

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- April 5, 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  
W. Sale Lewis  
Doak Rainey  
Emil Spillmann

Absent

Carl A. Johnson  
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 meeting of March 8, 1960, were approved as submitted.

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting March 29, 1960:

C14-60-30 B. F. McCoy: C to C-2  
1191-1195 (1193) Airport Blvd.

Mr. McCoy appeared at the hearing and presented the following information in support of his request:

1. This small tract will only permit a small building and a liquor store would be a suitable development. It is proposed to erect a long, shallow building, with a setback of 25 feet from Airport Boulevard, and at least 100 feet from East 12th Street which would be necessary to place the building on the deepest portion of the lot.
2. There is a high bluff on the northeast which would separate this development from any residential uses. It will be necessary to excavate for about four feet to locate a building here.
3. It is proposed to install a storm sewer along Airport Boulevard to provide entrance to the property since there is a deep ditch along this

C14-60-30 B. F. McCoy--contd.

side of the street. The applicant also owns the adjoining property on which a cafe is located and this storm sewer would also facilitate entrance to that business.

Messrs. Woodie Proutt (3325 East 12th Street) and Elmer Akins (3323 East 12th Street) appeared in opposition for the reason that this is a Christian neighborhood and a liquor store would be objectionable. Also, there are five families with 22 small children in the next block. These children in the neighborhood have to pass this property on the way to school.

The Director called attention to the small size of the tract and the difficulty of developing it, also to the bar-ditch which makes access to the property difficult. The Commission concluded that this request conforms to the adopted policy regarding "C-2" requests and that the property is suitable for this use since it is located on a thoroughfare. It was therefore unanimously

VOTED: To recommend that the request of B. F. McCoy for a change of zoning from "C" Commercial to "C-2" Commercial for property located at 1191-1195 (1193) Airport Boulevard be GRANTED.

C14-60-31 Jack A. Brandes and W B. Brazelton: A to LR  
Joe Sayers Ave. and Koenig La.

The applicants appeared and stated that they think the property is fast becoming undesirable for residence use due to heavy traffic along Koenig Lane and in their opinion the highest and best use for this corner property would be a change to zoning permitting professional offices or a local retail use. They propose to establish an office building, possibly a real estate brokerage office, with 8 off-street parking spaces for customers. They said this business would not create a hazard to traffic on Koenig Lane nor be objectionable in the neighborhood since there is a filling station on the adjoining property to the east. They propose only a small sign to identify the business, but no electric sign.

One reply to notice was received from Nelson Puett commenting that all of Koenig Lane should be commercial.

A report by the staff shows that this is a single-family area except for business development at the intersection of Koenig Lane and Woodrow Avenue and that this lot abuts and fronts on the residential area. The Director recommended that the request be denied for this reason and the fact that Koenig Lane does not have sufficient right-of-way to take the traffic generated by continued strip zoning and it is almost impossible to get additional widening because of existing development. Some members of the Commission noted that this property does face on a thoroughfare and adjoins business, and that, since this is the only property the owners have title to, they cannot get a larger tract. They felt that the request should be

C14-60-31 Jack A. Brandes and W. B. Brazelton--contd.

granted as an extension of the present business. Other members noted that the lot is small and there is no other office or commercial use along Joe Sayers Avenue on which the lot fronts, and felt that this would be an intrusion into a residential area. It was then

VOTED: To recommend that the request of Jack A. Brandes and W. B. Brazelton for a zoning plan change from "A" Residence to "LR" Local Retail for property located at the southeast corner of Joe Sayers Avenue and Koenig Lane be GRANTED.

AYE: Messrs. Barrow, Braswell, Kinser, Lewis, Rainey and Spillmann

NAY: Mr. Brunson

ABSENT: Messrs. Johnson and Kuehne

C14-60-32 G. L. Anderson: A to B  
Bouldin Ave. and Daniel Dr.

Mr. Anderson presented statements in support of his request as follows:

1. The change is requested to permit the operation of a beauty shop in a dwelling at 514 Bouldin Avenue. The tenant would live in the home and use a portion of the building for the beauty shop. This tenant has been operating a beauty shop within a few blocks of this neighborhood and it has not hurt the neighborhood.
2. This property adjoins a business zone along Barton Springs Road.

Five nearby owners appeared in opposition and written objections were filed by three owners for the reason that this is a very pleasant residential neighborhood of home owners and there is no commercial use nearer than Barton Springs Road which is considerably lower than this residential area. The owners do not want to see "B" Residence started in the neighborhood. They do not object to the operation of a beauty shop in a home but do not want the restrictions lowered.

