

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- August 23, 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  
Howard E. Brunson  
A. C. Bryant  
Pericles Chriss  
S. P. Kinser  
Emil Spillmann

Absent

W. Sale Lewis

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 July 26, 1960, were approved as submitted.

ZONING

The following zoning change requests were considered by the Zoning Committee at a meeting August 16, 1960:

CL4-60-85 T. & N. O. Railroad: A to C  
4205-4207 Interregional Hwy.

Mr. R. V. Miller (Duplex Advertising Company) represented the applicant at the hearing and presented statements which gave the following information: The Duplex Advertising Company proposes to erect a 25' x 25' sign on 50' poles. There will be a 16' clearance under the sign. There will be three lights at the bottom and three at the top of the sign to light it and I doubt that any light would show over the sign. The lights would not interfere with the railroad signal light at the railroad crossing. In response to a question by Mr. Brunson whether there would be other than white lights to confuse them with the signal light: that is a good point which will be considered.

Written objections were filed by Mr. Charles A. Burton (4203 Bradwood Road) for the reasons that this property is too small for commercial use and proper off-street parking; the traffic at this point is heavy and a fast 35 miles per hour; to permit the use of this property for commercial purposes can create a really dangerous condition; for sign use it would be unsightly.

C14-60-85 T. & N. O. Railroad--contd.

As shown by the staff report, this is a small triangular strip of land which is a part of the railroad right-of-way and is adjoining a single-family residential area. The sign would face the Interregional Highway. The Director explained that the screening has been provided by the owners along the back of the residential lots. He noted that from a safety standpoint, the sign would serve as a distraction from the danger signal light at this crossing of the railroad over the Highway.

The Commission noted the location of the property involved which is across the Interregional from a "GR" General Retail District and immediately north of a "C" Commercial tract. Some members felt that the placing of the sign would not interfere with the use of adjoining property and would not be obnoxious nor objectionable, but that the zoning would be a logical extension of the present zoning. Other members opposed the location of the sign on the basis that it appeared that it would reasonably interfere with the danger signal, regardless of the clearance underneath, and would distract from the danger signal at this grade crossing when the sign is above it. Mr. Barrow expressed his opposition to signs on the railroad right-of-way. A motion to recommend that the change be granted failed to carry and it was therefore

VOTED: To recommend that the request of T. & N. O. Railroad for a change of zoning from "A" Residence to "C" Commercial for property located at 4205-4207 Interregional Highway be DENIED.

AYE: Messrs. Barrow, Baldrige, Brunson, Bryant and Kinser  
 NAY: Messrs. Barkley, Chriss, and Spillmann  
 ABSENT: Mr. Lewis

C14-60-86 T. & N. O. Railroad: A to C  
 North Lamar and Airport Blvd.

Mr. R. V. Miller (Duplex Advertising Company) represented the applicant and gave the following information: The Duplex Advertising Company proposes to erect a sign that will face the traffic going south on Lamar. We would not put in anything that would create a traffic hazard. We plan to put in five poles with a 16' clearance under the sign. There is more space here than at the other location (C14-60-85). The sign could be moved further east and we would work out the details with the Planning Department.

The Director reported that this tract is a portion of the railroad right-of-way and there is a drainage ditch running parallel to the railroad. He explained that most of the surrounding area is zoned "D" Industrial but there is a question of safety here because of the angle intersection of Lamar Boulevard and Airport Boulevard, this tract being at the point, even with the 16-foot clearance. He said that north-bound traffic on Lamar turning into Airport Boulevard would go around this sign and there is a slight danger at this turn.

C14-60-86 T. & N. O. Railroad--contd.

Some members of the Commission felt that there is sufficient space on this tract for the sign to be so placed that it would not interfere with traffic and concluded that the request should be granted because of the surrounding industrial zoning. Other members were of the opinion that this would create a traffic hazard due to the fact that Lamar Boulevard is heavily traveled and this is a triple intersection. They felt it would not be for the benefit and welfare of the community to permit the sign at this location. In accordance with the majority opinion, it was then

VOTED: To recommend that the request of T. & N. O. Railroad for a zoning plan change from "A" Residence to "C" Commercial for property located at the southeast corner of Lamar Boulevard and Airport Boulevard be DENIED.

AYE: Messrs. Barrow, Baldridge, Brunson, Bryant and Kinser

NAY: Messrs. Barkley, Chriss, and Spillmann

ABSENT: Mr. Lewis

C14-60-87 Mary Bell Turner and Jack Turner: A to C  
Airport Blvd., Gunter St., Goodwin Ave.

Mr. Robert C. Sneed (attorney) represented the applicants and gave the following information in support of this request: This property is under contract of sale to the Duplex Advertising Company conditioned upon the change of zoning. The property along Airport Boulevard has been zoned for various business uses and this proposed use would be in keeping with that zoning. This triangle was the result of condemnation of property for Airport Boulevard and, based on the existing zoning and the nature of the property, it is not suitable for subdivision development, but for business use since it is isolated and surrounded by three streets. For these reasons, the continuation of strip zoning would be justified.

According to the staff report, the area to the west is generally single-family development; along Airport Boulevard, the development is commercial and some industrial. The Director recommended that the request be granted in view of the odd shape and character of the land and the fact that this is about the remaining area on Airport Boulevard to be rezoned. He felt that the streets are adequate to serve the property since the primary entrance would be from Airport Boulevard and the short distance of the frontage on Gunter Street. The Commission reviewed the staff report and the recommendation of the Director. It was concluded that the property is located in such a manner that it cannot be used for residential and the only logical use is commercial, and that this would be a logical extension of the existing commercial zoning. Therefore, it was unanimously

VOTED: To recommend that the request of Mary Bell Turner and Jack Turner for a change in the zoning plan from "A" Residence to "C" Commercial for property bounded by Airport Boulevard, Gunter Street and Goodwin Avenue be GRANTED.

