

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- June 28, 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, Acting Chairman
Howard E. Brunson
S. P. Kinser
W. Sale Lewis
Emil Spillmann

Absent

Carl A. Johnson

Also Present

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

ELECTION OF OFFICERS

In view of the fact that Mr. Barrow has recently been reappointed to the Commission, it was

VOTED: To elect Mr. Barrow as temporary chairman until the full Commission has been appointed.

MINUTES

Minutes of the meeting of May 31, 1960, were approved as submitted.

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting June 21, 1960:

C14-60-63 Robert Meiske: A to O
4205 Bellvue Avenue

Mr. Meiske explained that his wife proposes to operate a beauty shop, with no outside help, in a garage which is separate from the house and located on the rear of the lot. Replies to notice were received from three persons who favored the request.

Written opposition was filed by one person on the grounds that any zone change in this residential area would lower the value of all other residential property on which some older people have spent their life's savings; the area is not adaptable for total zoning change and therefore by this "spot zoning" it would only create a less desirable residential neighborhood for all the people who live there while giving one person a special privilege which he did not buy nor pay for as office-zoned property.

C14-60-63 Robert Meiske--contd.

The Director explained that "O" Office is requested since the beauty shop would be in a separate building and not in the physical part of the home. He reported that the area immediately surrounding this property for one or two blocks is residential, while there are some lots having two residences because it is an old area. Because this would be spot zoning, Mr. Osborne recommended against the request. The Commission discussed the location and development in this area and concluded that the request should be denied because it would be spot zoning which is illegal. It was therefore unanimously

VOTED: To recommend that the request of Robert Meiske for a change of zoning from "A" Residence to "O" Office for property located at 4205 Bellvue Avenue be DENIED.

C14-60-64 Phillip Baker: C to C-1
 1010-1012 (1008) East 11th St. (as amended)

The applicant stated that he wants to rent the existing building as a cafe with the privilege of selling beer with food or for off-premise consumption as permitted in a "C-1" zone. There is beer being sold on each side of this property in "C-1" zones. He amended his request by letter to include only the south one-half of this property fronting on 11th Street.

One person representing the St. Joseph's Grand Lodge appeared and said they were opposed to hard liquor but since there is beer on each side of this property they could see no objection to the change of zone requested. One reply to notice was received favoring the request.

Written objection was filed by the Ebenezer Baptist Church which was represented at the hearing by Deacon Walter J. Jones. He said as a Deacon he would have to object to the change to permit beer; also, people now throw beer cans and wine bottles in his yard and this would increase the nuisance.

According to the staff report, the property along 11th Street is generally developed as commercial and the Director recommended that the request be granted. The Commission concluded that this request would conform to the policy of the Commission since there is "C-1" zoning on each side of the applicant's lot and because of the commercial development along 11th Street. It was therefore unanimously

VOTED: To recommend that the request of Phillip Baker (as amended) for a zoning plan change from "C" Commercial to "C-1" Commercial for property located at 1010-1012 (1008) East 11th Street be GRANTED.

DISQUALIFIED: Mr. Kinser (owner of property nearby)

C14-60-65 Secured Investments, Inc.: O to C-2
3122 Manor Road

Mr. Frank C. Barron (Present) appeared at the hearing and presented the following information in support of this request:

1. I have a lease with the Bottle Shop for the use of this property in the event it is rezoned. The Bottle Shop lost a lease in its present location and they have leased this lot for five years. I offered them a location on Airport Boulevard but that area is not developing but Manor Road will be the main shopping area since the erection of the Airport building. The proper zoning for this area on Manor Road is "GR" rather than "O" and an application has been filed for a "GR" zoning. The lessee proposes to operate a gift shop with their business because of the travel from the Airport.
2. The property where the cafe was located has reverted back to "O" Office and I have my office there now. By moving these Special Permit uses to Airport Boulevard nothing would be solved because the City is taxing me and I have cooperated with the City in a lot of ways.
3. The main objection from the neighbors was the terrazzo company who did some of their mixing behind the building and worked late at night. I asked them to move and in their place is a photograph company who does work for the State of Texas. We cleaned up the area after the terrazzo company moved.