According to the staff report, the area to the south and west is generally single-family homes, with business to the north being separated from this area by a rather sharp bluff. The Director felt that because this property does abut commercial property, although separated by the bluff, the request would be logical and the size of the property would permit multi-unit development. The Commission concluded that this request should be granted as a buffer zone between the Commercial and residential areas. It was therefore unanimously

VOTED: To recommend that the request of G. L. Anderson for a change in the zoning plan from "A" Residence to "B" Residence for property located at the northwest corner of Bouldin Avenue and Daniel Drive be GRANTED.

C14-60-33 D. P. Prade: A & 1 to BB & 2  
3403-3413 Bonnie Road

Mr. Prade appeared in behalf of his request and presented the following information:

1. The applicant also owns an apartment house development adjoining this property on Enfield Road and wishes to develop this property with apartment houses which will be back to back. The development would be of the same type of structure and about the same number of units. This would be two-bedroom apartments with about 16 units.
2. A paved parking area would be provided as required by the Ordinance. The 10-foot alley between these properties is paved and the garages would be in the rear with entrance from the alley.
3. The commercial property at Robin Hood Trail and Bonnie Road, including one lot in this block, has been zoned "C" Commercial for a number of years.

Nine nearby owners appeared in opposition and written objection was filed by one owner. Reasons for the opposition may be summarized as follows:

1. This is an area of home owners and families and apartment development would change the character of the neighborhood. These vacant lots have been undeveloped for some time and there has been no attempt to sell or develop them in the nature of the neighborhood. While the home owners bought property knowing there was commercial property, there have been no problems around the existing business. This apartment use would not be in line with the trend in the neighborhood.
2. Tenants of apartment houses and duplexes do not take the interest in an area like home owners and are sometimes noisy and create disturbances.
3. Bonnie Road is narrow and will be more so with the paving now under construction. This street is used now by people pulling boats to the Lake and when it is paved it will be a feeder to the Lake from the north part of the city. If there is parking on the street there will be more congestion.
4. Most of the occupants of the present 16 apartments have two cars and they fill these vacant lots and occupy some of the street area, especially on Robin Hood Trail. The alley is narrow and the drivers have difficulty in turning into it. Even with a parking area provided, it is easier for people to park on the streets.
5. The man who is requesting the zoning change does not live in this area and it will be the home owners who are disturbed. There seems to be no need for this additional apartment house since apartments in the existing development have been vacant much of the time.

Planning Commission -- Austin, Texas

Reg. Mtg. 4-5-60

C14-60-33 D. P. Prade--contd.

The staff report shows that this area is developed with single-family homes except along Enfield Road, and the Director recommended that the present "C" Commercial area be changed back to residential. The staff further reported that the property at the east end of the block was included for hearing in order to finish out the block, but the owner of that property opposed any change in the area to "BB" Residence and did not want his property included. Also, Mr. J. P. Crowe (3412 Bonnie Road) explained that he has a photographic business in the present "C" Commercial zone and did not want his property changed back to residential.

The Commission reviewed the arguments presented and the staff report and concluded that this request should not be granted to permit intrusion of multi-unit apartment development into a residential area. It was therefore unanimously

VOTED: To recommend that the request of D. P. Prade for a change of zoning from "A" Residence and First Height and Area to "BB" Residence and Second Height and Area for property located at 3403-3413 Bonnie Road be DENIED.

DISQUALIFIED: Messrs. Lewis and Rainey (for business reasons)

C14-60-34 Austin Corporation: A to GR  
1300-1404 State Highway No. 20

Mr. D. B. Barrow represented the applicant and stated that this property is 556 feet on the highway and 232 feet in depth on the west side, a portion of it being within the City. It narrows down to nothing at the east side. The property is not suitable for residential or apartment use and the only sound use would be commercial. The property to the east and north will in time become commercial.

No one appeared in opposition.

The Director recommended against the change of zoning for the reason that this would create future problems in development of this entire area. The Commission reviewed the staff report and the surrounding development and concluded that this zoning change should be granted to permit the best and most logical use of the land. It was therefore unanimously

VOTED: To recommend that the request of Austin Corporation for a zoning plan change from "A" Residence to "GR" General Retail for property located at 1300-1404 State Highway No. 20 be GRANTED.

DISQUALIFIED: Mr. Barrow (applicant) and Mr. Kinser (business transaction on sale of the property)

C14-60-35 Frances Kelly: A to C  
1049-1051 Reinli St.