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C14-60-88 Thomas G. Moreno: A to C-1  
Wadford and Dunlap Streets

Mr. Moreno appeared in support of his request and stated the following: I have had a store here since 1951 but had to close it for several years because my wife and son were ill and I had to have a position which paid more than the proceeds from the store. I reopened it again five years ago and would like to enlarge it and have the privilege of selling beer for off-premise consumption. With regard to parking space, I have a large lot but it is fenced.

Mr. Panfilo P. Reyna (211 Dunlap Street) appeared in favor of this request.

The staff report shows that the site currently is developed with a single-family dwelling and a grocery store, which is now a violation of the Zoning Ordinance since it was closed for several years; the nearest commercial zoning and uses are along South Congress Avenue to the east; both Wadford and Dunlap Streets have rights-of-way of 40 feet and are unpaved. The Director felt that these streets are sub-standard in width to serve the intended use, that the "C-1" zoning would also permit the sale of beer for on-premise consumption, and that this would be spot zoning. He therefore recommended against the request. The Commission concluded that this request should not be granted for a spot zone for this illegal use. It was therefore unanimously

VOTED: To recommend that the request of Thomas G. Moreno for a change of zoning from "A" Residence to "C-1" Commercial for property located at the northwest corner of Wadford and Dunlap Streets be DENIED.

C14-60-89 Southern Oaks Realty Co.: A to C  
2509-2511 S. Congress Ave.

Mr. James E. Crozier (agent) appeared for the applicants and presented information which may be summarized as follows:

1. There have been alternate proposals for streets in Sherwood Oaks subdivision, a part of which has received final approval, and one plan showed a street dead-ending at the east line of the subject tract so that a street would eventually extend through to South Congress Avenue. No definite plan has been agreed upon for this street extension.
2. It is proposed at this time to use this strip of land, the rear portion of which is being used as a golf driving range, for a lumber supply company to supply materials for construction in Sherwood Oaks subdivision, with delivery trucks entering from South Congress Avenue instead of by way of Oltorf Street and the subdivision streets. There would probably be no retail sales from this business, which would be permanent for three or four years.

C14-60-89 Southern Oaks Realty Co.--contd.

3. The application could be amended to request "GR" General Retail and get a Special Permit for the proposed use since the operator there is buying the property and is only supplying the developer with material and it cannot be predicted whether or not the property will be used for lumber sales after the subdivision is developed.
4. Since Oltorf Street has been extended east from South Congress, there is now no need for this cross street, which is only about 600 feet from Oltorf, and it is proposed to have a cross street (St. Edwards Drive) at the north side of the St. Edwards University property. That portion in the proposed subdivision would be made into a lot instead of a street. There is no reason to throw more traffic into the subdivision.

The staff reported that this site is undeveloped and is immediately north of Gardner House (the juvenile home) and that there is some established "C-1" zoning, including the front portion of this tract, and other commercial uses. The Director noted that the proposed subdivision of Sherwood Oaks, Section 4, shows a street dead-ending at the east of this tract with the assumption that this street would be extended over this tract to South Congress. He said there should be some access to South Congress but the difficulty is finding a location because of the terrain below Gardner House and that it would be a long distance to proposed St. Edwards Drive. Mr. Osborne recommended against the request in view of the proposed street extension and suggested that if the zoning is changed the street in the subdivision should be eliminated. He further noted that this is a retail area around the intersection of Oltorf Street and that this would be a strip 550 feet long by 50 feet side, plus the front 150 feet already zoned "C-1". Mr. Barrow questioned the advisability of zoning a strip of land in this shape and suggested that the matter would be different if there were more property surrounding it. It was concluded by the Commission that the request should be denied to create this spot zoning strip extended into an "A" Residence area, which was definitely set aside for a street, and that no need for this zoning in this area has been shown. It was therefore unanimously

VOTED: To recommend that the request of Southern Oaks Realty Company for a zoning plan change from "A" Residence to "C" Commercial for property located at 2509-2511 South Congress Avenue be DENIED.

PRESENT BUT NOT VOTING: Mr. Barkley

C14-60-90 P. E. Worsham: Part 1: C to C-1

6000-06 Interregional Hwy., 6007-11 Brooks St.

Part 2: A to C, 1 to 6

6017-6105 Middle Fiskville Rd., 800-822 and  
801-827 Tirado St., 6014-18 Brooks St.

Part 3: A to C-1, 1 to 6

824-26 Clayton La., 6000-6007 Brooks St.

Mr. Worsham appeared in support of his request and stated the following: I have built four new dwellings on the property along Tirado Street for rental units but have no definite proposals for any of these tracts under consideration. I can sell Parts 1 and 3 to two separate individuals. The property along Tirado Street is subdivided for residential development but I do not intend to develop the entire 26 lots for residential. When an opportunity develops, I will move the houses off for more suitable construction. Sixth Height and Area was requested because of similar zoning in the area.

Mrs. Marian Ross stated she has four lots paralleling the Highway and feels that it is desirable to zone the property on Tirado for commercial use so that it could be kept for residential under control and then possibly later be converted to commercial use. She said she was not speaking for "C-1" Commercial.