The Commission discussed the development in this small area, most of the uses having been established under a special permit with the condition that the commercial uses would gradually be re-established in the "C" Commercial area on Airport Boulevard. It was also noted that the applicant has filed an application for "GR" General Retail on this property. The Commission then concluded that the request should be granted in view of the commercial development and the filing of the zoning change request for "GR" General Retail on the entire "O" Office area, and that this area is a fairly well developed commercial area. Therefore, it was unanimously

VOTED: To recommend that the request of Secured Investments, Inc., for a change in the zoning plan from "O" Office to "C-2" Commercial for property located at 3122 Manor Road be GRANTED.

C14-60-66 Horace W. Ely and Andrew H. Viscardi: A to C
901-907 East 51st St.

Mr. Viscardi appeared before the Commission and stated that he proposes to erect a building, 40' x 25', on his two lots and provide off-street parking for a small printing shop and a sign painting business. He explained that the buildings along this street are below standard and should be condemned, and that this is an area for small businesses which cannot afford to locate on the expensive property along the Interregional Highway and other major boulevards.

Cl4-60-66 Horace W. Ely and Andrew H. Viscardi--contd.

In response to a question regarding the widening of 51st Street, Mr. Viscardi agreed to give the necessary 15 feet for widening from his property but could not speak for the other applicant. He explained that the widening in front of his two lots would not help since the property on the corner is already commercial and developed and the narrow property between this and his property could not front on Airport Boulevard and would be the only place where the street would be widened. He did not think he should be penalized because the commercial property on the corner would be a bottleneck, although he realized the need for widening the street. Mr. Viscardi said he could use the property for other than the proposed uses and would accept "O" Office zoning for his portion if the Commission thought this the proper zoning.

The Director pointed out the large amount of commercial property in this area which is excessive in relation to the present and anticipated population east of Airport Boulevard and north of the Municipal Airport, and the small percentage of developed commercial property, including all of Capital Plaza. He reported that 51st Street has a narrow right-of-way and narrow and poor paving but is heavily traveled. He said the street is scheduled for widening to an 80-foot thoroughfare in 1964 under the Capital Improvements Program and, even if additional right-of-way were given from any of the property at this time there would still be no widening of the street until 1964 and it is questionable that there could be any paving until that time. He said the street is not adequate for its present use and commercial zoning will increase the congestion since these four lots would have business fronting on 51st Street and not on Airport Boulevard which is one of the major streets that does not carry its fullest capacity of traffic. He suggested that the property might be zoned "B" Residence or "O" Office but did not think it should ever have intensive commercial uses.

Mr. Osborne also called attention to this residential area which would be split by 51st Street and if this street is strip zoned it would spread blight throughout the entire residential area. He recommended that no zoning change be made on this street at this time as a matter affecting public welfare.

Mr. Barrow noted that the property could be used for any purpose permitted under the Zoning Ordinance which might further increase the congestion on 51st Street. He said the corner property fronts on Airport Boulevard which is wide enough to take the additional traffic but if 51st Street is insufficient to care for present needs, this zoning change would aggravate the condition. He felt that the street will be commercial when it is widened and that the additional right-of-way should be given now. Mr. Brunson felt that this will be a street for small businesses but agreed that the present right-of-way is not wide enough to take the added traffic. Mr. Lewis thought that the area around 51st Street will generate a lot of traffic regardless of whether or not there is business here.

C14-60-66 Horace W. Ely and Andrew H. Viscardi--contd.

With regard to the excess zoning as reported by the Director, Mr. Barrow said he had found no practical means to apply control or growth of the commercial property and his only reason for being in favor of the zoning is if the street is widened and to increase the depth of the present commercial zoning on Airport Boulevard. Mr. Osborne noted that this property is all under separate ownership and would not be developed as a unit even if the commercial zoning is deepened.