Mr. Trueman O'Quinn (attorney) represented the applicant and stated that this is one of the few tracts south of Reinli Street which is not already zoned "C" Commercial. It was included in an application sometime ago but the owner at that time asked that it be taken out of the application. He now desires to have it zoned in accordance with the surrounding property.

No one appeared in opposition.

The staff report shows this property to be surrounded by commercial zoning and adjoining the Capital Plaza shopping center, while the area to the north is zoned "A" Residence and is mostly vacant. The Director reported that when the other property was changed to commercial the owners agreed to give 15 feet for the widening of Reinli Street. Mr. O'Quinn said he did not have the authority to discuss with the Committee the additional right-of-way since he did not know of any needed right-of-way prior to the hearing.

The Commission discussed the narrow width of Reinli Street (30 feet) and the need for a wider street to carry the traffic which will be generated by the Capital Plaza development. It was concluded that, since other owners have agreed to widen the street and it was a reasonable assumption that this would be done the same way when this property was requested for rezoning, the jutting out into the street of 15 feet of this property would affect the health, welfare and safety of the public and that zoning this commercial without the street widening is unsound zoning. It was therefore unanimously

VOTED: To recommend that the request of Frances Kelly for a change in the zoning plan from "A" Residence to "C" Commercial for property located at 1049-1051 Reinli Street be DENIED.

C14-60-36 Kenneth S. Wendler: A & 1 to BB & 2  
West 19th and Pearl Sts.

Messrs. Edward T. Wendler (attorney) and Kenneth S. Wendler (applicant) appeared in support of this request and presented statements which may be summarized as follows:

1. Second Height and Area was requested to allow better use of the property. The location and value of the ground makes it necessary from an economic standpoint to have more units than are permitted in a First Height and Area District to properly utilize the property. From a financial standpoint, it is necessary to have eleven apartments. Sixteen units would be permitted in a Second Height and Area zoning but it is planned to develop only the eleven units in order to provide off-street parking.
2. There is a parking problem on Pearl Street which is very narrow and also on 19th Street which is a thoroughfare. Off-street parking is planned to serve every unit.

C14-60-36 Kenneth S. Wendler--contd.

3. There is a "B" Residence and First Height and Area District to the east and "B" Residence and Second Height and Area to the north, with an "O" Office zone across 19th Street. Growth will be stifled if the city cannot grow in this direction with multi-unit development.

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

1. This block contains and is completely surrounded by residences, some of which are less than 5 years old. If this change is granted the remainder of the block is in danger.
2. This would create a spot zone in an area in which the Commission has refused several similar requests during the past few years.
3. This would allow a multiple apartment unit to be established and would create a traffic hazard due to inadequacy of parking facilities. Pearl Street is very narrow, being only 30 feet from curb to curb, and the additional traffic and parking that would result from this zoning would add to the congestion and traffic in the street immediately adjacent to the residential area. There would be no place for visitors or tenants to park in the streets.

The Commission felt that apartment-house development is the most logical use of this land. Some members thought that Second Height and Area would be suitable in permitting a greater number of units for the reason that this area is definitely earmarked for multi-family use and office development and that apartments are needed in the area around the University. The Director noted that Second Height and Area would also permit efficiency apartments. Other members were of the opinion that Second Height and Area would permit too dense a development because of the narrow width of Pearl Street and the traffic and parking situation on this and 19th Street. It was then unanimously

VOTED: To recommend that the request of Kenneth S. Wendler for a change of zoning from "A" Residence and First Height and Area to "BB" Residence and Second Height and Area for property located at the southwest corner of West 19th and Pearl Streets be DENIED; but that a "BB" Residence and First Height and Area designation be established for the property.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of March 28, 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 March 28, 1960, on the minutes of this meeting.

## PRELIMINARY PLANS

C8-60-5 Lorena Addn. Sec. 2

Walnut Dr. W. of Georgian Dr.

The staff reported that Section 1 has been recorded, with lots facing Georgian Drive and with Walnut Drive dead-ending at the east line of proposed Section 2. It was further reported that the owner now proposes to subdivide the western portion of his property and to extend Walnut Drive to the west to end in a cul-de-sac at the west property line so that it may later be extended if the adjoining acreage on the west is subdivided.