According to the staff report, Part 1 is a triangular tract fronting the intersection of State Highway No. 20 and Interregional Highway and Part 3 is another tract across Brooks Street to the west, both of which are requested for "C-1" Commercial and Sixth Height and Area; Part 2 is an area along Tirado Street which is requested for "C" Commercial and Sixth Height and Area; and intervening property was included for purposes of hearing. The Director explained that the property is undeveloped or in single-family homes and there is about 160 acres of "C" Commercial zoning across the Interregional Highway. He questioned the safety of changing all of this zoning and recommended "C" Commercial for Parts 1 and 3 but not "C-1" which does not conform to the Commission's policy.

The Commission reviewed the information received and the requests presented and a majority concluded that the "C" Commercial zoning should not be extended to include property in Part 2. Mr. Kinser felt that the "C-1" zoning for Part 1 should be granted for the reason that it is located at the intersection of the highways and a "C-1" zone was recently granted nearby to the south on the Interregional. Other members felt that it should remain a "C" Commercial District and that Part 3 should also be zoned "C" Commercial. It was then

VOTED: To recommend that the request of P. E. Worsham for changes in the zoning plan as included in the application be recommended as follows:

Part 1: That the change from "C" Commercial to "C-1" Commercial for property located at 6000-06 Interregional Hwy. and 6007-11 Brooks Street be DENIED.

(NAY: Mr. Kinser)

C14-60-90 P. E. Worsham--contd.

Part 2: That the change from "A" Residence and First Height and Area to "C" Commercial and Sixth Height and Area for property located at 6017-6105 Middle Fiskville Rd., 800-822 and 801-827 Tirado Street, and 6014-18 Brooks Street be DENIED.

(Unanimous vote)

Part 3: That the change from "A" Residence and First Height and Area to "C-1" Commercial and Sixth Height and Area for property located at 824-826 Clayton Lane and 600-6007 Brooks Street be DENIED; but that the property be designated as "C" Commercial and Sixth Height and Area.

(Unanimous vote)

Additional Area: Not to be included in the recommendation.

C14-60-91 Mrs. C. A. Weise and Mrs. Alice Weise: A to O  
2906-2910 Red River St. and 2905-2913 Hampton Rd.

Several members of the Weise family were present at the hearing and were joined by three other persons. Favorable comments were received from three nearby owners. Statements presented may be summarized as follows:

1. It was the Weise family's wish that this property remain residential but there has been quite a lot of progress here and the character of the area has changed. The property is no longer of any value as residential because of its location across from the Medical Arts Square and south of a recently-zoned and developed "O" Office District on the west side of Red River Street.
2. One plan is to sell to individual owners but the preference is for development of the entire tract so that off-street parking could be provided.
3. Medical Arts Square does not create any more congestion than the University of Texas. The students park on all of the streets in this area but they are usually gone after 3 p.m. The proposed plan would not increase the parking congestion since off-street parking would be provided.
4. Dr. Alfred Strom has recently purchased property at 2901 Red River, opposite the exit of Medical Arts Square, and would like to erect a dental office on the part of the property facing Medical Arts Square.

Mrs. Margaret E. Hale (818 East 30th Street) presented the following written statements regarding any change in zoning extending to Hampton Road: This would be preferable to the conditions that now exist on Hampton Road between East 30th and Park Place, so far as that immediate area is concerned, provided: that "first height" means "one-story" (or ground floor, only); 2. that the structures be of attractive design and the property landscaped;

C14-60-91 Mrs. C. A. Weise and Mrs. Alice Weise--contd.

3. that adequate off-street parking be available; 4. that the street be paved and curbed for relief against the stifling dust from passing cars; and 5. that student parking be restricted to the extent that the street would not be, as it is now, one-way and barely that during school hours (the exit from the driveway at 2910 Hampton Road being near-blocked).

Several nearby owners appeared and written comments were received from others, expressing the principal opposition to the extension of the zoning to Hampton Road. Statements may be summarized to include:

1. For about ten years, the owners of homes in this area have been trying to prevent infiltration of business into this area. The "O" Office zone north of 30th Street on the west side of Red River Street was recently created and the developers have not kept their promises.
2. Hampton Road is an extremely narrow street, barely adequate for access to residences. Current parking by university students causes congestion to the point where it is doubtful if fire equipment could get into the area during daylight hours. The addition of office or business parking will further aggravate an existing critical condition.
3. While the character of Red River Street has been somewhat changed by the Medical Arts and the "O" Office zoning to the north of this property, the property along Hampton Road is still residential and should remain so.
4. Any change in zoning from "A" Residence, First Height and Area, will depreciate the remaining property in the vicinity of Hampton Road, 30th Street, and Beanna Street to the extent that we will consider it entirely undesirable for our residence purposes, thereby forcing us to rent or to sell our property to tenants or owners who will probably further contribute to the degradation of the entire neighborhood.

The Director explained that the two lots on 30th Street north of this property were included in the notice of hearing so there would not be a strip of "A" Residence property remaining between the two "O" Office zones if this request is granted. He said that, since this property extends back to Hampton Road, he would recommend against the zoning change but would suggest that some consideration be given to apartment development. He called attention to the surrounding uses, including the apartment units to the northeast.

Mr. Oscar Schutt (George Sandlin Company, agent) appeared before the Commission stating that he had additional information to present. He showed an architect's drawing showing how all of the property could be utilized without interfering with Hampton Road, with all access from Red River and parking in the center, being landscaped and fenced along Hampton Road. He

C14-60-91 Mrs. C. A. Weise and Mrs. Alice Weise--contd.

said the buildings would be comparable to those in Medical Arts Square and this use would be quieter than apartment houses which could be erected if the property were changed to "B" Residence. In response to a question by the Commission, Mr. Schutt said that they had hoped to sell all of the property in one tract but one lot on Red River has already been sold.

