

CITY PLANNING COMMISSION
Austin, Texas

Regular Meeting -- July 26, 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
Doyle M. Baldrige
Fred C. Barkley
S. P. Kinser
W. Sale Lewis
Emil Spillmann

Absent

Howard E. Brunson
Carl A. Johnson

Also Present

E. N. Stevens, Chief, Plan Administration
Dudley Fowler, Assistant City Attorney

MINUTES

Minutes of the following meetings were approved as submitted:

June 28, 1960
July 8, 1960

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting July 19, 1960:

C14-57-113 E. M. Chote, Jr.: A to B
San Pedro and Salado Sts.

It was reported by the Zoning Committee that Mr. Arch Braswell had appeared in support of this request and that 9 nearby owners had appeared in opposition and written objections had been received from three others, and that a letter had been received from the Sneed and Vine, Attorneys for E. M. Chote, Jr., requesting permission to withdraw this request. The Committee had then voted to permit the withdrawal of this request. The Commission unanimously

AGREED: To ACCEPT the report of the Zoning Committee permitting withdrawal of the request of E. M. Chote, Jr., for a change of zoning from "A" Residence to "B" Residence for property located at 2811-2817 San Pedro Street and 2810-2816 Salado Street.

C14-60-71 Secured Investments, Inc.: O & C-1 to GR
Manor Rd. and Manorwood Rd.

No one represented the applicant at the hearing but the application shows that the reason for the request is to meet the demand of the neighborhood and service and retail businesses wanting to rent in this business area. One reply to notice was received favoring the change which is proper and consistent for the area.

Miss Jeanette Giles (3220 Manor Road) appeared and stated that the situation has changed with the expansion of the Airport and there is nothing else to do with the property but enlarge the Airport. Mrs. Elsie G. Wilson (3702 Tower View Court) and Mrs. L. J. Draper (3700 Tower View Court) stated that Mr. Barron is finally getting what he has wanted from the beginning.

The staff report shows that the property is now occupied by a construction office, realty company, barber shop, variety store, plumbing company, floor company, washateria and photo shop, and that there is proposed a bottle shop and a dry cleaning business; the area to the north and west across Airport Boulevard is developed predominantly with single-family dwellings and the area to the east with scattered single-family dwellings; the area to the south is largely undeveloped with the exception of two lumber yards; the nearest "GR" development is a lumber yard across Manor Road, all being a small scale shopping center. The Director reported at the previous hearing on a request of the applicant for a "C-2" zoning in this area (C14-60-65) that this request was pending. He recommended the change and suggested that a hearing might be held for the entire area. The Commission therefore unanimously

VOTED: To recommend that the request of Secured Investments, Inc. for a change in the zoning plan from "O" Office and "C-1" Commercial to "GR" General Retail, for property located at 3110-3200 Manor Road, 3700-3702 and 3701-3703 Manorwood Road be GRANTED.

C14-60-73 William P. Hoffman: A to GR
931 East 51st St.

Mr. Hoffman and Mr. C. W. Forrest appeared at the hearing and explained that this property adjoins an existing "GR" zone on the east which extends to Interregional Highway and zoning this lot "GR" would be for the protection of the owner. They have no plans for developing it at the present time.

Mrs. Henrietta Hampe (903 East 40th Street) filed a written objection, stating that she is up in years and has hoped to spend her remaining years in quiet.

The staff report shows that the property is now developed with a duplex and a single-family dwelling. The area to the north is undeveloped while the

C14-60-73 William P. Hoffman--contd.

area to the west and south is developed predominantly with single-family dwellings. The area to the east along Interregional Highway is developed commercially. This property is located $\frac{1}{2}$ block from Interregional across from the Sears tract. The Director noted that property along 40th Street is "A" Residence and other property is "O". He stated that 41st may eventually all become "O" Office and that some "GR" uses would be permitted with Special Permit. Mr. Lewis stated that, because this is still used for residential and there are nice homes with no commercial development taking place yet, he thought the change to "GR" is premature. The Commission concluded that the proper zoning for this property would be "O" Office and stop encroachment into the residential area. It was therefore

VOTED: To recommend that the request of William P. Hoffman for a zoning plan change from "A" Residence to "GR" General Retail for property located at 931 East 41st Street be DENIED; but that an "O" Office classification be established for this property.