The staff also reported that Lot 6 does not meet the minimum lot area requirements for septic tank installation but if the adjoining property is later subdivided and Walnut Drive extended, a portion of the cul-de-sac would be vacated and the additional land added to this lot. The staff also noted that Lots 4, 5 and 6 do not have the required 60-foot widths required for septic tank installation but the Health Department has approved the plan with the notation that each septic tank should be inspected and approved by the Health Department.

The staff noted that, since Lot 1 cannot be satisfactorily resubdivided and is of such size that resubdivision may be contemplated at some later date, access to the west portion should be considered at this time. It was further noted that if the adjoining property on the west is later subdivided, a street could be extended north from the end of the cul-de-sac to serve this area, with the cooperation of the adjoining owner.

The Committee felt that the problem of access to the rear of Lot 1 is difficult to solve but that access might be available when the adjoining land is subdivided. It was concluded that variances from the Ordinance on lot width for Lots 4, 5 and 6 and lot area for Lot 6 were justified since septic tanks on each lot are required to be approved individually by the Health Department since the lots are inside the City limits. It was therefore

VOTED: To APPROVE the plan of LORENA ADDN. SEC. 2, subject to departmental requirements, and to grant variances from the Subdivision Ordinance on lot width for Lots 4, 5 and 6, and on lot area for Lot 6.

Mr. Lewis questioned whether or not this is the proper use for the property, with lots backing up to the proposed lots but the staff explained that there are houses on the existing lots in Section 1 and the possibilities for subdividing the remainder of the land are limited.



C8-60-6 Eubank Acres, Sec. 4

Cedar Hollow Cove and Indianhead Dr.

The staff explained that this is an extension of and resubdivision of part of an existing subdivision and the drainage problems in the area resulted in the odd-shaped lots. There is a high bluff at the east line of the subdivision and another drainage area to the north, and the staff recommended a variance from the Subdivision Ordinance on length of cul-de-sac requirements for Cedar Hollow Cove. The staff noted that the original 10-foot setback line was left on Lot 7 when this property was resubdivided and this should be changed to a 25-foot setback. Correction to the plat should be made to show an existing 10-foot drainage easement between Lots 45 and 46, Eubank Acres, Sec. 2, and it was suggested by the staff that the lot lines between Lots 20 and 21, 18 and 19, 17 and 18, 15 and 18, 15 and 16, 1 and 16, 1 and 2, 2 and 3, be modified to provide better building sites. The Committee then

VOTED: To APPROVE the plan of EUBANK ACRES, SEC. 4, subject to the following conditions:

1. Showing of existing 10-foot drainage easement between Lots 45 and 46, Eubank Acres, Sec. 2, and
2. Showing correct setback line of Lot 7;

and to grant a variance from the Subdivision Ordinance on length of cul-de-sac requirements for Cedar Hollow Cove.

C8-60-7 Southridge West

Clawson Rd. N. of Morgan La.

The staff explained that this is a subdivision of property owned by Mr. Louie Gage and ties in with Southridge, Sec. 1 and that the Electric and Telephone Company called attention to a requirement for a 10-foot easement along the rear of Lots 1-14 and a 5-foot easement from the southwest corner of Lot 14 to Clawson Road outside of the subdivision, and that the setback line from Clawson Road on Lot 1 should be shown. The Committee then

VOTED: To APPROVE the plan of SOUTHRIDGE WEST subject to the necessary easements and to departmental requirements.

## 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-60-25 Hood's East Side Lots  
Neal and Cherico Sts.
- C8s-60-26 Manchaca Estates, Resub. Lot 13, Blk. 2  
Cannon League Dr. and Miles Rd.
- C8s-60-27 Georgian Acres, Resub. Lot 5, Blk. C  
Georgian Drive
- C8s-60-28 Alexander Subd.  
Old Austin-Manchaca Rd.

#### 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-60-19 Westwood Hgts. Sec. 1  
Slaughter La. W. of Chisholm La.
- C8s-60-21 Cameron Acres, Resub. Lots 1 and 7  
Future Dr. and Pleasant La.  
The staff explained that Pleasant Lane is only 30 feet in width but recommended that the necessary widening be taken from the opposite side of the street since this 30 feet was originally taken from the property now being subdivided.
- C8s-60-23 Lewis Lyckman Subd.  
Mira Loma La. S. of U. S. Hwy. 290

The following plats were presented under Short Form Procedures and were reported by the staff to comply with all provisions of Section 4 except completion of fiscal arrangements, easements being shown, and receipt of all departmental reports. The Committee therefore

VOTED: To DISAPPROVE the following plats pending conditions as shown:

- C8s-60-20 Peschka Subd., Resub. Lots 5, 6 and 7  
Rabb Rd. and Norris Dr.  
(pending fiscal arrangements, easements and departmental reports)
- C8s-60-22 J. E. Bouldin Addn., Resub. Lot 10, Blk. 0  
S. 4th St. S. of W. Johanna  
(pending fiscal arrangements)

## ADMINISTRATIVE APPROVAL

The staff reported that 2 plats had received administrative approval under the Commission's rules. The Commission therefore

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

C8s-60-16 Dunn Addition

W. 39 $\frac{1}{2}$  St. and Alice Ave.

(Disqualified: Mr. Rainey)

C8s-60-29 Moursund Subd.