It was concluded that to increase the commercial area on 51st Street would endanger the public since 51st Street is insufficient to take the additional traffic which would be created, but if the street were of sufficient width, commercial zoning might be favorable. It was then unanimously

VOTED: To recommend that the request of Horace W. Ely and Andrew H. Viscardi for a change of zoning from "A" Residence to "C" Commercial for property located at 901-907 East 51st Street be DENIED.

C14-60-67 Austin Oil Company: A to GR
Whittier and E. 19th Sts.

Mr. Joe Perrone represented the applicant and stated that, while this is a spot zone, 19th Street is fast becoming a thoroughfare with heavy traffic. He said the residential area to the rear is in a very poor condition and "GR" usage is the only possible use here. He noted that the property is also near the Interregional Highway. Two replies to notice were received favoring the request.

Mrs. Stephen Lockwood (1206 East 19½ Street) stated that her home is across the street from this property and she has improved it and does not wish to move soon. She said the area surrounding her is very undesirable and some lots are not well kept, that she is not opposed to the filling station but hopes that it will be well kept since there are some conditions around a station that are objectionable, including flood lights.

Mr. Lee B. Brown (1908 Emerson Street) explained that since beer cannot be sold here and the uses will be restricted to those listed in "GR" General Retail zones, he has no objection. One reply to notice was received opposing the change but no reasons were given.

The Director reported that there is a single-family dwelling on this lot and the area immediately to the north is single-family, with some lots having two dwellings; that Oakwood Cemetery is located directly across the street and an elementary school about one and one-half blocks to the west of Interregional Highway. He said East 19th Street has been planned for a primary thoroughfare but now has a paving width of 40 feet and carries about 5900 cars per day. In view of the fact that this is not in accordance with the established pattern in the area and is a spot zone, the Director recommended against granting the request. The Commission reviewed the staff

C14-60-67 Austin Oil Company--contd.

report and concluded that the request should be denied since this would be spot zoning and the property is in a fairly well developed single-family residential area. It was therefore unanimously

VOTED: To recommend that the request of Austin Oil Company for a zoning plan change from "A" Residence to "GR" General Retail for property located at the northeast corner of Whittier Street and East 19th Street be DENIED.

C14-60-68 H. R. Stinson: C to C-1
South Lamar Blvd. and Bluff St.

Mr. H. R. Stinson made the following statements in support of this request: Two women who have been operating a barbecue stand about two blocks away, including the sale of beer, have lost their lease and are proposing to operate at this location. They wish to continue the sale of beer with barbecue and lunches. The fence and tree in the rear will be removed and an ample parking area provided. The present curb cut will be reduced to restrict entrance and exit to lessen the traffic congestion.

Mr. O. B. Swindell (partner of the applicant) joined in the request and replies to notice were received from three nearby owners approving the request.

Written objections were filed by Mr. Wilson Raven (611 South Lamar Boulevard) for the reason that he would rather not have permits to sell beer, etc., issued for places in the immediate vicinity of his property. He felt that the value of his property would be down-graded for his present and future purposes.

The staff report shows that the property is now occupied by a building being used as a real estate office and that the property along Lamar is zoned and generally developed as commercial; that Lamar has heavy traffic and is scheduled for widening to 65 feet of paving. The Director recommended the change but suggested revision of the curb cut so that cars would not be backing out into traffic. The Commission felt that the request conforms to its policy since this is becoming a well-developed commercial area, with the understanding that off-street parking will be provided and the curb cut be revised. It was therefore unanimously

VOTED: To recommend that the request of H. R. Stinson for a change in the zoning plan from "C" Commercial to "C 1" Commercial for property located at the southwest corner of South Lamar Boulevard and Bluff Street be GRANTED.