C14-60-74 Mrs. L. W. Eaton and Maurine Currin: A to B, 1 to 2
West 22nd and Leon Sts.

The applicants were present at the hearing and presented the following information:

1. Miss Currin proposes to rebuild the existing garage and add an apartment above, including a kitchen, to accommodate four people. She has no intention of having 50 people, which the area would support as explained by the Director.
2. This would serve University students. There is a "BB" Residence District across the street in which there are located a fraternity and several apartment units.
3. Both sides of West 22nd Street are parked solidly with cars. Mrs. Eaton has garages for her tenants and the couple in the cottage uses a parking space on the alley.

Mr. and Mrs. A. B. Cryer (1909 David) said they did not object as long as the applicants could arrange a suitable parking situation. Mr. Eugene Wukasz (1101 West 22 $\frac{1}{2}$ Street) represented his mother and said they would not oppose this request if it were in the interest of progress but if you let a change of zoning in on each block it will only be a matter of time before the residential character of the neighborhood is destroyed. Three other owners on David Street appeared in opposition and written objections were filed by three owners who thought the problem should be settled for zones of whole blocks and more rather than small portions of a block.

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C14-60-74 Mrs. L. W. Eaton and Maurine Currin--contd.

The Director explained that a change of zone is requested in order to increase the number of units for student apartments and that it requires Second Height and Area because of lot size to do this. Under the Ordinance this change would permit as many as 50 students. He reported that the maximum number of parking spaces required under the Ordinance is 15 but that the number could be cut in half by action of the City Council. The staff report shows that one lot contains 3 single-family dwellings and that the lot next to it is being illegally used as a rooming house, with a cottage in the back. The Director stated that the Planning Commission felt that no action should be taken on this request in view of the requested study of this area, and it was therefore unanimously

VOTED: To recommend that the request of Mrs. L. W. Eaton and Maurine Currin for a change of zoning from "A" Residence and First Height and Area to "B" Residence and Second Height and Area for property located at the northwest corner of West 22nd and Leon Streets be DENIED; and that the staff be instructed to notify the applicants that they may withdraw the request, otherwise it would be a year before they could re-apply if the request is denied by City Council.

C14-60-75 D. C. Bradford: GR to C
5207-5209 Cameron Road

Mr. Bradford stated that he has leased this property for two years for the operation of a used or second-hand furniture business. He said he would build a driveway to provide for off-street parking. He thought the property should not be classified as a buffer zone and penalized to protect what is called a potential "A" Residence area and that the portion of the property along Cameron Road should be zoned "C" Commercial.

Replies to notice were received from three owners of nearby property approving the request.

Mr. Stevens explained that the tenant of this property had been notified by the Building Inspection Division that he was violating the Zoning Ordinance by displaying his merchandise outside the building, and that the used furniture business is not permitted in a "GR" General Retail District under the Ordinance, even in a building. The Commission noted the extreme depth of the property which is already zoned "GR" General Retail and on which a number of residential lots back on the south, and that the adjoining property on the north is also "GR". It was concluded that "GR" General Retail is the proper zoning for the property because of the residential subdivision on the south and the shape of the property. It was therefore unanimously

VOTED: To recommend that the request of D. C. Bradford for a zoning plan change from "GR" General Retail to "C" Commercial for property located at 5207-5209 Cameron Road be DENIED.

C14-60-76 Mary Alice Comeskey: A to O
West Ave. and West 34th Sts.

Mr. C. E. Bryan represented the applicant who was also present at the hearing. He stated that they propose to use the present duplex for two dentists' offices. There is an "O" Office zone across the street and, with this street rapidly changing toward "O" Office, a request for a change of zoning for a larger tract may be requested at some time.

Five owners of nearby property were present, two of which favored the request and one was interested in the parking spaces for the proposed offices. Four replies to notice were received favoring the request and one reply opposed the change.

The Director explained that off-street parking in ratio to floor area of the building would be required in conjunction with the doctors' offices. The Commission felt that "O" Office zoning would be the proper classification in view of the fact that there are doctors' offices across the street and West 34th Street is heavily traveled with about 6000 cars per day. It was therefore unanimously

VOTED: To recommend that the request of Mary Alice Comeskey for a change in the zoning plan for property located at the southeast corner of West 34th and West Avenue be GRANTED.