Ashby Ave. W. of Burford

## SHORT FORM PLAT - REVIEWED

C8s-60-32 North Loop Plaza

Burnet Rd. and North Loop Blvd.

Mr. Braswell (agent) explained that it had been necessary to send this plat to Boston for signatures and it was not received in time for filing in the Department to give other departments time to review the plan. He said he had requested Mr. Gibson Randle (attorney for the subdividers) and Mr. M. O. Metcalfe (engineer) to be present and discuss this with the Committee. Mr. Stevens reported that the plan was only filed this morning before the meeting and recommended that it be presented to the Planning Commission at the next meeting. He said either that action could be taken or the plat could be reviewed and then the staff be authorized to give administrative approval after reports have been received from other departments and requirements met.

The subdividers explained that this is a resubdivision to take a part of the Rosedown subdivision which has been vacated and Christal tract and add it to a tract on the north to form Tract A. They said there is an existing utility easement along the rear of the original lots in Rosedown subdivision which is proposed for abandonment through this Tract A but for extension from the south along the south and southwest line of Tract A and on back to Hancock Drive. The Committee reviewed the plat and statements presented and

VOTED: To authorize the staff to give administrative approval when all necessary departmental reports have been received and requirements are met.

DISQUALIFIED: Mr. Braswell

## PRELIMINARY PLAN - REHEARING

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

Mr. Thomas G. Gee (attorney for Mr. Nelson Puett) stated that, as he read the minutes of the last meeting, it appeared there might have been an error, and that he did not think the Commission disapproved the plan on the counts as listed. He said the sole impediment is that there is a lease on a part of the subdivision. He read from the lease which was entered into by Mrs. Claudia T. Johnson and later assigned to the LBJ Company and showed on a plan of the subdivision that no additional towers could be constructed within the area of this subdivision because the towers were to be 1600 feet apart. He explained that the lease stated only that portions of the premises were leased for the purpose of maintaining, using and operating a radio station but did not specify certain areas. He thought that from a practical standpoint the existing towers would not be moved, and there have been no new towers within the past ten years.

Mr. Donald Thomas (attorney for the LBJ Company) interpreted the least as applying to any portion of the premises in which the lessee selects a site. This tower arrangement was designed in 1944 and when the original two towers were set up a large portion of the northwestern part of the city was undeveloped and the tower arrangement was not designed to serve that section of the city. He stated that within two years this station will be operating with a three-tower arrangement in order to serve all sections of Austin. A permit has been granted for an FM station which they are proposing to install in Austin, with the possibility that it will be located at Mt. Larson or on the tract in question. He said the new towers will be guyed towers so that they can be moved. They would like to use any portion of the premises they choose and have the right to build roads and power lines. When the third tower is constructed it will have to be connected with a high power line. Mr. Thomas stated that a 1000-foot corridor was needed to protect the underground wiring system when the third tower is erected. It was also noted that the deed to Mr. Puett includes and shows this lease. In response to a question from the Chairman, Mr. Thomas said the corridor was absolutely necessary.

Mr. Fowler presented the following information: At the time this Section 3A was brought in, several of the lots which were proposed to be approved by the Commission were actually within the radius of the tower base which contains the underground wires. After trying to relocate some of the easements in this area and after changing the shape of some of the lots so that they did not conflict with the tower, Mr. Puett and Mr. Thomas indicated that they had reached some agreement and I approved the plat. I was approached by Mr. Brand today with reference to Mr. Puett's title. I told him that before any person had approval, that person must make available all streets and easements on the property; so long as there was a controversy as to what lots were outstanding, the Commission could not properly receive and approve the plat as they could not be sure that the public could be served with the

Planning Commission -- Austin, Texas

Reg. Mtg. 4-5-60

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

streets and easement. I told Mr. Brand that I was not anxious to get the City, Planning Department and Legal Department involved in trespass to try title if the title company or anyone felt they were able to guarantee streets and easements, gas and water and sewer lines. Mr. Brand said he thought that was a reasonable proposition.

