton Johnson: A to O  
915-917 West 29th St.

Mr. J. Eugene McKee (lessee) appeared in support of this request and presented statements which may be summarized as follows. One reply to notice favoring the request was received.

1. The architect's and engineer's office was located in this building by the tenant who felt that this was not a residential area because of the location of other types of use in the general area, while the property is immediately surrounded by residential uses. This type of use is not detrimental to the area and the premises are well maintained. This is a desirable location for an "O" Office use.

C14-60-12 Carlton Johnson--contd.

2. Cars are at present being parked in the alley instead of on 29th Street and the owner proposes to remove the existing garage and provide more parking spaces than are required by the Ordinance.

One person appeared in opposition and written objections were received from six nearby owners. Reasons given were:

1. San Gabriel is a quiet street of relatively modern, well-kept homes and occupied by permanent home owners who cannot afford to have the value of their property decreased by commercial encroachment. The values of these homes would be so decreased in dollars and cents, as well as pleasure of living if places of business were so near. The property on this street would not be sought for business and, therefore, the owners would lose to the person who would gain.
2. San Gabriel in this block has very little traffic and this fact influenced some persons to establish homes here. Also, West 29th Street is very narrow and cars of the applicant's clients have been parked on both sides of the street and in the alley until this request for re-zoning was filed. This change of zoning will permit uses which would increase the traffic on these two streets and cause further congestion.

The Zoning Committee reported that a majority of its members had voted to recommend against the request. The staff then presented a letter from the applicant asking permission to withdraw his request. The Commission therefore unanimously

VOTED: To accept the WITHDRAWAL of the request of Carlton Johnson for a change of zoning from "A" Residence to "O" Office for property located at 915-917 West 29th Street.

C14-60-13 Etta B. Harvey: A to B  
 Wayside Dr. and W. 9th St.

Mr. Richard R. Hooper (agent) represented the applicant at the hearing and one reply to notice favoring the request was received. Mr. Hooper stated the following:

1. Apartment houses seem to be the highest and best use for the property and it is proposed to build a well-planned apartment house which will be an improvement in the area. There are other apartment houses being built in this area.
2. If the zoning is not changed, it will be necessary to build two duplexes and these will still bring tenants into the neighborhood.

C14-60-13 Etta B. Harvey--contd.

Two nearby owners appeared and written comments were received from three owners opposing the request for the following reasons:

1. This is a neighborhood of homes, owned and occupied by a middle-income group, and apartment development would bring in tenants who would not take the interest in the neighborhood that home owners do. This would be a detriment to the area. With the O'Henry Junior High School so near, this is more desirable as a home area.
2. Wayside Drive is a narrow street. When apartments were erected along Enfield Road, the traffic on this street was increased and additional traffic would be created with the erection of apartment houses. This would disturb the home neighborhood and be dangerous for the school children.

According to the staff report, this residential area has been developed within the past 10 or 12 years and is predominantly single-family dwellings. Some members were of the opinion that this area of very nice residential development should not be invaded with apartment houses, that this would not be the best use for the land but would be an encroachment, that the street pattern is not suitable for increased traffic generated by apartment houses, and that there is available property properly zoned within two blocks on Enfield Road. Mr. Braswell and Mr. Brunson felt that a nice apartment house designed by an architect would not be objectionable but would be more attractive to the neighborhood than two duplexes. Mr. Rainey said the area is changing very rapidly and there are numerous apartment houses being built in the area, and the size of the property takes away the spot zone characteristics. Mr. Barrow felt that, while it looks like it is not too unsuited for this use, he would like to see a larger area and if some study showed that there is a need for apartment uses he would favor the change but does not consider this the proper zoning at this time. It was then

VOTED: To recommend that the request of Etta B. Harvey for a zoning plan change from "A" Residence to "B" Residence for property located at the northeast corner of Wayside Drive and West 9th Street be DENIED.

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

C14-60-14 Earl W. Shank: A to BB  
 1206-1212 Windsor Rd., 1201-13 W. 13th, 1207-13 Shelley Ave.

Mr. Frank F. Knight (agent) appeared for the applicant and stated that this property is ideally suited for a multi-unit apartment building, being located between Lamar Boulevard and West Lynn Street, Enfield Road and West 12th Street, where there are 30 multi-unit apartment houses at this time. The owner proposes to preserve as many of the trees on the property as possible.

C14-60-14 Earl W. Shank--contd.

Mr. H. P. Allen (1201 Enfield Road) appeared for himself and for Mrs. Patti Breaker (1406 Windsor Road) and opposed the request. Also, written opposition was received from Cecil H. Hale (1300 Windsor Road) and May R. Brown (1210 West 13th Street). Reasons for the objections were:

1. Windsor Road north of 13th Street is very narrow and if cars are parked on both sides of the street another car cannot pass. The intersection of this street with Enfield Road is very bad because of the grade. If the City could restrict the parking on this portion where the paving is only 27 feet wide, there would be no particular objection to the apartment development, but otherwise further traffic congestion would be caused by the additional cars from the apartments.
2. West 13th Street is also narrow and tenants of the apartment house would park in the street. Development on the north side is single-family homes.