C14-60-77 Mrs. J. B. Hill and Mrs. Sarah Lou White: A to B
2102-2200 East 17th St.

Mr. Virgil C. Lott (attorney) represented the applicants and explained that they propose to construct multi-unit dwellings but do not plan for as many as 18 or 10 as permitted under the Ordinance and it is impossible to use the area where the creek cuts through. He noted that the property to the east is zoned "B" Residence but people in that area are moving further east. He felt that this property is suitable for the type of construction planned since it is located near schools.

The staff report shows that the property is now occupied by two single-family dwellings and that the site slopes toward a drainage ditch which runs through the center of the tract; that the area is developed predominantly with single-family dwellings, with a day nursery west of and adjoining this property. Attention was called to the condition of 17th Street which has a 50-foot right-of-way and is graveled and to Macaroni Lane which is very narrow. The Director recommended against the change for the above reasons and because this would be spot zoning. He said 19 units would be permitted in one structure and if each lot is used separately there could be about four units on each lot. The Commission discussed the location of the property and concluded that the area generally is not unsatisfactory for it, provided the streets had been designed to serve it properly but the street service is inadequate and this would create a spot zone. It was therefore unanimously

C14-60-77 Mrs. J. B. Hill and Mrs. Sarah Lou White--contd.

VOTED: To recommend that the request of Mrs. J. B. Hill and Mrs. Sarah Lou White for a change of zoning from "A" Residence to "B" Residence for property located at 2102-2200 East 17th Street be DENIED.

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

C14-60-78 Edwin Dezendorf: A to DL (as amended)
East 19th St. and Alexander Ave.

Mr. Ras Redwine (attorney) represented the applicant and stated that they felt that Light Industrial is the highest and best use for this property. He thought the property is ideally suited for a kind of buffer between the Heavy Industrial and residential property. He stated that they would file a subdivision plan as soon as possible to show what is contemplated and what has been done on this property. (Mr. Alfred Lehtonen (partner of Mr. Redwine) presented three alternate plans with the Planning Department before the Commission meeting showing possible development of the property.) One person appeared and written comments were received from five nearby owners approving the request, one of which was from the Longhorn Ready Mix, Inc., stating they had recently purchased a portion of the property belonging to Texas Quarries and now have their Plant No. 2 in operation at this location at Alexander Street and Manor Road.

Thirteen persons appeared in opposition, including Mr. John Brady who is the attorney for Holy Cross Hospital and other property owners. Two replies to notice were received and petitions signed by 113 persons opposing the request were filed. Reasons given were:

1. In view of the fact that the present industrial and business development has been there for quite some time, probably none of it came under any zoning at the time it was originated. Industrial property is now limited in this area and there seems to be no reason why it should be broadened.
2. There is a new residential development immediately to the west of Holy Cross Hospital and there is no reason why a housing development could not be established on this property. It is suitable for this type of use.
3. Holy Cross Hospital does much charity work and relieves the City of furnishing charity for the persons who need it. There is no air-conditioning in the hospital and in the summer the windows are open. There is no knowledge of what will be done with the property nor what development could be established there, and this could work a hardship on the Hospital.

At the Commission meeting, Mr. Edgar E. Jackson (agent for the applicant) explained the three plans which had been presented for consideration and

C14-60-78 Edwin Dezendorf--contd.

stated that they would be satisfied with any one of the three and the property will be developed in accordance with the Subdivision Ordinance. Mr. Jackson also said the request was filed to cover an expediency for the Texas Employment Commission who needed to have a warehouse building completed on a part of this property by September.

The Director stated that there is a question as to whether it would be desirable to extend the Industrial zone since the possibilities are very limited and this property adjoins the Holy Cross Hospital. He thought there is a need for a definite development plan and that the Department would not recommend changing a part of this tract. The Commission discussed the development in this area, with the property to the south and east being "D" Industrial along the Llano Branch Railroad and "A" Residence along East 22nd Street. Mr. Kinser noted that the tract could be developed residentially. Mr. Spillmann was not opposed to light industrial uses. The Commission reviewed the plans submitted and Mr. Barrow said he would be in favor of the change to "DL" since a subdivision plan will be filed for approval of the Commission. It was concluded that the request should be granted with the understanding that a letter will be filed before the hearing by the City Council, that the owner agrees to file a plat which meets the approval of the Planning Commission in order to protect the Hospital to some extent, especially since this property is located in an area where there is already "D" Industrial zoning. Mr. Jackson said they would be glad to file the letter as requested. Therefore, it was unanimously

VOTED: To recommend that the request of Edwin Dezendorf for a zoning plan change from "A" Residence to "DL" Light Industrial (as amended) for property located at the northwest corner of 19th Street and Alexander Avenue be GRANTED, with the understanding that a letter will be filed by the owner before the Council hearing agreeing to file a subdivision plan which will meet with the approval of the Planning Commission.