The Director stated that he understood there has been considerable pressure for individual sales and that, even with the plan, the individual lots could be sold. He recommended that any change on Hampton Road be eliminated and that portion of the request be withdrawn from the City Council so that an application for "B" Residence and a Special Permit could be considered at the same time. He said that if the property is zoned "B" it would be left open for apartment dwellings and this section is generally developed with single-family dwellings and some non-conforming uses. He felt there has been some pressure for "B" zoning.

The Commission reviewed the area under consideration and discussed the possibility of establishing a "B" zoning on the Hampton Road side where offices could be established by Special Permit, but realized that once it is zoned the land could be used for any purpose permitted under the Ordinance and there is no assurance that the development will be built in accordance with the plan submitted. It was noted by Mr. Kinser that the Medical Center is an asset to Austin and so would the proposed plan if there could be assurance of its development. A majority of the Commission concluded that the property along Red River should be zoned "O" Office and the lots facing Hampton Road should be zoned "B" Residence. It was therefore

VOTED: To recommend that the request of Mrs. C. A. Weise and Mrs. Alice Weise for a change of zoning from "A" Residence to "O" Office for property located at 2906-10 Red River and 2905-13 Hampton Road be DENIED; but that an "O" Office classification be established for the lots fronting on Red River south from 30th Street and that "B" Residence be established for lots fronting on Hampton Road south from 30th Street, including the property under petition and the additional property included for hearing.

AYE: Messrs. Baldrige, Barkley, Brunson, Bryant and Kinser

NAY: Messrs. Barrow, Chriss and Spillmann

ABSENT: Mr. Lewis

C14-60-92 W. E. Blomdahl: Interim A and 1 to GR and 1 (as amended)  
East Oltorf St. and S. Interregional Hwy.

Mrs. Marian Ross (agent) represented the applicant and stated that this property was purchased by Mr. Blomdahl as an investor, and they felt that the location of the property between the school and the highway and across the street from a service station would make the use undesirable for resi-

C14-60-92 W. E. Blomdahl--contd.

dential but more suitable for General Retail development. Mrs. Ross explained that there is an additional 900 or more feet fronting on the highway and she had discussed with Mr. Temple M. Mayhall (Director of School Plant) the possibility of a street somewhere through this property but he had suggested that this be left until the future use of this property is determined. She said the two owners have agreed to give some dedication but the location has not been decided. She also noted that there is no street involved in the property under petition and this property is too shallow to give right-of-way for any street.

Written approval was filed by two owners of adjacent property.

The Commission noted the location of this property, which is isolated from other "A" Residence property except on the south, and the surrounding development. It was concluded that this would be a logical extension of business zoning. Therefore, it was unanimously

VOTED: To recommend that the request of W. E. Blomdahl, as amended, for a zoning plan change from Interim "A" Residence and Interim First Height and Area to "GR" General Retail and First Height and Area for property located at the southwest corner of Interregional Highway and Oltorf Street be GRANTED.

C14-60-93 Modern Industrial Developers, Inc.: A to D  
9312-9760 F.M. Rd. 1325 (McNeil Rd.)

Mr. Glen E. Lewis (President) presented the following information in support of this request: This includes a strip along F. M. Road 1325 which is now in the city limits but is a part of a larger tract, the major portion of which is still in the county. A part of the property has been sold to the State Highway Department and a portion has been leased to the railroad company which has resulted in the creation of these larger tracts. Since we would not want to be inhibited from selling to anyone who wants to develop in this area, we would not want the zoning limited to "DL" Light Industrial. If it is found desirable the larger tracts could be made into smaller tracts. Some of the property is very low and will need some treatment to make it into suitable building sites.

Mr. Elroy Moore, owner of nearby property, filed written objections to this request for the reason that there are about 15 families who have homesteads in this area and they oppose sales without restrictions. He said there should be some control over the development since there are some small industries which are quiet but there could be more objectionable uses in the "D" Industrial District.

The Director reported that the property to the west, which is still out of the city, is being developed as an industrial subdivision. Also, the Balcones Research Center is located west of this property and it includes some

C14-60-93 Modern Industrial Developers, Inc.--contd.

industrial use. He said there has recently been a change on the east side of this road for "DL" Light Industrial and in view of the property being in the area recommended for industrial development in the Austin Development Plan, he would recommend the change but would prefer "DL" rather than "D" Industrial. He explained that the current uses would almost all fall within the "DL" classification and he thought it would be wise to proceed with some caution. He noted that sanitary sewer is not currently available and, therefore, the uses will have to be low water users and provide for sewage disposal on each lot, but there will be enough water for small industrial uses.

The Commission reviewed the statements presented and the staff report and concluded that the request should be granted since this property is in the area recommended in the Austin Development Plan for industrial use and there is already industrial development in the area. It was therefore unanimously

VOTED: To recommend that the request of Modern Industrial Developers, Inc., for a change in the zoning plan from "A" Residence to "D" Industrial for property located at 9312-9760 F. M. Road 1325 (McNeil Road) be GRANTED.

C14-60-94 Leroy Ellett: A to B  
Hollywood Ave. and E. 38 $\frac{1}{2}$  St.

Mr. and Mrs. Ellett appeared in support of their request and explained that they have owned this property for about three months and plan to operate a beauty shop in the attached garage. They said this is the only house on the street which faces north and there would be no disturbance as there would be only one operator, the people in the immediate neighborhood having signed a petition favoring the change. In response to a question by the Commission, they said there is an open carport attached to the west side of the dwelling. (The Director explained that a variance was previously granted by the Board of Adjustment for this carport.)

Miss Anna Mae Ford appeared in opposition but gave no reasons.