The Commission expressed the opinion that the title question and the legal question as to usage of the property should be worked out between the subdivider and the lessee before reaching the Commission for consideration. It was therefore

VOTED: To DISAPPROVE the plan of SOUTHERN OAKS (Revised) until the legal questions have been settled between the subdivider and the lessee.

SUBDIVISION PLATS - FILED

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

VOTED: To ACCEPT the following final plats for filing:

C8-59-37 Allandale Hills, Sec. 1  
Mahone Ave. N. of Anderson La.  
C8-60-8 Allandale West, Sec. 5  
White Rock Dr. and Bullard Dr.

SUBDIVISION PLATS - CONSIDERED

C8-59-42 Jet View (Revised)  
Rusty Dr. and Palomino Tr.

It was reported by the staff that this plat satisfies all of the standards of the Subdivision Ordinance, but that the Health Department has advised that septic tank installation must be inspected and approved by that department since the plat has been revised as a suburban subdivision instead of the first plan which was approved as an urban subdivision. The Commission then

VOTED: To APPROVE the plat of JET VIEW as revised.

C8-59-53 Club Heights (Revised)  
Club Terrace and Grove Blvd.

It was reported by the staff that this plat meets the requirements of the Subdivision Ordinance and fiscal arrangements have been completed. The Commission therefore

VOTED: To APPROVE the plat of CLUB HEIGHTS as revised.

Planning Commission -- Austin, Texas

Reg. Mtg. 4-5-60

C8-59-56 Northwestern Industrial Subdivision  
U. S. 183 W. of McNeil Rd.

The staff reported that fiscal arrangements have not been completed. The Commission therefore

VOTED: To DISAPPROVE the plat of NORTHWESTERN INDUSTRIAL SUBDIVISION pending completion of fiscal arrangements.

C8-60-5 Lorena Addition, Sec. 2  
Walnut Dr. and Georgian Dr.

The staff reported that fiscal arrangements have not been completed and that the Health Department has advised that septic tank installation must be inspected and approved by that Department. The Commission therefore

VOTED: To DISAPPROVE the plat of LORENA ADDITION, SEC. 2, pending completion of fiscal arrangements.

SHORT FORM PLATS - FILED

C8s-60-32 North Loop Plaza  
Burnet Rd. and North Loop Blvd.

The staff reported that this plat was reviewed by the Subdivision Committee and the staff was authorized to give administrative approval when departmental reports had been received, but that since all of these reports have not been received it is recommended that the Commission accept the plat for filing. The Commission therefore

VOTED: To ACCEPT for filing the plat of NORTH LOOP PLAZA.

DISQUALIFIED: Mr. Braswell (agent for the subdivider)

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 except as shown. The Commission therefore

VOTED: To APPROVE the following plats:

C8s-60-25 Hood's East Side Lots  
Neal and Cherico Sts.

C8s-60-27 Georgian Acres, Resub. Lot 5, Blk. C  
Georgian Dr.

C8s-60-28 Alexander Sub.  
Old Austin-Manchaca Rd.

The staff reported that the Health Department has advised that septic tank installation must be inspected and approved by that department.

Planning Commission -- Austin, Texas

Reg. Mtg. 4-5-60

Short Form Plats Approved--contd.

C8s-60-33 Christian and Fellman Addn., Resub. Lots 2-5, Blk. 29  
Oldham St. and Manor Rd.

C8s-60-34 Alice Mary Rader Subd.  
James Casey St.

The staff reported that James Casey Street is only 30 feet in width but 10 feet is being given by this subdivision and the remaining 10 feet needed will be taken from the other side.

The Commission then

VOTED: To grant a variance from the Subdivision Ordinance on street width requirements.

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

C8s-60-26 Manchaca Estates, Resub. Lot 13, Blk. 2  
Cannon League Dr. and Miles Ave.

The staff reported that fiscal arrangements are needed for installation of water lines. The Commission therefore

VOTED: To DISAPPROVE the plat of MANCHACA ESTATES, RESUB. LOT 13, BLK. 2, pending completion of fiscal arrangements.

C8s-60-30 Peck Subdivision  
Lynch St. and Thrasher La.