DISQUALIFIED: Mr. Brunson (owner of business across the street)

C14-60-69 Gene Cullen: A to GR
4401 Manchaca Road

Mr. Raymond Ramsey (agent for Continental Oil Company) represented the applicant and explained that the corner lot which is proposed for a service station would be very restricted without this additional 20 feet which will provide better ingress and egress. He said deed restrictions on this property expired in January of this year. The applicant filed a written statement that he favored the rezoning but could not be present at the hearing. Replies to notice favoring the request were received from two owners of nearby property.

According to the staff report, a short form subdivision was recently approved which provided for the necessary widening of Manchaca Road. In view of the fact that this is a normal extension of existing zoning, the Director recommended granting of the request. The Commission concluded that this would be a logical extension of the present commercial zoning, especially since the additional right-of-way has been given for the widening of Manchaca Road. It was therefore unanimously

VOTED: To recommend that the request of Gene Cullen for a change of zoning from "A" Residence to "GR" General Retail for property located at 4401 Manchaca Road be GRANTED.

C14-60-70 Ramona Sanchez: A to B
1005 Willow St.

Mr. Rudy Cisneros (agent) represented the applicant and explained that Mrs. Sanchez proposes to operate a beauty shop in her home here. There is another beauty shop further down Willow Street. Mrs. Sanchez now operates a shop on East 6th Street but traffic is heavy and this street is not a very desirable place for a beauty shop. This use would help in this eastern section of the city.

Two replies to notice were received from owners at 1007-and 1004 Willow Street who favored the request and a petition signed by 14 persons expressing no objection to a beauty shop was filed.

Replies to notice were received from three owners at 1016-1014 and 1001 Willow Street opposing the request but giving no reasons.

The Director noted that this is generally one- and two-family dwellings in a very old development, some lots having two houses, but there are no "B" Residence uses. He recommended that the request be denied because it would be spot zoning. Mr. Osborne further reported that all of the lots in this area are of insufficient area to permit apartment development, being less than 8000 square feet which would not even permit a duplex unless the area is "B" Residence. The Commission considered the nature of the area and Mr. Kinser called attention to several apartment-house uses which may be non-conforming but it was concluded that this would be spot zoning which is

C14-60-70 Ramona Sanchez--contd.

illegal and if a larger area were considered it might be changed to "B" zoning. Some members felt that the construction of the Interregional Highway changed the character of the area and that it will eventually be changed to a lower classification. It was then unanimously

VOTED: To recommend that the request of Ramona Sanchez for a zoning plan change from "A" Residence to "B" Residence for property located at 1005 Willow Street be DENIED.

C14-60-72 St. John's Corporation: A to GR
6215-6313 Airport Blvd.

Messrs. Trueman O'Quinn (attorney), Edwin Brown (owner), and H. W. Curington (agent) appeared in support of this request and presented statements which may be summarized as follows: This is the first step in developing a large tract of land, the south portion being planned for about the same depth as the subject property for commercial usage and the north portion for residential use. The Marvin Turner Engineers firm is working on a plan for the entire tract and they intend to work with the Planning Commission regarding the street layout and other phases of the plan. This particular tract will be sold and the purchaser is anxious to start construction on the proposed development so that it can be completed by the middle of October. It is proposed to have 80,000 square feet of floor area in the building, with the remainder of the area sufficient to provide ample off-street parking. Other requests for uses of compatible style will be filed within a few weeks. This portion of the property seems to be suitable for the use proposed and other commercial uses because of its location on two well-known traffic arteries.

The Director explained that the entire 300 acres in this tract is under the same ownership and the subject property is a part of the whole tract and Mr. O'Quinn had explained that a larger portion to the south along Airport Boulevard and around on the Interregional Highway would later be requested for "GR" zoning. He said the only question is that the Commission is depending upon the good faith of the representatives of the applicant as to fulfillment of any plan and whether or not it will be a plan suitable to the Commission when it is presented. He preferred that the owner present a plan for the development of this property to include the entire tract so that the Commission could consider streets, zoning, and other features of an organized plan. He said, however, that this tract is of sufficient size to permit streets on each side and a plan for the remainder of the property.