According to the staff report this property is located across the street from the Delwood Shopping Center but the area south of 38 $\frac{1}{2}$  Street is an extensive single-family area. In view of the fact that the change of zoning is in the residential area and would create a spot zone, the Director recommended against the request.

Mr. Barkley noted that there is a real estate office down the street and the Director explained that a zoning change request was denied for this property but the owner is still operating his business there. Mr. Kinser called attention to the doctor's office in the "O" Office zone at the corner of 38 $\frac{1}{2}$  and Interregional, to the very extensive commercial development across the street fronting 921 feet on 38 $\frac{1}{2}$  Street, and to a recently created

C14-60-94 Leroy Ellett--contd.

"C-1" zone across 38 $\frac{1}{2}$  Street. He said this property is not large enough to build a duplex even if it is zoned "B" and the neighbors had requested the beauty shop. He stated that it has been the policy of the Commission to expand densely utilized land rather than go into a neighborhood as a spot zone and he felt this would be a good buffer zone. Other members could not see how the commercial area would be served by this 50-foot lot but felt that this area on the south of 38 $\frac{1}{2}$  Street is a residential neighborhood which would be more harmed than aided by the change, and that this residential character should be preserved as such. They felt that this would establish a precedent and start strip zoning along 38 $\frac{1}{2}$  Street which would be extremely detrimental to the neighborhood and that this would create a spot zone which is illegal. A motion to grant the request failed to carry and it was then

VOTED: To recommend that the request of Leroy Ellett for a change of zoning from "A" Residence to "B" Residence for property located at the southeast corner of Hollywood Avenue and East 38 $\frac{1}{2}$  Street be DENIED.

AYE: Messrs. Barrow, Brunson, Bryant, Chriss and Spillmann

NAY: Messrs. Baldridge, Barkley and Kinser

ABSENT: Mr. Lewis

C14-60-95 R. L. Roberts: C & C-1 to C-2  
3505-3507 Interregional Hwy.

Mr. Roberts explained that he owns 200 feet at this location and at the present time is operating a drive-in grocery. He said they intend to build another building 22 feet south of this grocery to be used as a package store. He explained that he has operated the drive-in grocery store for four years and has received no objections to the "C-1" use there. Three replies to notice were received favoring the request.

Two persons appeared in opposition to the operation of the package store.

Upon review of the staff report, the Commission concluded that this request conforms to the Commission's policy with regard to "C-2" requests since this property is in the midst of a well-developed and extensive commercial area along the Highway. It was therefore unanimously

VOTED: To recommend that the request of R. L. Roberts for a zoning plan change from "C" Commercial and "C-1" Commercial to "C-2" Commercial for property located at 3505-3507 Interregional Highway be GRANTED.

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C14-60-96 Alex Warren: A to O  
North Loop Blvd. and Jim Hogg Ave.

Mr. Richard T. Doyle and Mr. Sidney S. Smith represented the applicant and presented the following information in support of the request:

1. Mr. Doyle purchased this lot for the express purpose of developing a real estate office. It is located one block from Burnet Road and he thinks "O" Office should be started on North Loop and wants to be the first one there. He plans a concrete block building and space for off-street parking.
2. The purchaser will erect a building which would be better than any home here. This location is not suitable for residential because it is located on a thoroughfare and there is commercial very near. This would be an addition to this particular area.

Mr. and Mrs. John H. Brown, Jr. (1507 North Loop) appeared in opposition for the reason they would like to keep this a residential area. They said they did not know how long the office would stay there and it could be turned over for other uses.

Upon review of the staff report, the Commission found that the site is undeveloped, there is commercial zoning immediately to the west, and the surrounding area is "A" Residence and is composed of single-family development and vacant lots; North Loop is proposed as a secondary thoroughfare and there is a traffic count of about 4000 cars per day at this point. The Director recommended against this request in view of the residential development and the fact that Jim Hogg Avenue narrows down south of this property and then dead-ends. The Commission reviewed the location of this property and the surrounding development and concluded that the request should not be granted since this would be spot zoning which is illegal. It was therefore unanimously

VOTED: To recommend that the request of Alex Warren for a change in the zoning plan from "A" Residence to "O" Office for property located at the southeast corner of North Loop Boulevard and Jim Hogg Avenue be DENIED.

C14-60-97 Terrell Timmerman: A to BB  
5307 Link Ave. and 5304-5306 Avenue F

Mr. Robert J. Potts, Jr. (attorney) represented the applicant and one reply to notice was received favoring the request. Mr. Potts' statements may be summarized as follows:

1. The two lots at the southeast corner of this block are zoned "C" Commercial and there is a filling station located there which actually takes in the back part of two lots across the alley, which has never been opened on the ground. Mrs. Cockrill owns the lots adjoin-

C14-60-97 Terrell Timmerman--contd.

ing this subject property on both sides of the alley and the applicant wished to purchase the two lots on the west or have her join in the application but she owns her home on the eastern lots and does not want to sell her property.

2. The applicant is limited in the use of his property since there is an easement strip across the front of the western lots which has been used for access to the commercial area on the south and by garbage trucks for more than ten years. This does not make the property suitable for single-family residential use. A proposal is now made that the property be used for apartment units.
3. An application was proposed for the western lots only but Mr. Stevens of the Planning Department explained that a multi-family unit having access only to Franklin Boulevard and Link Avenue would cause a bottleneck since both streets end at this property. He felt that the residents on these streets should be relieved from traffic and he proposed that the lots on Avenue F be included. For this reason, the application was filed in two parts. An architect prepared a designed study showing an entrance drive from Avenue F to a building suitable for the western tract and one showing a possible unit for the entire property. Making joint use of the property would depend on vacation of the alley.
4. The applicant has purchased the only two properties in this neighborhood which are used for undesirable uses and plans to make a desirable use of them. He operates a drugstore in the "C" Commercial area and his trade comes from this neighborhood. The condition of the duplex on Avenue F, which is an old garage apartment, has been a source of embarrassment to him. It was an old building when the area was annexed to the city and there was a "B" Residence use in the building.