C14-60-79 Clyde R. Brownlee: A to O
3105 Windsor Rd.
C14-60-80 C. S. Strawn: A to O
2203 Exposition Blvd.
C14-60-81 Lloyd A. Doggett: A to O
2209 Exposition Blvd.

Mr. Trueman O'Quinn (attorney) represented the applicants in their requests and was joined by two persons. One reply to notice was received favoring the request. Statements presented may be summarized as follows:

1. These property owners agreed to get together in filing the requests to bring about an orderly pattern of zoning by extending the recently-zoned "O" Office zone to the west to Exposition Boulevard. This

C14-60-79, 80, 81 Clyde R. Brownlee, C. S. Strawn, Lloyd A. Doggett--contd.

zoning would not be as objectionable to adjacent owners as apartment-house development and traffic would be less after office hours. A fence could be erected between this property and the adjoining "A" Residence property and the area could be landscaped on the Exposition Boulevard and Windsor Road sides.

2. A proposed plan for an office building here would provide 41 parking spaces, including 31 spaces completely off the streets and 10 along the streets. Some of this parking area could be used by the adjacent Church on Sundays. The building would be a residential type of structure so that it would blend in with the residential area to the south.
3. The owners feel this is good planning in keeping with the development of the area and in view of the need for expansion of the present shopping center which is overcrowded. This extension to Exposition Boulevard would be the extent of possible rezoning.
4. Deed restrictions are a contract between property owners and not until recently have the City Council and the Commission considered the question of deed restrictions. In the recent rezoning of the Anderson property across Windsor Road the deed restrictions were set aside.

Written opposition was filed by three nearby owners for the reasons that this corner is already so congested as to create a problem between the traffic and the cars getting in and out of the filling station on the northeast corner, the afternoon Episcopal school crowd, and other traffic, and this property should remain "A" Residence.

A letter was received from Mr. O'Quinn by the Planning Commission in which he reviewed the deed restrictions and the matter of their being considered by the Commission. He stated that "the owners of the subject property, if granted the requested zoning change, would obtain from the other property owners of the subdivision waiver of the restrictions, or remove the restriction by other lawful means, prior to investment of capital in development of the property". He expressed his opinion that to require the owners of these lots to get consent of the other property owners before recommending a change is to place an undue burden on the applicants.

The Commission reviewed the arguments presented and the staff report, and also the contents of Mr. O'Quinn's letter. It noted the existence of the community center across the street and the recent change of zoning on the adjoining property for a postal sub-station. Mr. Brunson felt that there is no need for further expansion of the "O" Office zoning in that direction or the community center; Mr. Lewis did not think the area should be expanded since it will be a creeping paralysis into an area of homes. It was concluded by a majority that the request should be denied since there is no need for further expansion of the "O" Office zoning or the community center and that this would add to the present congestion at this corner.

C14-60-79, 80, 81 C. R. Brownlee, C. S. Strawn, and L. A. Doggett--contd.

Mr. Barrow stated that he would vote to deny the change and agreed with the reasons given except for further expansion of the community center. He was not convinced that the community center must not expand but is against expanding it in this direction. It was then unanimously

VOTED: To recommend that the requests of C. R. Brownlee, Lloyd A. Doggett and C. S. Strawn for a change in the zoning plan from "A" Residence to "O" Office for property located at the southeast corner of Windsor Road and Exposition Boulevard be DENIED.

C14-60-82 Ray Robertson: A to BB (as amended)
East 55th St. and Bennett Ave.