It was reported by the staff that corner Lots 7 and 8 are inadequate in area and width and that a variance from the Board of Adjustment would be necessary before a dwelling could be erected on Lot 8. It was also reported that two owners who purchased property from the original tract should sign the plat. Mr. Rainey (engineer) said he would eliminate Lot 8 from the plat, and explained that he could get the signature of one of the owners but not the other. The Commission felt that Lot 8 should not be included. It was then

VOTED: To DISAPPROVE the plat of PECK SUBDIVISION pending receipt of the necessary departmental reports and subject to the omission of Lot 8 from the plat, and to grant variances from the Subdivision Ordinance on lot width and lot area requirements for Lot 7.

DISQUALIFIED: Mr. Rainey

C8s-60-31 Gullett Gardens No. 2, Resub. Lots 1, 2, Blk. 3  
Mansell Ave. and Lyons Rd.

The staff reported that the subdivider proposes to shift the common line between Lots 1-A and 2-A to provide a larger building site for the dwelling planned on the interior lot, and that this provides a width at the front of

C8s-60-31 Gullett Gardens No. 2, Resub. Lots 1, 2, Blk. 3--contd.

the corner lot of 51.28 feet while 60 feet is required for corner lots. It was noted that there is a width of 64.82 feet at the rear of Lot 1-A because of the curve in Lyons Road. The Commission then

VOTED: To DISAPPROVE the plat of GULLETT GARDENS NO. 2, RESUB. LOTS 1, 2, BLK. 3, pending receipt of the necessary departmental reports, and to grant a variance from the Subdivision Ordinance on lot width requirements for Lot 1-A.

## OTHER BUSINESS

C10-55-3 STREET ABANDONMENT

Perry Lane, Finley Dr. to Bull Creek Rd.

The Director explained that this section of Perry Lane has been dedicated but never developed and used. He said the vacation of the street would create a block length about 500 feet more than the normal 1200-foot length but there seems to be no need for this section.

The Commission felt that the need for short cross streets is disappearing and that people would be traveling toward the downtown area along Bull Creek Road south to 45th Street rather than using this cross street. It was also felt that this would create a bad off-set intersection with Bull Creek Road which carries a large amount of traffic. For these reasons, it was

VOTED: To recommend that the portion of Perry Lane between Finley Drive and Bull Creek Road be abandoned subject to the City retaining the necessary easements.

C10-60-1(d) ALLEY ABANDONMENT

East 17th St. Alley E. of Neches St.

The Commission considered this request by the abutting owner for the vacation of an unopened section of an alley which could not be extended because of Waller Creek and a bluff. The Director reported that this alley is almost in Waller Creek and serves no purpose. The Commission agreed that the request should be granted and it was therefore

VOTED: To recommend that the portion of East 17th Street Alley east of Neches Street as shown on the attached sketch be vacated subject to the City retaining the necessary easements.

C10-60-1(e) STREET ABANDONMENT

West Live Oak St. W. of South 5th St.

The Commission reviewed the request of Mr. W. C. Brown for the vacation of that portion of West Live Oak Street west of South 5th Street so that his entire tract of land, which is bisected by this street, may be developed.



C10-60-1(e) STREET ABANDONMENT--contd.

The Director submitted a possible subdivision layout which was prepared at the request of the owner and explained that the City has abandoned the plan to make Live Oak Street a thoroughfare and has designated Oltorf Street for that purpose. He felt that Live Oak would not be extended further to the west because of the difficulty in crossing the railroad and that Oltorf Street is a better location for the thoroughfare.

Several members of the Commission expressed the opinion that Live Oak Street will need to be extended west in the future and that this section should not be vacated but should be opened up to the housing project. It was then

VOTED: To recommend that the portion of West Live Oak Street west of South 5th Street as shown on the attached sketch be retained as a street and not be vacated.

C10-60-1(f) STREET ABANDONMENT

Bridle Path E. of Scenic Dr.

Mr. Gibson R. Randle (attorney) represented Mr. and Mrs. John D. Coats and presented the following information in support of their request for this street vacation:

1. This portion of Bridle Path has been open on the ground since 1952. It is unpaved and consists only of one graveled lane. At the point where it enters Scenic Drive the grade falls sharply downward into Scenic Drive with the result that Bridle Path is hard to maintain due to heavy wash of gravel on the lane. This portion is virtually unused by the public because of the extremely dangerous entrance into Scenic Drive. This street serves no public need but, on the contrary, is actually a public danger.
2. The retaining wall was built because the property is above Scenic Drive and the crest of the hill is at the Coats' house. There is a ravine between this property and Rockmoor.
3. Vacating 8 feet would not solve the problem. Vacating a substantial strip along the north side would alleviate part of this problem. Mr. Coats purchased this property without a survey and much to his regret later learned that the north line of the street cuts through the corner of his house and through his garage. Prior to 1952 this area was improved as a part of his property. If an arrangement could be worked out, Mr. Coats would remove the garage (which extends into a part of the street which is not to be vacated) and would improve the house for his home.
4. It would be difficult to provide a turn-around if this portion of the street were closed.