Twelve nearby owners appeared in opposition and written objections were filed by 11 persons. Principal reasons were:

1. This is a nice quiet residential area and the owners wish to keep it so. There is no assurance that the development would be attractive and a driveway entrance from Avenue F would create additional traffic.
2. If the building would be a 4-unit or a two-unit structure and the property is maintained, it would not be objectionable. There are three adults and several children now living in the garage apartment and the premises are not maintained in a desirable manner.
3. Conditions at the rear of the commercial property on the south of this block are very bad and are objectionable to the neighbors.
4. Some of the owners do not want the alley closed.

C14-60-97 Terrell Timmerman--contd.

According to the staff report, 7 units would be permitted on the five lots under separate roofs if the alley is not closed, with 4 units permitted on the west and only a duplex on the east; if the alley is closed, eight units would be permitted on the five lots, all under one roof. Because of the proximity of the commercial property, the intervening lots were included in the hearing so that there would not be a small area of "A" Residence property between the two zones if the request is granted. The Director recommended that the additional area be included in the change. The Commission reviewed the arguments presented and the staff report. It was concluded that this would serve as a buffer zone between the large amount of commercial development and the residential area. Therefore, it was unanimously

VOTED: To recommend that the request of Terrell Timmerman for a change of zoning from "A" Residence to "BB" Residence for property located at 5307 Link Avenue and 5304-5306 Avenue F be GRANTED, and to include the additional area known as 5302 Avenue F and rear 5300-5304 Avenue F.

C14-60-98 Thomas Andrew Mayes: C-1 to C-2  
1808-1812 East 12th St.

The applicant appeared and was also represented by Mr. Kenneth R. Lamkin (attorney). One person appeared and one reply to notice was received favoring the request. Statements presented by Mr. Lamkin were as follows: There is a liquor store across the street to the south which was established before the Zoning Ordinance was put into effect. Since that time the property across the street on Chicon to the east was zoned for liquor. One of our oldest community centers is at the intersection of East 12th and Chicon and was developed before some of the others in the outlying areas. Liquor stores are well restricted and are not open on Sundays. This will not increase the noise but will divide the business between the existing package stores and the new one.

Two people appeared in opposition and written objection was filed by one of them. Reasons given were that there are already too many taverns on East 12th Street and while this proposed change is to permit only the selling of liquor for off-premise consumption, the noise and disorder will be multiplied many times in this area because the consumers will step off the premises and cause greater loss of rest and more tension to residents of the area because of heated arguments, etc. The bottles and other containers are also left for residents of the area to remove.

The Commission reviewed the staff report regarding the zoning and development in this area and concluded that the request would conform to the Commission's policy regarding "C-2" requests because the property is located in a "C-1" zone and is near other "C-2" uses. It was therefore unanimously

C14-60-98 Thomas Andrew Mayes--contd.

VOTED: To recommend that the request of Thomas Andrew Mayes for a zoning plan change from "C-1" Commercial to "C-2" Commercial for property located at 1808-1812 East 12th Street be GRANTED.

C14-60-99 L. W. Carroll: A to C  
1127½-1129 3/4 Gunter St.

Mr. and Mrs. Carroll were present and were also represented by Mr. Donald N. Golston (attorney) and Mr. Cecil Nobles (agent). Written comments were received from two nearby owners who favored the change. Statements presented may be summarized as follows:

1. The owner has entered into a contract of sale, conditioned upon the zoning change, with a person who proposes to establish a wholesale frozen food distributor business, erecting a building about 72 feet square and leaving a great deal of parking space near the building.
2. This property does not lend itself as advantageously for residential use but is suitable for commercial development since it is in immediate proximity to Airport Boulevard. Also, there is a commercial zone in the northeast corner of the block and "D" Industrial to the southeast which discourages residential development. There are dwellings on the two small tracts to the north (in the area which was included for public hearing) but the owners have indicated they are not opposed to commercial zoning for this tract and their own property.
3. Property that abuts upon or is extremely near Airport Boulevard naturally lends itself to commercial development. Property along this street is amenable to wholesale business because traffic along this boulevard can reach this property.
4. It is understood that a minimum right-of-way of 60 feet is desired as access to commercial property, but commercial vehicles going to this property will have to slow down to enter Gunter Street from Goodwin Avenue, thus minimizing the danger to people who live in this area. The tract is large enough for off-street parking and vehicles will not be parked on the street. This minimizes the need for increasing the width of the 50-foot streets and the distance is very short along Goodwin Avenue.
5. A street is a good barrier for dividing line between residential and commercial areas.

The Director called attention to the location of this property with its frontage on Goodwin Avenue and with access to Airport over Gunter Street, both of which have narrow rights-of-way. He noted that most of the commercial property along Airport Boulevard is in large tracts and mostly undeveloped except for small businesses and a small portion developed resi-

C14-60-99 L. W. Carroll--contd.

dentially. He felt that the request should not be granted because of the amount of land already zoned for commercial and industrial uses and because of the narrow streets and the difficulty of widening them, also because of the residential development across Goodwin Avenue. The Director reviewed written supplemental information which had been filed by Mr. Goldston in which he called attention to the proximity of the applicant's property and of the additional area included for hearing to Airport Boulevard and adjacent commercial and industrial zones, to changing conditions in the neighborhood, and to the lack of opposition; also answering some of the objections raised by the Planning Department.