Mr. Robertson appeared in support of his request and was joined by two nearby owners. Replies to notice were received from two owners. Statements presented may be summarized as follows:

1. The original intent in requesting "C" Commercial was to find out what would be the best use for this property. The applicant is now requesting that the application be changed to request "BB" Residence for the purpose of erecting apartment houses.
2. This property is not suitable for private homes, the lots being 50' x 225', with a creek through the property. Residences could not be built on the front of the lots without extending partially over the creek. One apartment unit with off-street parking could be built on the front of one portion of the property and another on the rear of the other portion. There is sufficient area for 39 units.
3. This seems to be an ideal location for apartments since it is close to places of entertainment, shopping centers and the University area, with easy access to all parts of Austin. It has easy access to the Expressway, Airport Boulevard and Koenig Lane. There is a need for apartment dwellings in this area.
4. When this property was purchased, it was not an asset to the neighborhood and was used as a dumping ground, but it has been continually improved and the applicant will work with the Public Works Department to drain the property properly and beautify it rather than leave it as a large vacant tract without improvements which does not help the neighborhood.

Sixteen nearby owners appeared in opposition and written objections were filed by five others. Reasons given were:

1. Homes were bought in this area because it was a nice quiet neighborhood with very little traffic. The apartment development would increase the traffic and cause disturbances in the neighborhood. The street is not paved and does not have direct access to Airport Boulevard, but is on a street which curves to the south and immediately to the east.

C14-60-82 Ray Robertson--contd.

2. The creek is subject to overflow and if it is not large enough to carry the water, adjacent property would be endangered.

The Director reported that this tract is surrounded by single-family residences and two streets of 50-foot right-of-way and the proposed uses would need 60 feet of right-of-way and 40 feet of paving. Because of this and the reason that this is a spot zone, the Director recommended against the change. In response to a question by an interested owner, the Director explained that 55½ Street will not be extended through to the Interregional Highway unless the citizens want this street and are willing to pay for the paving. The Commission reviewed the staff report and the arguments presented, noting the existence of the drainageway, and concluded that the request should be denied because it would be spot zoning. It was therefore unanimously

VOTED: To recommend that the request of Ray Robertson for a change of zoning from "A" Residence to "BB" Residence for property located at the northeast corner of Bennett Avenue and East 55th Street be DENIED.

C14-60-84 W-J-W Investment Co., Mrs. Mary Culp: C to C-1
Airport Blvd., Bruning Ave. and E. 53rd St.

Mr. Gene Horton (agent) represented the applicants at the hearing and explained that this request is made because of the competition with other businesses along Airport Boulevard and this is for the sale of beer for off-premise consumption only. One reply to notice was received favoring the request.

The Director reported that this is a developed commercial area, with service stations, candy company, agriculture office, and other uses, that the area to the west is predominantly residential and the area to the extreme east is residential. The Commission reviewed the staff report and the nature of the surrounding property and concluded that this request should be granted since it is in a developing commercial area. Therefore, it was unanimously

VOTED: To recommend that the request of W-J-W Investment Company and Mrs. Mary Culp for a zoning plan change from "C" Commercial to "C-1" Commercial for property located at the intersection of Airport Boulevard, Bruning Avenue and East 53rd Street be GRANTED.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of July 18, 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:

C8-60-22 North Oaks Hillside

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of July 18, 1960, on the minutes of this meeting.

PRELIMINARY PLANS

C8-59-41 University Hills, Section 4
U. S. 290 E. of Patton La.

The staff reported receipt of a letter from the subdivider, dated January 20, 1960, Mr. Pat H. Stanford, stating that further time is needed for the planning of this subdivision, due to the fact that preliminary planning was done to locate major sewer lines, school sites, and other facilities which were needed at that time, and other planning could not be completed. The staff also stated that the letter had not been filed with the Planning Commission prior to the termination date of the subdivision, but requested that the preliminary plan of University Hills, Section 4 be kept in force as requested by Mr. Stanford. Sections 2 and 3 are automatically in force as final plats have been filed on portions of each. The Committee considered this request and

VOTED: To EXTEND the time of preliminary approval to September 1, 1960.

C8-60-3 Southridge, Section 1 (Revised)
Clawson Road and Lightsey Road

The staff reported that this subdivision is not yet ready for consideration and that it will continue to be deferred.

C8-60-22 North Oaks Hillside
Berrywood Drive E. of Interregional Highway

The staff presented the following recommendations for consideration by the Committee:

1. Blocks B, C, and E exceed the Ordinance requirements for length but the Director said the Planning Department would have no objections for Block C (1300') or Block B (1550') because of the size of the lots and reasonable layout of the subdivision.