The Commission reviewed the staff report and found that this property is in a small "A" Residence area north of West 12th Street which is surrounded on three sides by "B" Residence, and that an additional area north of West 13th Street was included in the notice of hearing. The staff reported that some owners in this additional area were opposed to having their property rezoned but wished to retain the "A" Residence classification. The Commission was of the opinion that the property in the request and also the additional area should be changed to "BB" Residence as the proper zoning since it is bounded on three sides by "B" Residence. It was therefore unanimously

VOTED: To recommend that the request of Earl W. Shank for a change in the zoning plan from "A" Residence to "BB" Residence for property located on the south side of West 13th Street between Shelly Avenue and Windsor Road be GRANTED, and to also include that property known as 1200-1210 West 13th Street and 1300-1304 Windsor Road.

ABSENT: Messrs. Kuehne and Lewis

C14-60-15 Marvin Vickers: A & C to B; 1 & 2 to 1  
2120 (2116) Oxford Ave.

Mr. Vickers appeared at the hearing and stated that he proposes to establish a barber shop in a dwelling on this property. He said there would be only one or two cars at the location at any one time and there is a parking lot across the street where there are about a thousand cars per day. He felt that this use would not increase the traffic congestion. Replies to notice were received from two persons favoring the request.

Two nearby owners appeared in opposition and one reply to notice was received. Objections expressed were: Property on Oxford Avenue has been developed as

C14-60-15 Marvin Vickers--contd.

homes, with many older people who located here because of the proximity of the business facilities on Lamar Boulevard. The change of zoning would not be an asset to this residential neighborhood but would permit increased traffic and disturbances to the residents. Neighbors have already been inconvenienced by the large number of cars going to the grocery store. The older people walk along this street going to the grocery store.

The staff report shows that the southeast corner of this lot is "C" Commercial, being included in a strip of "C" Commercial established several years ago along Lamar Boulevard, and that there is a small triangular tract which is the rear of the two lots adjoining on the south which is "A" Residence and was included in the notice of hearing. The Commission noted the irregular zoning pattern in the area and felt that the entire lot should have the same zoning and that the "B" Residence would create a buffer zone between the commercial and "A" Residence zoning. Since the additional area is in the midst of a "C" Commercial area, it was concluded that it should be changed to "C" Commercial. It was therefore unanimously

VOTED: To recommend that the request of Marvin Vickers for a change of zoning from "A" Residence and "C" Commercial to "B" Residence and from First and Second Height and Area to First Height and Area for property located at 2120 (2116) Oxford Avenue be GRANTED, and that the area known as the rear of 2122-2124 Oxford Avenue be changed to "C" Commercial and Second Height and Area.

ABSENT: Messrs. Kuehne and Lewis

C14-60-16 Mrs. Wesley Diver: A to B  
Ruth Ave. and Grover Ave.

Mrs. Diver appeared at the hearing and presented a petition, signed by 16 owners, consenting to the establishment of a beauty shop at this location. Mrs. Diver presented the following information in support of her request:

1. It is proposed to establish a beauty shop in the existing residence so that the owner can be at home with a small son after school hours. She works part-time now.
2. If there were deed restrictions on this property and subdivision, they have been broken since there are a lot of businesses around here with signs up and down the street. It is understood that the deed restrictions have been amended.

Reply to notice was received from the owner at 1209 Ruth Avenue favoring the request.

C14-60-16 Mrs. Wesley Diver--contd.

Written opposition was received from one owner at 1200 Ruth Avenue with the statement that a one-operator beauty shop with no displayed sign would not be objectionable but the rezoning to "B" Residence will adversely affect the value of all of the property in this area.

The staff report shows that this is a single-family residential area developed within the past 10 or 12 years, and is in good repair. Mr. Braswell and Mr. Kinser felt that the request should be granted according to the past actions by the Commission with relation to beauty shops. They noted that this is a spot zone but for a specific purpose, in an area of varied and many uses now permitted under "A" Residence that are more of a detriment than the beauty shop. Other members concluded that this is a spot zone in a big area of single-family "A" Residence zoning which is not changing and the use should not be permitted. It was then

VOTED: To recommend that the request of Mrs. Wesley Diver for a zoning plan change from "A" Residence to "B" Residence for property located at the southwest corner of Ruth Avenue and Grover Avenue be DENIED.

AYE: Messrs. Barrow, Brunson, Johnson and Spillmann

NAY: Messrs. Braswell, Kinser and Rainey

ABSENT: Messrs. Kuehne and Lewis

C14-60-17 Mrs. Ena T. Davis: A to C, 1 to 2  
1417 West 51st St.

Mr. Sidney S. Smith (purchaser) represented the applicant and presented the following information: It is proposed to establish a real estate office here. The present building is suitable for this use and will not be changed. The major portion of the lot is already "C" Commercial and only the small portion in the northeast corner is residential. Off-street parking would be provided and probably some additional paved area in front. The number of people coming here would not create a traffic problem.

One reply to notice was received and one person appeared favoring the request.

One owner appeared in opposition and objection was filed in written comments from five nearby owners. Reasons given were that 51st Street is a residential street. Present commercial zoning on Burnet Road extends far enough on this street for all business purposes and further expansion on 51st Street would be the start of zoning all of the street as "C" Commercial. The present commercial zoning should be sufficient for this area and it should not be necessary to commercialize a street of home owners and residences.

The staff report shows that this property is across the street from several residences but that a major portion of the lot was zoned "C" Commercial and

C14-60-17 Mrs. Ena T. Davis--contd.

Second Height and Area when the strip commercial zoning was created along Burnet Road which cut diagonally through the lots. The Commission concluded that this would be a logical extension of the present "C" Commercial zoning which included most of the lot at this time. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Ena T. Davis for a change in the zoning plan from "A" Residence to "C" Commercial and from First to Second Height and Area for property located at 1417 West 51st Street be GRANTED.