Mr. Barrow said he is very much in favor of the Subdivision Ordinance requiring filing of a plat on commercial areas of a certain minimum size but this is not required at this time. He thought that the size of this tract is not large enough to interfere with a plan for the property and that the location and suitability of the land for the use proposed makes it a desir-

C14-60-72 St. John's Corporation--contd.

able "GR" zone. It was then concluded that the request should be granted since this property is more suitable for commercial than residential use, being a large tract and a part of a plan for the entire property as represented by the applicants. Therefore, it was unanimously

VOTED: To recommend that the request of St. John's Corporation for a change in the zoning plan from "A" Residence to "GR" General Retail for property located at 6215-6313 Airport Boulevard be GRANTED.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of June 20, 1960. The staff reported that no appeals had been filed for review of the Committee's action but that one case had been referred to the Commission without action on:

C8s-60-65 Ilene Meir Subdivision

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of June 20, 1960, on the minutes of this meeting.

PRELIMINARY PLANS

C8-60-3 Southridge, Sec. 1 (Revised)
Clawson Rd. and Lightsey Rd.

The staff announced that the engineer has requested postponement of this subdivision since the Department has made some suggestions which Mr. Nash Phillips (subdivider) has not had a chance to study. The Committee therefore

VOTED: To DEFER consideration of this subdivision until the next Subdivision Committee meeting.

C8-60-19 Highland Hills, Sec. 6, Phase 1
N. Extension of Highland Hills Parkway

The staff reported a note by the Water and Sewer Department that an approach water main will be required for the lots above 760 elevation but water is available below the 760 line, and that a trunk line will be required for the sanitary sewer. Mr. H. W. Curington (engineer) said he was aware of this situation. Mr. Nicholson said that this will probably be taken care of at a later date since a schematic plan has been presented for the adjoining property.

C8-60-19 Highland Hills, Sec. 6, Phase 1--contd.

The following recommendations were presented and discussed:

1. Building lines need to be shown on the plan as required by the Subdivision Ordinance. Mr. Curington said 25-foot setback lines are proposed.
2. The name of Highland Hills Parkway should be changed and especially that portion north of street "C" to avoid confusion in street numbering. The name of street "C" should be the same as the south portion of Highland Hills Loop. Attention was called to the loop of Highland Hills Parkway in the existing subdivision on the southeast which curves and presents a numbering problem. Mr. W. L. Bradfield (subdivider) agreed to work out the street name situation satisfactory to the City.
3. Names should be shown for the street running east of Highland Hills Loop, for the north portion of Varanda Drive, and for the cul-de-sac street running west off of Highland Hills Parkway. Mr. Bradfield said this is only a study and these streets will probably be relocated. Mr. Barrow suggested that in a loop street, the name should be the same. The street numbering problem was discussed and the difficulties presented from both angles -- when there are four street names for the loop and when there is a continuous street name with continuous numbering which might not correspond with adjacent street numbering.
4. All blocks should have some designation, especially if there are other blocks in the subdivision with similar lot numbers. Mr. Bradfield had felt that a block of only a few lots would not need to have a block designation.
5. The Ordinance requires a minimum frontage width of 50 feet for Lot 48. The subdivider said this would be worked out.
6. The south part of Lot 22, Lot 66, and the property northeast of Lot 66, should be excluded from this plan until the adjoining property can be included because of the shallow depth of the property which would not provide adequate building sites. Mr. Curington said this will be eliminated from the subdivision.
7. The property along the west side of Highland Hills Parkway must be included with subdivision of the adjoining property to the west. Mr. Bradfield said this involves some property owned by Mr. Barrow and this strip will be conveyed to him so that he can subdivide his property.
8. It was noted that no final plat can be accepted until access streets to this subdivision are dedicated.

C8-60-19 Highland Hills, Sec. 6, Phase 1--contd.

9. Attention was called to a possible need for a variance in length of Block D when the adjoining property to the north and east is subdivided.