C8-60-22 North Oaks Hillside--contd.

Mr. Hale explained that the original plat was approved by the Commission five years ago. It has been improved, making the lots larger and planning for a low-water dam to beautify the creek area.

2. Access to the Hirschfield property should be provided through Block E. Plans need to be worked out as to the best location for the street to this triangular tract which is part of the Hirschfield tract, the entire tract containing about 52 acres. The development of the subject tract, without access, would isolate the Hirschfield Estate because of the existing development on the west and Walnut Creek on the northeast.

Mr. Wm. Kay Miller, representing the Hirschfield Estate stated that access was needed to develop this portion of their property.

3. Access should be provided to the Burris property to break excessive block length of Block E and to provide for better distribution of water facilities in this area. Both problems were discussed and it was decided that access is not needed for traffic circulation. However, to provide adequate water pressure to the area, a loop through the Burris tract is necessary. The water department prefers that water lines be placed in the street right-of-way due to the maintenance problem as well as the protection of private property in the event of breakage.
4. The Director suggested that because of the distance, about 6600 feet, between existing crossings of the creek, there should be a crossing at the extension of Berrywood Road. This would be convenient to the residents of the area if a future school is developed to the north. At this time, dedication of a 60-foot right-of-way for street and utility purposes would be required so that when the property to the east is developed the street can be paved and the bridge constructed.

Mr. Patterson, for Walter Carrington, said there was little likelihood that that property will ever be developed and that it would be very expensive to put a bridge across Walnut Creek because of the steep bluff and ridge on the Kruger property. He also said that from an Engineering standpoint, this would not be feasible. The Bluff ranges from 25 feet to 50 feet high.

Mr. Carrington said that another street could be put in on the north side of the creek just as there is one on the south side. Mr. Patterson explained that the distance to the old Dallas Highway is less than 5000 feet. There is more area to the north than to the south and that the land that is readily accessible to the Expressway will be developed first. He said that people going to town will travel directly to the expressway.

C8-60-22 North Oaks Hillside--contd.

5. All proposed easements requested by the departments should be shown on the plan.
6. It was suggested that "Hillside" Drive and "Spring" Way be changed to avoid confusion. Also to avoid confusion of street numbering system, the name of River Oaks Drive south of Clearwater Circle should be changed. These were all agreed to.

The Committee felt that the subdivision needed more preliminary planning and agreed to make another field inspection of the area.

It was felt that action should be deferred for further consideration of the access problem. The Committee therefore

VOTED: To REFER this subdivision to the Planning Commission pending further study and investigation on the ground.

FINAL PLATS

C8-60-17 Street Dedication Plat

Wade Avenue, Pecos St., Northwood Road

Mr. Nicholson of the Water Department reported that no fiscal arrangements are necessary for this street dedication plat but fiscal arrangements will be required as covered by the fiscal policy when the adjoining properties are subdivided.

After receiving this clearance from the Water Department, the staff reported that the Street Dedication Plat is now ready for final approval. The Committee therefore

VOTED: To APPROVE the plat of STREET DEDICATION PLAT.

C8-60-18 Manor Hills, Section 12-D

New Manor Road N. of East 51st St.

It was reported by the staff that this plat conforms to the standards of the Subdivision Ordinance and is ready for approval. The Committee therefore

VOTED: To APPROVE the plat of MANOR HILLS, SEC. 12-D.

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SHORT FORM PLATS - FILED

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

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

C8s-60-71 Deen Avenue Addition
Deen Ave. E. of Lamar Blvd.
C8s-60-72 Georgian Acres, Resub. Lot 1, Blk. J
North Drive N. of Middle Lane

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-60-20 Peschka Subdivision, Resub.
Rabb Road and Norris Drive
C8s-60-77 Lizzie Seiders Sub.
U. S. Highway 183

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-60-75 Fiskville School Addn., Resub. Lot 3, Blk. 4
Beaver Street W. of Georgian Drive
C8s-60-73 Park Forest, Resub. Lots 1-3, 37-38, Blk. H. Sec. 2 & 5
Lansing Dr., Enchanted La., Sylvandale Dr.
C8s-60-74 Windsor Park III, Sec. 4, Resub. Lots 6 & 7, Blk. M
Rogge La. W. of Manor Road

PRELIMINARY PLANS

C8-60-22 North Oaks Hillside
Berrywood Dr. E. of Interregional Hwy.