C14-60-18 Chester D. Brooks: A to BB, 1 to 2  
3618-3702 Munson St.

Mr. Brooks appeared in support of his request and presented the following information:

1. Two buildings have been moved here and located on the property and are being remodeled into duplexes. These buildings will be added to in order to make two low-rental, 8-unit apartment houses for personnel from Bergstrom Field. The two structures will have white asbestos siding and new roofs and will not be objectionable in appearance.
2. The bad weather has delayed the work but the premises will be improved and arrangements will be made for the proper water supply if it is inadequate now.

Opposition was presented by seven owners of property on this street who appeared at the hearing and by one written comment. Reasons given were.

1. The buildings which have been moved onto this property are unattractive and considerable improvements would have to be made. The owners on this street have worked to improve their homes and the proposed development would lower the value of these homes and destroy the residential character of the area. The two 8-unit apartment buildings would provide for more people than are now living in a two-block area. The lot is undesirable and water stands here after every rain.
2. Munson Street has only narrow paving and the moving of these houses has made it worse. It is too narrow to provide access for these additional families and cars will be parked in the street.
3. There is only a 2" water main to serve all of these houses and it is about 500 feet to the nearest fire hydrant.

The Commission reviewed the staff report and found that this area is proposed in the Austin Development Plan for low density residential development with three dwelling units per gross acre, and that while Munson Street has a 50-

C14-60-18 Chester D. Brooks--contd.

foot right-of-way there is only 20 feet of surfacing. Some members of the Commission noted that this is an area of mixed and varied uses, alternating from heavy industrial to and including "B" Residence uses, that it has already reached its peak in residential development and is in a period of transition with a trend toward commercial and industrial uses. They felt that any improvement would be an improvement to the area. Mr. Kinser felt that the type of improvements being placed on the property would not benefit the area. Mr. Barrow said if a study of this area were made and it was shown that this was a suitable area for this use he would favor the request but this is one tract separated from others of the same classification. It was then

VOTED: To recommend that the request of Chester D. Brooks for a change of zoning from "A" Residence to "BB" Residence and from First to Second Height and Area for property located at 3618-3702 Munson Street be DENIED.

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

C14-60-19 City of Austin: A to D  
 Bolm Road, Shady Lane to Airport Blvd.

The Director explained that this proposal was referred to the Commission by the City Council, resulting partially from the widening of Bolm Road and partially from the indication of some of the owners that they would like to see about industrial zoning in the area and who had made inquiry of the Council but had not filed a request. He presented the following information regarding the proposal:

1. Bolm Road is included in the Capital Improvements Program for this fiscal year for widening to 60 feet, with a paving width of 44 feet, to connect with the Albert Sidney Johnson High School, and the City is considering the proper zoning for this area on the south side of Bolm Road east of Airport Boulevard. An industrial zoning is recommended for this section of the City in the proposed Austin Development Plan.
2. This area has access to thoroughfares and excellent utility services for industrial development.
3. The area to the south and west is now zoned "D" Industrial and the area north of Bolm Road is designated as "A" Residence with some homes located there and some large tracts of land.

Replies to notice were received from two owners who favored this proposal.

Four nearby owners appeared in opposition and gave their reasons as follows:



C14-60-19 City of Austin--contd.

1. Under the existing conditions, this zoning would be objectionable for the new high school has just been completed and children must walk in the street where there are no sidewalks. There is already one industrial business south of the school and there is an average of one 6-yard concrete truck every minute and an average of three cars every 45 seconds. Even if Bolm Road were widened, there would still be a traffic hazard.

The Commission reviewed the information presented and discussed the recommendation of the Austin Development Plan for this entire area. It was concluded that this would be a logical change as an extension of the present "D" Industrial zoning and in accordance with the Development Plan recommendations. Therefore, it was

VOTED: To recommend that the proposal of the City of Austin for a zoning plan change from "A" Residence to "D" Industrial for property located on the south side of Bolm Road east of Airport Boulevard be GRANTED.

PRESENT BUT NOT VOTING: Mr. Barrow

C14-60-20 Mrs. Ruby Daywood: C-1 to C-2  
Guadalupe St. and Maiden Lane

Mr. Joe J. Daywood represented the applicant and explained that it is proposed to establish a liquor package store on this property. There is a cafe now operated on the premises where beer is sold and which stays open longer hours than a package store and with loud music. The package store would be a nicer business than the existing one and would be an asset to the neighborhood. Access to the business would be from both Guadalupe Street and Maiden Lane.

Two replies to notice were received favoring the request.

Written objections were filed by one owner, and by the Settlement Club of Austin for the reason that the home for children operated by this Club is located across the street from this property and the proposed change of zoning would not be to the best interest of the children in the home.

The Commission found that the staff report shows this property to be located in a "C-1" Commercial zone which extends from West 34th Street on both sides of Guadalupe Street, and that there is "C" Commercial zoning adjoining the "C-1" zone on the north and south. It was concluded that the liquor store would be better than the present use and that this would conform to the policy of the Commission for "C-2" zoning change requests. Therefore, it was unanimously

VOTED: To recommend that the request of Mrs. Ruby Daywood for a change in the zoning plan from "C-1" Commercial to "C-2" Commercial for property located at the northwest corner of Guadalupe Street and Maiden Lane be GRANTED.