C10-60-1(f) STREET ABANDONMENT--contd.

5. In making this request we do not waive any rights with reference to the title and legal status to what we have been referring to as Bridle Path Street. Bridle Path in this block actually never became a street because it was never dedicated by the owners, only one of six owners making the dedication at the time it was dedicated. The simplest way to settle the title to it is by an ordinance vacating this portion of the street rather than going to the trouble of a title suit to establish its status.

The Director explained that Bridle Path extends for ten blocks to Exposition Boulevard, varying in right-of-way, and that to close this portion would create a dead-end street. Lots 9, 10 and 11 are currently undeveloped but apparently these lots are about to be developed and this will add to the burden on the street. He said this is across from the Walsh Boat Landing and there is the matter of visibility at Scenic Drive to be considered, there being a blind intersection with a rock retaining wall 4 or 5 feet high along the Coats' property at the paving line, but this would not be solved by the closing of the street. He suggested that the north 8 feet of this 58-foot section might be vacated since the 58-foot width is not needed here but he recommended against closing the entire width of street.

The Commission discussed the information presented and felt that further study and inspection of the site be made before a decision is reached. Mr. Lewis requested Mr. Fowler to present a report on the legal aspect of the case. The Commission then

VOTED: To DEFER consideration of this request pending further study and inspection of the site and to request the Legal Department to present a report on the legal aspect of the case.

C10-60-1(g) STREET ABANDONMENT  
Bull Creek Rd. at Balcones Trail

The Director reported that this request is for the vacation of a portion of Bull Creek Road in order to straighten out the right-of-way. He said that the City will acquire a small triangular strip extending south from the north line of the Humble Oil and Refining Company property in exchange for the strip to be vacated at the south point of this property.

The Commission agreed that this exchange of property would provide a better intersection and it was therefore

VOTED: To recommend that the portion of Bull Creek Road at Balcones Trail as shown on the attached sketch be vacated subject to the City retaining the necessary easements.

Planning Commission -- Austin, Texas

Reg. Mtg. 4-5-60

R808 DEVELOPMENT PLANS

The staff presented a plat showing a judicial partition of the William and Martha Bell Tract located between and fronting on Webberville Road and Tannehill Lane and requested the Commission to determine whether or not a short form subdivision showing three of these partitioned tracts should be presented as a short form subdivision. The Commission concluded that if building lines are established to assure the future extension of Samuel Huston Avenue and the proper setback for the two buildings which would face this future street, the Commission would consider the plat. It was therefore

VOTED: To authorize the staff to accept the plat, including the Arthur Bell Tract, the Algie Bell Tract, and the Reverend John Bell Tract, with the building lines shown on the two tracts affected by the extension of Samuel Huston Avenue.

C2-53-4 ZONING ORDINANCE: Interim Revisions

The Director reported to the Commission that the Board of Adjustment recently had a request for a variance to permit outside storage for the Southern Union Gas Company which is prohibited under the Zoning Ordinance in a "C" Commercial District. He explained that open storage is permitted in any Use District by the City under Special Permit but not by private utilities which need "DL" Light Industrial zoning, and that the representatives of the Gas Company had felt there was discrimination between the City and private utilities storage privileges. The Commission discussed this matter and some members felt that it might not be advisable to relax the restrictions since storage yards next to residential areas are not desirable and that, under the Special Permit procedures, the City storage yards could be restricted and controlled. Some members thought that the Ordinance should apply to the City as well as to private utility companies. It was then

AGREED: That the Director would report to the Board of Adjustment that this matter is being considered by the Commission.

C10-57-2 THOROUGHFARE PLAN REVIEW

The Chairman reported that he and two other members of the Commission had met with the City Council on the thoroughfare standards recommended by the Commission and that a public hearing on this matter has been set by the City Council for April 14, 1960, at 2:00 p.m. and the Commission has been invited to attend the hearing.

## ADJOURNMENT

The meeting was adjourned at 10:25 p.m.

APPROVED:

David B. Barow  
Chairman

Hoyle M. Osborne  
Executive Secretary