Mr. Stevens reviewed the Subdivision Committee consideration of this subdivision and the problems arising at that meeting with regard to access into the Will J. Kruger property, the Hirschfield Estate, and the Burris property. He reported that the Director had not recommended access into

C8-60-22 North Oaks Hillside--contd.

the Burris property since he did not think it was necessary for access or circulation and felt that this would not be a desirable location for the street because of the terrain. He also reported that the Water Department no longer recommends a street into this property and assumed that they will use an easement if a connection is needed.

Mr. W. W. Patterson (attorney), Mr. Walter Carrington (subdivider), and Mr. Isom Hale (engineer) appeared and explained that they are working out something with Mr. Miller regarding the Hirschfield Estate and since this has not been completed they would like to leave out that section or have some action that would leave them free to work out this problem.

The subdividers opposed the provision of the street easement for a future crossing of the Creek since the property on the opposite side could be developed with a boulevard drive along the Creek which would be preferable. They did not want to bring the traffic from another subdivision through this property to create a traffic hazard. They also felt that there is sufficient access to Dessau Road and Interregional Highway and it would be impractical to construct an expensive crossing of Walnut Creek and to require the subdivider to give up a valuable lot for this easement.

Mr. Hale presented a map showing the location of this property in relation to the Austin city limits and some other small nearby towns in the county, and explained that they are in the Pflugerville School District. He said it will be several years before they will be involved with any of the large utility problems and they have been involved for several months with getting off- and on-ramps from Interregional Highway.

Mr. Patterson called attention to other locations along creeks in the city which do not have crossings but have long blocks. He did not think the length of Block E is too great since it follows the creek.

The staff further reported that there has been some indication that there will be flooding of some lots and that the Storm Sewer Division needs further information to determine whether or not this tier of lots in Block E will be subject to flooding; if it is determined that they are subject to flooding, the Subdivision Ordinance forbids approval of these lots.

The Commission reviewed the above information and its findings on a field inspection trip. Mr. Barrow said he did not think the Commission is doing anything except what the City Charter requires with regard to planning for the future in the 5-mile area around the city limits. He felt that the Commission is requiring what it feels is normal and logical and in his judgment a lot to provide a 60-foot street crossing Walnut Creek will not hurt the subdivider from the over-all standpoint but will in the future be a definite benefit to this subdivision. He said the Commission is requiring only one crossing of the creek if it is needed in the future. It was then

C8-60-22 North Oaks Hillside--contd.

VOTED: To APPROVE the plan of NORTH OAKS HILLSIDE subject to the following conditions:

1. Changing of street names,
2. Providing access to the Hirschfield property,
3. Setting aside property and dedicating it for street purposes to provide a 60-foot street crossing the creek; and
4. Compliance with departmental requirements;

and to grant a variance on block length requirements for Blocks B, C and E.

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:

C8-58-31 South Terrace

Kinney Ave. and Lightsey Rd.

The staff explained that this plat was held up because of the problem involving the right-of-way of Lightsey Road, but it follows the preliminary plan.

C8-60-4 Mariposa Terrace

Mariposa Dr. E. of Kenwood

C8-60-10 Windsor Park III, Sec. 5

Rogge La. W. of Manor Rd.

The staff reported that the subdivider is requesting that the name be changed to "Royal Oaks Estate Sec. 1" but because of a similiarity of names of this and "Royal Oaks" which now exists, there is a conflict. Mr. Jeryl Hart (engineer) said the developer has been advertising on the basis of this name. He said the dedication of Rogge Lane has been signed by Mr. Tom Fairey. The Commission voted to accept the plat for filing and to instruct the staff to notify the owner that the name change is not acceptable because it conflicts with an existing subdivision name.

C8-60-24 Allandale Terrace, Sec. 2, Phase 2

Treadwell Blvd. and Carlisle Dr.

The staff noted that this Phase 2 is a part of the preliminary plan which was approved with the understanding that no final approval would be given on any section affecting the extension of Twin Oaks Drive crossing Shoal Creek, or the easement for

Subdivision Plats Filed--contd.C8-60-24 Allandale Terrace, Sec. 2, Phase 2--contd.