The Commission considered the arguments presented and the staff report. Some members felt that this would be in line with the policy of the Commission of expanding well-developed commercial areas and that this is a very dense commercial and industrial neighborhood, the property adjoining "D" Industrial, "C" Commercial and "C-1" Commercial Districts and being across Gunter Street from a change which was recommended at this meeting. They said there is no way to get Gunter Street widened because it is built up with houses. Other members were opposed to the change because of the good residences being built across Goodwin Avenue, with some vacant land which would be encouraged for commercial uses if this request is granted, and the narrow width of the streets which could not carry traffic generated by the additional business. Mr. Barrow said he would vote to deny the request based on the narrow width of the streets. A motion to grant the request failed to carry and it was therefore

VOTED: To recommend that the request of L. W. Carroll for a change in the zoning plan from "A" Residence to "C" Commercial for property located at 1127 $\frac{1}{2}$ -1129  $\frac{3}{4}$  Gunter Street be DENIED.

AYE: Messrs. Barrow, Barkley, Brunson, Bryant, Chriss and Spillmann  
 NAY: Messrs. Baldrige and Kinser  
 ABSENT: Mr. Lewis

C14-60-100 H. C. Risch: A to GR  
 Ben White Blvd. and S. 1st St.

The applicant and his son-in-law, Mr. Conrad Wisian, were present and were represented by Mr. Buford Stewart who presented statements in support of the request which may be summarized as follows. Also two nearby owners appeared favoring the request.

1. This is a triangular tract which was left when Ben White Boulevard was constructed. The single-family dwelling on the property has not been occupied since the Boulevard construction. Mr. Risch's son-in-law formerly occupied the dwelling but later rented it. They thought when the Boulevard was constructed the property would be more suitable for a filling station site and an option contract for the purchase of the

C14-60-100 H. C. Risch--contd.

property for that purpose has been signed conditioned upon the zoning change. The 25-foot setback required would limit the development of the property, but it would have adequate width for a filling station.

2. There is a drive-in grocery store being constructed across the intersection and other existing commercial uses to the south on South 1st Street. The commercial classification across the intersection has been granted since Ben White Boulevard was constructed.
3. It is the intention of Mr. Risch to give the right-of-way for the widening of South 1st Street as it is widened.

Two nearby owners appeared opposing the request for the following reasons:

1. This property is not large enough for a filling station. There would be traffic from the station on both Ben White Boulevard and South 1st Street and this would be a 24-hour operation.
2. There is a nursing home on adjoining property to the south and the noises of the filling station operation and the traffic generated would create too much disturbance.
3. South 1st Street is still residential and people bought for homes and expected it to remain residential. This filling station would increase the traffic on this street.

The Director noted that the owner was compensated for the property acquired for the right-of-way for the Boulevard and also for the damage to abutting property. He reported that, in view of the extremely odd shape of the property, the effect on residential property, and the fact that the property is currently in use, he would recommend against the change of zoning as detrimental to the adjoining property. The Commission reviewed the staff report and the statements presented, and concluded that the tract is not adapted to commercial use, that it is located in an area that is at the moment residential, and that commercial use would slow down traffic on a thoroughfare that was designed to carry traffic. It was therefore unanimously

VOTED: To recommend that the request of H. C. Risch for a change of zoning from "A" Residence to "GR" General Retail for property located at the southeast corner of Ben White Boulevard and South 1st Street be DENIED.

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CP14-60-7 City of Austin: Fire Station  
624-708 W. Ben White Blvd. and 613-703 Banister La.

The Director reviewed the information in the previously submitted staff report and presented the following analysis of the application:

CHARACTER OF SITE AND AREA: The site is undeveloped and the area is developed with scattered single-family dwellings and a drive-in grocery under construction adjoining subject property to the east.

CASE HISTORY OF SITE: There is no history of this site.

SITE PLAN: The applicant proposes to use the site for erection of a two-truck fire station.

DEPARTMENTAL COMMENTS:

Favorable reports were received from the following departments:

Traffic Engineer	Fire Prevention
Director of Public Works	Fire Protection
Storm Sewer Division	

No reports were received from the following departments:

Electric Department	Building Inspector
Water and Sanitary Sewer	Office Engineer

The following report was received from the Health Department:

We have reviewed plot plan of proposed fire station at 702 Ben White Boulevard. In our opinion the space for a septic tank and lateral fields is inadequate and likely to create a nuisance.

The area is only 30' x 72', and keeping 5 feet away from the building and property lines would give us about 20' x 60' and unless the soil is exceptionally porous and the men instructed to limit the use of water, we do not feel that an adequate system can be installed. (An oral report was later received from the Water and Sewer Department that sanitary sewer will be made available.)

The Director reviewed the site plan and noted that it had been previously un-officially considered by the Commission on July 26, 1960, and generally approved.

No one appeared in interest of this request.

The Commission found that the plan complies with all sections of the Zoning Ordinance except for variances from setback requirements which have been granted by the Board of Adjustment and is a matter of public necessity and convenience as reflected in the Capital Improvements Program for 1959-1964. It was therefore unanimously

VOTED: To APPROVE the site plan as presented with no extra conditions and to authorize the Chairman to sign the necessary resolution issuing the Special Permit.

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of August 15, 1960. The staff reported that one appeal had been filed for review of the Committee's action and 3 had been referred to the Commission without action on:

C8-60-23 Jung Industrial Subdivision  
C8-60-26 Westover Hills  
C8s-60-76 Outlot 56, Div. "B", Resub. Lot 2, Blk. 4  
C8s-60-81 Mrs. Clotilde I. Mansbendel Sub.