C14-60-21 John Rivas, Jr. (owner): A to LR  
Roy Rivas (applicant)  
 Holly and Navasota Sts.

Mr. and Mrs. Roy Rivas said they plan to tear down the present house and build something like the 7-Eleven stores, or possibly use the house. They said cars could park in the front or in the back. One reply to notice favoring the request was received.

Written opposition was filed by two owners for the reason that there is already sufficient business in this vicinity and that when a business is located near rent houses, it causes too much noise and confusion for the tenants.

According to the staff report, this lot is located in a single-family residential area, with one "C" Commercial zone across the street where a grocery store is located and a "C" Commercial and "C-1" Commercial area at Holly and Comal Streets. The Director recommended that all future commercial development in this area be located on the Interregional Highway or on Comal Street rather than on Navasota Street which dead-ends about a half block south of this property. Some members of the Commission felt that this property is in an area which is of mixed uses and various types of zoning and an area which the Commission has studied in the past for industrial zoning. They concluded that the request should be granted for this reason and because of the "C" Commercial across the street. Other members were opposed to the request for the reason that the property is of insufficient size for the use proposed. It was then

VOTED: To recommend that the request of John Rivas, Jr. (owner) and Roy Rivas (applicant) for a change of zoning from "A" Residence to "LR" Local Retail for property located at the southwest corner of Holly and Navasota Streets be GRANTED.

AYE: Messrs. Braswell, Johnson, Kinser, Rainey and Spillmann

NAY: Messrs. Barrow, Brunson and Lewis

ABSENT: Mr. Kuehne

C14-60-22 R. G. Mueller, Jr.: A to GR  
 Bull Creek Rd. and Camp Mabry Rd.

The Zoning Committee reported that this request was deferred at the request of the applicant who had notified the property owners affected, and that further notice would be given the owners affected when the case is scheduled for hearing.

C14-60-23 Keystone Realty Co., Inc.: A to B  
Rogers Ave. and Walnut Ave.

Mr. J. Phillip Crawford represented the applicant at the hearing and explained that they propose to erect one building on each of the three lots with three families each. He said there is a need in this area for this type of housing and this would not adversely affect the single-family development to the north which is a well-maintained development.

Five nearby owners appeared in opposition and two replies to notice were received opposing the request for the following reasons:

1. The people located east of Walnut Avenue have been here many years and most of them own their homes. Also, there is a nice residential area to the north and northwest of these homes and this area should not be opened up to multi-unit dwellings; it should be kept a single-family dwelling area.
2. Since Walnut Avenue is a dead-end street, the traffic generated from these apartments would cause a hazard, especially to the children in the area.

The Commission reviewed the development in the neighborhood and the limited access since Rogers Avenue is not opened and Walnut Avenue dead-ends immediately south of this property. It was concluded that, while there might be a need for multi-unit apartments in this neighborhood, this is not the location in this area of nice homes which are appreciating rather than depreciating. It was therefore unanimously

VOTED: To recommend that the request of Keystone Realty Company, Inc., for a change in the zoning plan from "A" Residence to "B" Residence for property located at the northwest corner of Rogers Avenue and Walnut Avenue be DENIED.

C14-60-24 Keystone Realty Co., Inc.: A to C  
State Highway No. 29 and Dalton La.

Mr. J. Phillip Crawford represented the applicant and stated that since the large bombers have come to Bergstrom Field the tenants have been forced to leave this property. The lumber yard may be moved here with incidental uses which would require "C" Commercial zoning. One reply to notice was received favoring the request.

The Commission felt that this would be a logical zoning change and would permit the highest and best use for the land since the adjoining property has been zoned "GR" General Retail and the activity at Bergstrom Field has made the property undesirable for residential use. It was therefore unanimously

VOTED: To recommend that the request of Keystone Realty Company, Inc., for a zoning plan change from "A" Residence to "C" Commercial for property located at 1610-1700 State Highway No. 29 and 1603-1703 Dalton Lane be GRANTED.

C14-60-25 Keystone Realty Co., Inc.: A to B  
1210 Singleton Ave.

The Zoning Committee reported that the applicant requested permission to withdraw this request and this was granted by the Committee.

C14-60-26 Great National Investment Corp. and Walter L. McBride: A to B  
1807-1817 Webberville Road

Mr. J. Phillip Crawford represented the applicants and presented the following information: We propose to build masonry multi-family apartment houses and can build more economically as one story with separate entrances extending the length of the property in one building rather than separate buildings. These will be rented to tenants of low income who really need this type of housing. This will also enable us to use the rear portion of the McBride property. The large tract to the rear will have access from Samuel Huston Avenue and from a reserve which would be an extension of Bunche Road.

One person appeared favoring the request.

The Commission felt that this property would be more suitable for apartment-house use than single-family dwellings and that there is a need in this area for more housing. It was therefore unanimously

VOTED: To recommend that the request of Great National Investment Corporation and Walter L. McBride for a change of zoning from "A" Residence to "B" Residence for property located at 1807-1817 Webberville Road be GRANTED.

C14-60-27 W. L. Meier, Sr.: B & 1 to B & 2  
1514-1516 Parkway Road

Mr. Meier appeared at the hearing and explained that the purchaser proposes to erect an 8-unit apartment building on this property. He said it was first planned to have 12 efficiency apartments but the owner of adjoining property was opposed to this. He explained that he can sell this property if the zoning is changed.