Upon review of a suggestion by the Department, Mr. Bradfield said he would be agreeable to the proposed extension of the loop street to the property on the northeast.

The Committee then

VOTED: To APPROVE the plan of HIGHLAND HILLS, SEC. 6, PHASE 1, subject to the following conditions:

1. Working out of street names by the subdivider and affected City departments, and
2. Compliance with departmental requirements.

C8-60-20 Forest Oaks Memorial Park
U. S. 290 W. of Oak Hill

The staff reported that this is a revised plan of the original cemetery subdivision and that the subdividers have requested a name change to avoid confusion with Austin's Memorial Park cemetery. The Committee then

VOTED: To APPROVE the plan of FOREST OAKS MEMORIAL PARK CEMETERY subject to departmental requirements.

FINAL PLAT - CONSIDERED

C8-60-13 Windsor Park II, Sec. 5
Wheless Lane

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

VOTED: To APPROVE the plat of WINDSOR PARK II, SEC. 5.

SHORT FORM PLATS - FILED

C8s-60-67 Eubank Acres, Resub. Lots 1 & 9, Blk. B
U. S. Hwy. 81, Caddo St., Tedford St.

This plat was presented under Short Form Procedures and was reported by the staff to comply with all provisions of the Ordinance except receipt of departmental reports. The Committee therefore

VOTED: To ACCEPT for filing the plat of EUBANK ACRES, RESUB. LOTS 1 & 9, BLK. B.

SHORT FORM PLATS - CONSIDERED

C8s-60-65 Ilene Meir Subdivision
Tyler, W. 49th and Lynnwood Sts.

The staff reported that this was originally one large lot but is not large enough for two lots, especially since the City acquired a triangular portion at the intersection of West 49th and Lynnwood Streets. It was further reported that other lots in this area are of standard size. Mr. Doak Rainey (engineer) said this lot was acquired at separate times and a building permit was issued on what is shown as Lot 1. He said the original lot was sold in this form and the subdivider brought it as two lots, now proposing to erect a two-bedroom home on Lot 2. The staff reported that each lot should have an area of 6900 square feet as corner lots.

The Committee discussed this subdivision and felt that it should be inspected before a decision is reached. Therefore, it was

VOTED: To REFER this plat to the Planning Commission pending a field inspection of the site.

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-60-63 Oak Haven, Sec. 3
W. 45th and Shoal Creek
C8s-60-64 Sunnyvale, Sec. 2
Bill Hughes Rd.
C8s-60-70 Ridgetop Gardens, Resub. 2-B of Lots 3 & 4
East 52nd and East 51st E. of Cameron Rd.

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-60-66 Ridgetop Addn.
E. 50th St. and Harmon Ave.
C8s-60-69 Continental Addn.
Manchaca Rd. and Ben White Blvd.
Mr. Rainey said they would show a 25-foot setback from Manchaca Road on the third lot, and that they wanted a 25-foot setback from Ben White Boulevard, even though Casey Street has not been abandoned as explained by the staff.
C8s-60-62 Plaza Place, Resub. of Lots 6-14, Block E
N. Lamar Blvd. and Shirley Ave.

Planning Commission -- Austin, Texas

Reg. Mtg. 6-28-60

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:

08-60-6 Eubank Acres, Sec. 4
Cedar Hollow Cove and Indianhead Dr.
08-60-20 Forest Oaks Memorial Park
U. S. 290 W. of Oak Hill
08-60-21 Colonial Hills, Sec. 3
Wheless La. and Berkman Dr.

SUBDIVISION PLATS - CONSIDERED

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

VOTED: To APPROVE the following plat:

08-60-8 Allandale West, Sec. 5
White Rock Dr. and Bullard Dr.