Shoal Creek. The first section given final approval did not affect these conditions as it was completely separated from the problem area. The staff now is concerned with the proposed final plat of Phase 2 as to whether or not it encroaches into the area in question of the preliminary as it proposes the extension of Treadwell Boulevard, thereby providing street front for that property. As to whether or not the balance of the area in the preliminary plan including the problem area, would be one building site was checked with the Building Inspector and he stated that he would recognize the preliminary approval conditions and would not consider it as one building site. Mr. Fowler concurred in this decision. The staff further stated that the Planning Commission should satisfy themselves that the proposed final is in that part of the preliminary plan given approval. Mr. Cotten explained that the purpose in submitting this section now is to create a loop for access. The Commission then voted to accept the plat for filing and instructed the staff to notify the subdivider that no approval will be given for Block I until the conditions of preliminary approval have been met.

SUBDIVISION PLATS - CONSIDERED

The following subdivision plats were presented for layout approval only because fiscal arrangements or necessary reports were not complete. It was therefore

VOTED: To DISAPPROVE the following plats pending conditions listed:

- C8-60-6 Eubank Acres, Sec. 4
Cedar Hollow Cove and Indianhead Dr.
(pending fiscal arrangements and departmental reports)
- C8-60-20 Forest Oaks Memorial Park
U. S. Hwy. 290 W. of Oak Hill
(pending departmental reports)
- C8-60-21 Colonial Hills, Sec. 3
Wheless Ia. and Berkman Dr.
(pending fiscal arrangements)

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-60-76 Outlot 56, Div. B. Resub. Lot 2, Blk. 4
Hackberry and Comal Sts.

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SHORT FORM PLATS - FILED--contd.

C8s-60-78 Ridgetop Fourth Addition, Resub. Pt. Lot 1, Blk. 5
49th St. and Interregional Hwy.
C8s-60-79 North Acres, Resub. Lots 24A, 25 & 26, Blk. M
Somerset Avenue

SHORT FORM PLATS - CONSIDERED

C8s-60-71 Deen Avenue Addition
Deen Ave. W. of Georgian Dr.

The staff reported that the street is only 40 feet in width but the subdivider is giving his portion for widening and the remaining 5 feet will need to be provided from the property across the street to make a 50-foot street. It was further provided that the Health Department has approved the subdivision with the provision that septic tank installation will need to be inspected on an individual basis, and that the lots are only 50 feet in width instead of the required 60 feet but that they have the required square footage. The Commission then

VOTED: To APPROVE the plat of DEEN AVENUE ADDITION and to grant variances from the Subdivision Ordinance on street width requirements for Deen Avenue and on lot width requirements for septic tank installation.

C8s-60-72 Georgian Acres, Resub. Lot 11, Blk. J
North Dr. N. of Middle Lane

The staff reported that this plat complies with all provisions of Section 4 of the Subdivision Ordinance. The Commission therefore

VOTED: To APPROVE the plat of GEORGIAN ACRES, RESUB. LOT 11, BLK. J.

OTHER BUSINESS

C10-60-1(k) ALLEY ABANDONMENT
West 8th St. Alley E. from Possum Trot

The staff reported that this alley is not opened on the ground and that no departments have requested that any utility easements be retained. The Commission therefore

VOTED: To recommend that the portion of West 8th Street Alley in the block east from Possum Trot be vacated and abandoned.

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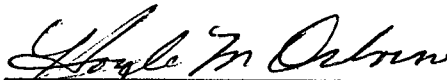
CP14-60-7 City of Austin: Fire Station
702 Ben White Boulevard

Mr. Stevens explained that a special permit request has been filed for erection of a fire station at this location (to be considered at a future date), with a setback of 13 feet from Banister Lane which is only 40 feet in width and a setback of 9 feet from Ben White Boulevard instead of the required 25-foot setback from both streets. He stated that the department felt that it would be beneficial for the Planning Commission to review the proposal towards making comments or suggestions prior to the public hearing. Mr. Fowler stated that the City will submit a letter agreeing to dedicate whatever right-of-way is needed for the widening of Banister Lane. Mr. Stevens said an appeal to the Board of Adjustment for a variance in setback requirements has also been filed. He noted that there might be a problem of site distance from Banister Lane entrance since there is a row of trees and brush along this street, and also that the entrance appears to have about 15 per cent grade.

The Commission offered no suggestions or comments on this report.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m.


Hoyle M. Osborne
Executive Secretary

APPROVED:


Chairman