Two nearby owners appeared in opposition and written objections were received from eight nearby owners. Reasons given were:

1. This neighborhood is one of fine residences, several two-story apartment houses, and the south entrance to Pease Park. A tall structure would be out of harmony with the other buildings and would detract from the appearance of the neighborhood and therefore lessen the value of existing property. This would be an opening wedge for other owners with large tracts in the area.

C14-60-27 W. L. Meier, Sr.--contd.

2. When the homes on the east side of Parkway were built this was an extremely nice residential street. Now, apartments have been built to the west and Lamar Boulevard and the Football Stadium have been located to the east. This property, for these reasons, has no commercial property potential. Its value and its only value is as residential property. All of the residents on this side of the street own their own homes and have taken much pride in the beauty of the street. Many are no longer young and do not want to lose what they have invested in the neighborhood. Further crowding would not seem necessary since one or more of the existing apartments are always vacant. The crowding of large apartment buildings on small lots destroys a neighborhood for home owners and will eventually create a slum area. Uses on this street other than residential are located around the corner at Enfield Road.
3. Zoning laws are made for the good of the majority. The area concerned is already zoned "B" Residence and First Height and Area, which allows apartment houses and certain other types of income-producing buildings. To increase the height and density would be most detrimental to the majority of the property owners in the neighborhood and also to the general public using the park. Any benefit would be only to a small minority.
4. Pease Park is one of the most popular parks in the City and is enjoyed and used by old and young for all types of outdoor activity about eight to ten months a year. During that time cars are parked for several blocks along Parkway. Practically all of the activity of the park is at the Parkway entrance, and most cars use this for both entrance and exit. The parking situation in this area is bad and an increased density in apartment use would make the situation much worse. Tenants will not use off-street parking but still park on the street.
5. There is no assurance that an 8-unit apartment building would be constructed but it is possible that the 17 efficiency units permitted under the Ordinance could be erected. This would be spot zoning for the benefit of one property owner.

The Zoning Committee reported that this Committee had unanimously voted to recommend against granting of this request. The staff presented a written request from the applicant stating that he wished to withdraw this application. The Commission then unanimously

VOTED: To accept the WITHDRAWAL of this request of W. L. Meier, Sr., for a zoning plan change from "B" Residence and First Height and Area to "B" Residence and Second Height and Area for property located at 1514-1516 Parkway Road.

C14-60-28 Mrs. Frances H. Smith (owner): C to C-1  
W. S. Plemons (lessee)  
 2610-12 (2606-08) West 7th St.

Mr. Joe T. Robertson represented the applicants and explained that it is proposed to sell beer for off-premise consumption in a grocery store now operated here. He said beer is sold in the nearby U-Totem store and Mr. Plemons is getting quite a few calls for beer at his store. One reply to notice favoring the request was received.

The Commission noted that this business is located in a small but well-developed shopping center and concluded that the request conforms to the policy adopted by the Commission regarding "C-1" requests. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Frances H. Smith (owner) and Mr. W. S. Plemons (lessee) for a change in the zoning plan from "C" Commercial to "C-1" Commercial for property located at 2610-2612 (2606-2608) West 7th Street be GRANTED.

C14-60-29 Mrs. Mary Harrison, Mrs. Helen Brydson, Mrs. Ginnetta Morris: A to B  
Chestnut Ave. and E. 19th St.

Mrs. Ginetta Morris represented the applicants and presented the following information. Two replies to notice were received favoring the request.

1. It is proposed to operate a beauty shop in one room of the residence at 1809 Chestnut Avenue. The other two owners joined in the application so that this would not be considered as spot zoning.
2. Mrs. Morris has four children and has been denied State aid. One girl has had polio and she would like to be at home with the children as much as possible. This would also increase her income and help to pay for her home.

The Reverend William J. Washington (1197 Poquito Street) represented the developer of an adjacent residential subdivision and presented the following statements opposing this request:

1. There has been a recent residential subdivision developed to the northeast and this area is all single-family development and zoned "A" Residence with the exception of a "C" Commercial area about one block to the east which is still used residentially and a "B" Residence zone and an "LR" Local Retail zone further away. The home owners and developers of the subdivision are interested in keeping the immediate locale for "A" Residence since these people are investing quite a bit of money in their homes.

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C14-60-29 Mrs. Mary Harrison et al--contd.

2. The "B" Residence zoning would permit other types of dwellings which would not be in harmony with the residential development.

The staff reported that this would be a spot zone which is not related to any other zoning in the area. The Commission concluded that the request should be granted since the property is located on a secondary thoroughfare and a designated farm-market road and does not lend itself to future residential development. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Mary Harrison, Mrs. Helen Brydson, and Mrs. Ginnetta Morris for a change of zoning from "A" Residence to "B" Residence for property located at the southeast corner of Chestnut Avenue and East 19th Street be GRANTED.

DISQUALIFIED: Mr. Kinser (owner of property in the area)

CASE REVIEWED

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

The Commission reviewed this request which had been referred back by the City Council for consideration of the zoning change in relation to the existing 40-foot right-of-way of Deep Eddy Avenue. It was noted that this matter was overlooked when the request was first considered but that the Commission has generally requested additional right-of-way when a street abutting property requested for rezoning is of inadequate width. It was concluded that the 10-foot additional right-of-way should be made available for Deep Eddy Avenue, especially since this street carries a heavy load of traffic to Deep Eddy park and swimming pool. Therefore, it was 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, based on the understanding that the 10-foot additional right-of-way for the widening of Deep Eddy Avenue will be made available when the City deems it necessary to widen that street.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of February 29, 1960. The staff reported that no appeals had been filed for review of the Committee's action. The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of February 29, 1960, on the minutes of this meeting.