The following subdivision plats were presented for layout approval only because fiscal arrangements or necessary reports and plat corrections have not been completed. The Commission therefore

VOTED: To DISAPPROVE the following plats subject to conditions as shown:

08-59-37 Allandale Hills, Sec. 1 (Revised)
Irene Dr. E. of Burnet Rd.
(pending additional easements and departmental reports)
08-60-15 Highland Hills, Sec. 5, Phase 4
Highland Hills Parkway
(pending fiscal arrangements and change of name for Highland Hills Parkway)
The Director reported that he had discussed the loop naming and numbering problem with the Public Works Department and they requested a change of name for this portion of Highland Hills Parkway because it is parallel with an existing part of this street. The Commission discussed the desirability of having one name and continuous numbering on a loop street but the Director said this would not fit in with the City's numbering system. It was suggested that if the street could be designated as a "loop" it would not be objectionable. It was felt that further study of this problem should be made.

C8-60-17 Street Dedication Plat

Wade Ave., Pecos St. and Northwood Rd.

It was reported by the staff that these streets are in place and have been paved to provide access to this property, and that the policy of the City Council is to participate in the cost of utilities in any subdivision adjoining existing streets to the amount of the cost of the paving. It was further reported that a memorandum from the Water Department had called attention to this policy and they had recommended approval only on condition that these streets will not be accepted as existing streets for fiscal purposes when the adjoining land is subdivided.

Mr. Barrow asked if accepting the plat would put the City Council at a disadvantage and Mr. Fowler answered that it would do so, and that the City Council may be called upon to participate in the cost of utilities. The Commission felt that the plat should be disapproved because of the possibility that the City might be called upon to participate in the cost of utilities in adjoining subdivisions. It was therefore

VOTED: To DISAPPROVE the plat of STREET DEDICATION PLAT.

SHORT FORM PLATS - CONSIDERED

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

VOTED: To APPROVE the following plats:

C8s-60-60 University Hills, Sec. 1, Resub. Lots 14 & 15, Blk. H
Haney Dr. S. of Fordham
C8s-60-67 Eubank Acres, Resub.
U. S. Hwy. 81, Caddo St., and Tedford St.
C8s-60-68 First Resub. Northtowne, Sec. 1
Rockwood La. N. of Steck Ave.

C8s-60-57 Dick Patton Sub.
Patton La. and Mira Loma La.

The staff reported that all departmental reports have not been received and that no action is recommended at this meeting. The Commission therefore

VOTED: To DISAPPROVE the plat of DICK PATTON SUB. pending receipt of necessary departmental reports.

C8s-60-65 Ilene Meir Subdivision
Tyler, W. 49th and Lynnwood

The Commission reviewed its findings on a field inspection of this area and concluded that this appears to be a reasonable subdivision of the property. It was therefore

VOTED: To APPROVE the plat of ILENE MEIR SUBDIVISION and to grant a variance from the Subdivision Ordinance on lot area requirements.

Planning Commission -- Austin, Texas

Reg. Mtg. 6-28-60

ADMINISTRATIVE APPROVAL

The staff reported that one plat 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 subdivision:

C8s-60-55 Ivan M. Stewart
Goodrich Ave. and Hether St.

OTHER BUSINESS

C10-60-1(i) STREET AND ALLEY ABANDONMENT
Brazos St. N. of E. 11th St.; E. 12th W. of San Jacinto;
E. 11th St. Alley W. of San Jacinto

The staff reported that the closing of the portion of Brazos Street between East 11th Street and the north line of East 12th Street, the portion of East 12th Street between San Jacinto Boulevard and Brazos Street, and the portion of East 11th Street Alley between San Jacinto Boulevard and Brazos Street has been requested by the State of Texas in connection with the State building program. The Commission concluded that the request should be granted to permit proper expansion. Therefore, it was

VOTED: To recommend that the portions of streets and alley shown above be VACATED, subject to the City retaining the necessary easements.

C10-60-1(j) STREET ABANDONMENT
Pt. E. 38 $\frac{1}{2}$ St. at LaFayette Ave.

It was reported by the Director that this is a portion of a 50-foot strip of drainage land which has been exchanged with Mr. Bascom Giles for a tract of land adjoining the Municipal Airport and which leaves a small street area on the north side of 38 $\frac{1}{2}$ Street which would be an extension of LaFayette Avenue. The Commission concluded that this small section of street will not be needed. It was therefore

VOTED: To recommend that the section of East 38 $\frac{1}{2}$ Street which would be an extension of LaFayette Avenue, as shown on the attached sketch, be VACATED.

R143 MEETING SCHEDULE

Mr. Stevens reported that Mr. Curtis Smith of the Texas Employment Commission has requested the Commission to schedule a special meeting for consideration of a rezoning request for property east of Holy Cross Hospital on East 19th Street. He explained that the Commission has found a location for the office operation but would like to acquire this site for

R143 MEETING SCHEDULE--contd.

a warehouse and shop if the zoning is changed, and that they have a deadline of September 1st on which to complete the relocation of their operations. The Planning Commission then

VOTED: To schedule a special meeting of the Planning Commission for Tuesday, July 12, 1960, at 7:30 p.m. to consider this matter.

C2-53-4 ZONING ORDINANCE: Interim Revisions

The Director reported a possible discrepancy in the Zoning Ordinance with regard to motels, the Height and Area regulations containing restrictions which are based on the Use District in which the property is located. He explained that motels have generally been one-story structures, using about 1000 square feet per unit, but there is now a trend toward two-story structures and 500 square feet per unit. He said the typical room is 300 square feet with 300 square feet for parking or maneuvering, plus office and swimming pool. He noted that problems have arisen on the Interregional where the property is "GR" General Retail which requires more area than in a "C" Commercial District. It was suggested that these regulations should be reviewed and the Ordinance changed to meet the modern trend of building. The Commission concluded that further information is needed on this matter before any recommendation can be made.

R1408 DEVELOPMENT PLANS

Mr. Osborne reported that he has been approached several times regarding the zoning of property within the railroad right-of-way so that billboards may be erected and requested an opinion by the Commission. He cited several instances and one especially at the intersection of the Llano Branch and an Interregional Highway service road. After a general discussion, the Commission

AGREED: That each case would have to be considered as it is filed rather than a general policy established.

C2-54-3 PLANNING ORDINANCES: Enforcement Study

The Director reported that a problem has arisen regarding outdoor displays and noted that the Zoning Ordinance permits no display of merchandise permitted outside of a building, permitting a glassed-in enclosure. He showed pictures of existing conditions ranging from outside display of new merchandise such as lawn mowers and small articles to second-hand merchandise which included objectionable and unsightly objects. He said there is a question by the Building Inspector of enforcing the Ordinance in all instances and on what standards the regulations might be judged. He thought a change might be made to allow for the display of only articles out of doors.

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C2-54-3 PLANNING ORDINANCES: Enforcement Study--contd.

In the general discussion, it was suggested that there might be a regulation requiring all merchandise to be 10 feet from the property line and maintained in such manner that it would not endanger the public, but display on the sidewalk was generally opposed. It was then

AGREED: That this would be a matter of enforcement of existing Zoning Ordinance regulations.

SUBDIVISION TELEPHONE APPROVAL

C8s-60-59 First Resub. Windsor Park III, Sec. 4
Rogge La. W. of Manor Rd.


The staff reported that this subdivision has been completed and meets the requirements of the Subdivision Ordinance, and that members of the Subdivision Committee had been polled June 8, 1960, and had

VOTED: To APPROVE the plat of FIRST RESUB. WINDSOR PARK III, SEC. 4.

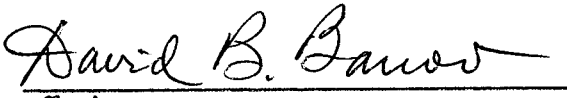
MEMBERS CONTACTED: Messrs. Braswell, Brunson, Lewis and Rainey

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.


Hoyle M. Osborne
Executive Secretary

APPROVED:


Chairman