## PRELIMINARY PLANS

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

It was reported by the staff that this plan was revised to eliminate Barcreek Drive and to extend Wilke Drive through to Barton Hills Drive, which more nearly conforms to the master plan previously presented. It was further reported that Mr. A. D. Stenger, Mr. Frederick Ward, and Mr. R. L. Erickson (adjoining owners) had agreed to this plan and with the subdividers for an exchange of property to permit the extension of Air-ole Way along the east boundary. It was noted that no final plat can be accepted on Lots 8 through 13 until these lots and the adjoining area are worked out as agreed by the property owners and until a full street width is provided. Mr. Jeryl Hart (Marvin Turner Engineers) stated that there is an agreement between the owners on the necessary exchange of property. Mr. R. L. Struhall, Jr. (subdivider) said he would be willing to leave out Lots 8 through 13 until the adjoining owners have worked out their plans.

The staff advised the subdivider that Lots 1 through 4 on the west side of Barton Hills Drive cannot be served with sanitary sewer and will require septic tanks according to a report from the Sewer Division.

The staff reported that block numbers need to be shown and that a variance will be necessary because of the change in street location and the blocks along Barton Parkway exceed the length permitted by the Subdivision Ordinance.

The Committee discussed the street grades and Mr. Hart said Ridgeview Street which is already paved to the east line of the subdivision, will probably need to have about 20 feet of the existing pavement removed to ease the grade of this street, but they will meet the Ordinance requirements with respect to grade. The Committee then

VOTED: To APPROVE the plan of BARTON HILLS SECTION 5 as revised subject to the following conditions:

1. Showing of block numbers, and
2. Compliance with departmental requirements;

and to grant a variance from the Subdivision Ordinance on block length for the blocks along Barton Parkway.



C8-60-3 Supplemental Area to South Ridge Sec. 1  
W. of Clawson Rd., S. of Lightsey La.

The staff recommended that the cul-de-sac at the south end of Valley Ridge Drive should be shortened and a modification be made in lot layout since the adjoining owners do not want access from this street. Mr. Edward J. Wilson said he does not want a street through his property. He suggested that, since Fowler Lane is a dedicated road all the way through from Banister Lane to Clawson Road, it can provide the necessary cross connection. The staff reported that there is a legal question as to the status of Fowler Lane and the existence of Mr. Tannehill's house in the right-of-way at Clawson Road. Mr. Stevens said a plan has been suggested showing the shifting of Fowler Lane to the north to locate the street on Mr. Tannehill's and the adjoining property, which would provide better circulation for this area, but Mr. Louie Gage said he knew Mr. Tannehill would be opposed to this street extension.

Mr. Gage opposed the dead-ending of Lumpkin Lane at his property line since this would leave him with an area too deep for proper subdividing when the street is extended. He requested that the street be moved further north to split his property in the center. He said if this were done he would be willing to include his property in this plan and provide an outlet to Clawson Road rather than extending Fowler Lane. He also said this street could not be extended to Clawson Road in its present location because of existing development. Mr. Curington and Mr. Jeryl Hart (Marvin Turner Engineers) then presented a plan showing Lumpkin Lane shifted to the east in a dog-leg design which would also provide access to the Reeves property on the south, and also showing the extension of Fowler Lane shifted toward the north.

The Committee reviewed the plan presented at the meeting. Mr. Barrow said he thought that, since this subdivision had been postponed to permit the property owners to work out a plan which has not been done, he did not think the Committee should consider these problems outside of the subdivision but should leave this problem to the property owners. The Committee, however,

VOTED: To APPROVE the plan of the SUPPLEMENTAL AREA TO SOUTH RIDGE, SEC. 1 as revised and presented at the meeting, subject to Lumpkin Lane being widened at the west line of the subdivision to provide access to the Reeves property and to compliance with departmental requirements.

PRESENT BUT NOT VOTING: Mr. Barrow

C8-60-4 Mariposa Terrace  
Mariposa Dr. E. of Kenwood Ave.

It was reported by the staff that the street exceeds the length permitted under the Subdivision Ordinance without a cul-de-sac at the end

C8-60-4 Mariposa Terrace--contd.

unless some assurance can be given that the street will be continued to the north in the near future. It was further reported that some shifting of lot lines will be necessary if the cul-de-sac is required to provide adequate area for Lots 8 and 9. It was further reported that there was a schematic filed in 1953 on the adjoining Steiner property which, if followed, would extend this street. Attention was called to the narrow width of this tract which necessitates shallow lots.

Mr. Struhall said that if he has to put in a cul-de-sac he will locate it further south to provide a lot at the north end, which would give him one additional lot over the present plan, but he thinks this street should be extended north in the future since this is the only street that will go through to Kenwood Avenue if the Steiner property is subdivided. The staff explained that Chelsea Lane cannot be extended because there is a house in the possible extension.

In response to a question by the Committee, Mr. Struhall said the property will probably be developed with both single-family and duplex residences.

Mr. Rainey felt that the cul-de-sac is unnecessary and would only complicate titles when it is abandoned if the street is extended. A change of street name from "Lillian Lane" to "Fairlawn Lane" was noted on the revised plan. The Committee then

VOTED: To APPROVE the plan of MARIPOSA TERRACE subject to a proper street name and to compliance with departmental requirements, and to grant a variance from the Subdivision Ordinance on street length and cul-de-sac requirements for a dead-end street.

## SUBDIVISION PLATS - TELEPHONE APPROVAL

C8-59-13 Western Trails, Sec. 6  
Roundup Trail

The staff reported that fiscal arrangements were completed and a majority of the Commission was polled by telephone February 23, 1960, and had

VOTED: To APPROVE the plat of WESTERN TRAILS, SEC. 6.

AYE: Messrs. Barrow, Braswell, Brunson, Kinser and Lewis

NOT CONTACTED: Messrs. Johnson, Kuehne, Rainey and Spillmann

## 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 Committee therefore

VOTED: To APPROVE the following plats:

C8s-60-9 Eubank Acres, Sec. 1, Resub. Lot 11, Blk. A  
Caddo St. and Tedford  
C8s-60-13 Georgian Acres, Resub. Lot 13, Blk. C  
Home Place and East Drive

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 nor all departmental reports received, and some easements need to be shown on the plats. The Committee therefore

VOTED: To DISAPPROVE the following plats pending completion of fiscal arrangements, receipt of necessary departmental reports, and showing of necessary easements on the plats:

C8s-60-11 Montgomery Addition  
Greenlee Drive  
C8s-60-16 Dunn Addition  
Bailey La. and W. 39½ St.  
 (Disqualified: Mr. Rainey)

## ADMINISTRATIVE APPROVAL

The staff reported that 3 plats 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 following subdivisions:

C8s-60-12 Munson Street Addition  
Munson St. W. of Springdale  
C8s-60-17 Herman Brown Addn.  
Westover Rd. and I. & G.N. RR.  
C8s-60-18 Silverton Hgts., Resub. Lots 7 & 8, Blk. 1  
Guadalupe St. N. of Kawnee

## SUBDIVISION PLATS - FILED

C8-59-53 Club Heights  
Grove Blvd. and Club Terrace

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

VOTED: To ACCEPT for filing the plat of CLUB HEIGHTS.

## SUBDIVISION PLATS - 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:

- C8-59-39. University Hills, Sec. 2, Phase 1  
 Northeast Dr. S. of Highway 290  
C8-59-58 Allandale Terrace, Sec. 2  
 Treadwell Blvd. N. of West Terrace Dr.

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

The staff reported that fiscal arrangements have not been completed and some departmental reports have not been received, and that there is a problem with the water district in this area in providing water service. The Commission therefore

VOTED: To DISAPPROVE the plat of UNIVERSITY HILLS, SEC. 3, PHASE 1, pending completion of fiscal arrangements and receipt of necessary departmental reports, and the working out with the water district service to the area in question

## 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-60-19 Westwood Hgts., Sec. 1  
 Slaughter La. W. of Chisholm La.  
C8s-60-20 Peschka Subd., Resub. Lots 5, 6, 7  
 Rabb Rd. and Norris Dr.  
C8s-60-21 Cameron Acres, Resub. Lots 1 & 7  
 Future Dr. and Pleasant La.  
C8s-60-22 J. E. Bouldin Addn., Resub. Lot 10, Blk. 0  
 S. 4th St. S. of W. Johanna  
C8s-60-23 Lewis Lyckman Subd.  
 Mira Loma La. S. of U. S. Hwy. 290

Planning Commission -- Austin, Texas

Reg. Mtg. 3-8-60

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-59-125 Highland Park West, Sec. 5, Resub. Lot 15, Blk. C  
Western Hills Drive  
C8s-60-24 Highland Hills, Sec. 3, Resub. Lots 31 and 32  
Trailridge Drive

The following plats were presented under Short Form Procedures and action was taken as shown.

C8s-59-131 Miles Terrace  
Manchaca Road

The staff reported that the engineer has requested reconsideration of the original plat showing an additional right-of-way of 15.75 feet for the widening of Jones Road instead of the 20 feet required by the Commission. It was explained that this plat shows no lots abutting Jones Road and there has been a question raised as to the advisability of requiring more widening under these circumstances. It was also reported that both Mr. Miles and Mr. Stewart are opposed to widening the street the full 20 feet.

Mr. Barrow said he is in favor of widening Jones Road to the full amount and would not like to do anything that would interfere with that but he is of the opinion that this subdivision would not interfere with that but that when that portion is subdivided he would be in favor of the widening. The Commission reviewed the problems presented and felt that any houses on this portion abutting Jones Road should have a setback of 30 feet to provide for future widening. It was therefore

VOTED: To APPROVE the plat of MILES TERRACE, taking into consideration the fact that Jones Road widening 15.75 feet is sufficient for this plat, subject to all structures placed on the property abutting Jones Road being set back 30 feet from that street.

C8s-60-16 Dunn Addition  
Bailey La. and W. 39 $\frac{1}{2}$  St.

The staff explained that the subdividers of this property propose to abandon a portion of West 39 $\frac{1}{2}$  Street in exchange for a portion of the existing right-of-way in order to realign the street where there is an offset at this time (C10-60-1c). The staff reported that fiscal arrangements have not been completed and the ordinance number vacating the street and alley will need to be shown on the plat.

C8s-60-16 Dunn Addition--contd.

The Commission concluded that the plan of subdivision would improve the status of  $39\frac{1}{2}$  Street and it was therefore

VOTED: To DISAPPROVE the plat of DUNN ADDITION subject to completion of fiscal arrangements and showing of the ordinance number vacating the street and alley on the plat, and to authorize the Department to give administrative approval when these requirements have been met.

DISQUALIFIED: Mr. Rainey

## OTHER BUSINESS

C10-60-1(c) STREET ABANDONMENT

West  $39\frac{1}{2}$  St. bet. Bailey La. and Alice Ave.

It was reported by the staff that the subdivider of Dunn Addition (C8s-60-16) proposes to abandon a portion of West  $39\frac{1}{2}$  Street in exchange for a portion of the existing right-of-way in order to re-align the street where there is an offset at this time.

The Commission approved the subdivision, expressing the opinion that the plan of this subdivision would improve the status of this street. It was noted that the north portion of the alley in this block was recently recommended for abandonment (C10-60-1-a) and is pending before the City Council. Mr. Rainey (engineer) explained that the reason the south half of the alley was not requested for abandonment is that the abutting owners reside out of the State and it would be difficult to locate them. The Commission then

VOTED: To recommend that the portion of West  $39\frac{1}{2}$  Street between Bailey Lane and Alice Avenue as shown on the attached plat, be vacated and abandoned subject to retaining the necessary utility easements.

DISQUALIFIED: Mr. Rainey

R1270 LOCATION OF POST OFFICE-FEDERAL BUILDING

The Chairman reported that he had been invited to the City Council meeting when the group from Downtown Austin Unlimited was conferring with the Council on the location of the Post Office building, and that the City Council had referred this matter to the Planning Commission with the request that it be considered as soon as possible. He noted that there were some people present who were interested in this location and it was agreed by the Commission that it would be desirable to hear from these people so that all information available might be considered. It was also agreed that the consideration should be limited to the site proposed as reported in the newspapers rather than to other sites that might be more desirable.

R1270 Location of Post Office-Federal Building--contd.

The Director distributed copies of excerpts from the Austin American and from the Austin Development Plan recommendation made four years ago which indicates a City-County and Federal Office area east of the Capital Area. Mr. Barrow called attention to the fact that nothing definite has been done about establishing an administrative center and the Commission should keep that in mind. He said he would not like to see any member approach this matter so as to interfere with the building being erected as it is extremely important that it be done. He felt that it would be a benefit to the entire city to have the new building.

Mr. W. W. Patterson distributed to the Commission suggestions by him that the building be located on a block bounded by Brazos Street, San Jacinto Boulevard, 7th Street and 8th Street, and his reasons for this recommendation. He suggested that the Commission make a recommendation of an area but not a specific site. He did think the building should be in the downtown area where it would be convenient to hotels and other services and that traffic would be increased less here where people would walk than at the proposed location where people in the downtown area would use their cars to drive to the office.

Mr. Frank F. Knight suggested that careful consideration be given the present site if 13th Street is proposed to be closed since we have so many streets which have been closed. Mr. E. C. McClure was also interested in having this street remain open. Mr. Knight said the major tax burden for Austin is very definitely in the downtown area and if the building could be located in this area it would implement the improvement of this area.

Mr. Kinser said he could see no objection to this site but he was concerned in the closing of the street and the possible utility services for the new building. He said the Commission had made a very extensive study several years ago and had recommended this as an "O" Office District. He felt that this location between the downtown area and the University would be a logical place for the development because of the accessibility of streets and public utilities, and also the proposed location of the new telephone district office nearby. He said the downtown area is already crowded with traffic and wondered if more traffic generated would be good for this area.

Mr. Barrow expressed his concern with the traffic on 12th Street which is already bad, especially with the Austin High School near this location. He doubted that the street pattern is sufficient to take the traffic which would be generated.

Mr. Braswell was opposed to this location and felt that serious consideration should be given to locating the building in the downtown area to encourage the replanning now being done for this area. He felt that good planning should take into consideration the economic phase.

R1270 Location of Post Office-Federal Building--contd.

Mr. Lewis felt that very careful consideration should be given to all angles and suggested that it would be desirable for the Commission to meet with the planners in the General Services Administration in Dallas.

Mr. Barrow suggested that consideration from a good planning standpoint might include the fact that we know the Missouri Pacific Boulevard will be constructed, and if the Post Office is located on 12th Street and people leaving the Boulevard would travel this street, traffic would be increased and the already bad traffic situation would be aggravated; if the building were located in the lower part of the downtown area, the traffic would not be aggravated. Mr. Rainey felt that there is no place between East Avenue and West Avenue south of 19th Street where the present street pattern will fit this plan.

It was then

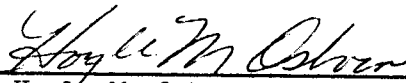
AGREED: To schedule a special meeting of the Commission for Tuesday, March 15, 1960, at 7:00 p.m., and to request the Chairman to invite the General Services Administration to send a representative to this meeting or, in lieu of someone being present, to know their basis for choosing this location; also that this would be an open meeting but not a public hearing or discussion meeting.

C9-60-1 RIVERFRONT DEVELOPMENT

The Chairman reported that the Parks and Recreation Board would like for the Commission to make a study of this development and suggested, and it was agreed by the Commission, that this be considered at the special meeting scheduled for March 15. Mr. Lewis said the Chamber of Commerce has a committee which has been active in the Highlands Lake development and has given some thought to this low-water lake development. He suggested that a representative from this committee be invited to attend the meeting.

## ADJOURNMENT

The meeting was adjourned at 9:35 p.m.



Hoyte M. Osborne  
Executive Secretary

APPROVED:



Chairman