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of August 15, 1960, on the minutes of this meeting.

PRELIMINARY PLANS

C8-58-20 Harry Kelley Sub.  
Bastrop Highway

The staff reported that this is a one-lot subdivision out of a deep tract of land and abuts a 200-foot-long street which was dedicated as Gulf Boulevard by deed dated July 20, 1960. It was noted that the schematic plan shows that this street will be extended in the future for the entire depth of the tract, with two cross streets. Mrs. Butler noted that the schematic plan should be given further study because of the topography. Mr. Rainey said the final plat of this subdivision has been filed with the Department and shows this section of the street as an existing street.

The Committee discussed the matter of whether or not this street has been accepted by the City and Mr. Nicholson stated that water and sewer lines will be needed in this street and that utilities and paving will have to be taken care of when the final plat is considered.

The staff noted several items required by the Subdivision Ordinance which have not been included on the plan and that the Storm Sewer Division is requesting identification of the drainage easement, the dimensions of the easement along the highway, and the flow line and size of the culvert in the highway. The Committee then

VOTED: To APPROVE the plan of HARRY KELLEY SUB. subject to compliance with departmental requirements and subject to the showing of the following information on the plan:

1. Building setback lines on the plan,
2. Boundary survey of Section 1,
3. Acreage of Section 1, and
4. Location sketch.

C8-60-23 Jung Industrial Sub.  
Ben White Boulevard

The following items were reported by the staff as discussed at the departmental review of the plan and were discussed:

1. Show building setback lines on the plan.
2. Show right-of-way width of Ben White Boulevard.
3. Show correct lot dimensions and locate subject property with respect to some known reference point. Dimensions to South Congress Avenue and Interregional Highway shown on the plan are inaccurate. Mr. Nicholson said he could not make his recommendation until the plan is correctly located and that it is difficult to determine the tract of land in relation to the Water District. Mr. Rainey said the dimensions tie into the dimensions on the ground. Members reported they had been unable to definitely locate the tract when they made a field inspection trip and Mr. Rainey said he would be glad to show them the location on the ground.
4. Show the north point on the plan.
5. Show the correct ownership on adjoining property to the west and the adjoining property to the east.
6. The 60-foot strip labeled "Travis County" has been vacated and re-dedicated and it is incorrectly located on the plan. Mr. Rainey said this street is dedicated but does not exist on the ground as described in the deed. The tract is fenced on the west and follows the east and north lines of this street.
7. If the County Road as shown has not been accepted by the County, it must be included in this subdivision for access to lots. Mr. Jung and Mr. Rainey said this has been dedicated as an 80-foot street and has been built and used for five or six years, and it is not included in the preliminary plan. In response to a question regarding improvements planned for this street, Mr. Rainey said it would be a graveled road.
8. Show boundary survey of Section 1.
9. Consideration should be given to modification in layout as Lots 13-16 have double frontage.
10. Since only about 7 acres of a 34-acre tract are being subdivided, it is a practice to request a schematic for the remainder of the tract, especially since Blunn Creek originates in this subdivision and there is a definite drainage problem which should be solved.

C8-60-23 Jung Industrial Sub.--contd.

Mr. Rainey said they only propose to subdivide the portion with the topographic data shown and the drainage problem will be solved when the other portion is subdivided. He said the water drainage is toward the north and does not affect the portion included as a plan at this time.

The Commission discussed the various problems presented. Mr. Barrow said the Commission is generally in favor of industrial subdivisions which are planned in the right manner but he would like to see the tract on the ground. Mr. Lewis thought that certified copies of dedication of these two streets should be available. It was concluded that further study should be given and the site visited. Therefore, it was

VOTED: To REFER this plan to the Planning Commission and to recommend that Mr. Rainey have the needed information before the plan is considered by the Commission and that the Commission members visit the site with the engineer.

C8-60-25 Industrial Terrace  
Farm Rd. #1325 N. of Burnet Rd.

It was reported by the staff that this subdivision is north of Northwestern Industrial Addition which was recently approved and included the loop between Trade Boulevard and Reid Drive which was requested at that time. It was noted that there is a question of whether Trade Boulevard can be extended to the south through the property owned by the University of Texas. Mr. Neils Thompson explained that this tract of land, because it is contaminated by drainage from the Balcones Defense Research Laboratory, was purchased by the University. The Director further noted that there will be a frontage road on Burnet Road where Trade Boulevard would intersect and there might be a problem.

The staff further reported that water is available from Williamson-Travis District #1 but sanitary sewer is not available. Mr. Lewis noted that this would limit the use of the tracts to the type which could have disposal on the separate tracts. Mr. Curington stated that they will comply with the Health Department requirements regarding septic tank installation, and that the customary notation to this effect will be placed on the final plat. Mr. Nicholson said they plan in the future to extend the sanitary sewer from Steck Avenue across the new Burnet Road near the railroad grade separation. Mr. Barrow suggested that before any permanent paving is done, the sewer lines be laid so that they can be connected when the service is available.

The staff further reported that easements and some corrections to the plat are needed. Mr. Curington said they would work with the Electric Department regarding the location of easements. He explained that the railroad spur is proposed and does not exist at this time. The Committee then

VOTED: To APPROVE the plat of INDUSTRIAL TERRACE subject to departmental requirements.

C8-60-26 Westover Hills  
Balcones Tr. S. of Burnet Hwy.

The staff reported that a preliminary plan of this subdivision was approved in 1955 subject to certain conditions but that this approval has expired and the owner is re-submitting the plan at this time. The staff called attention to some problems which were discussed, including the following:

1. Mr. Mayfield owns the adjoining property to the north which extends to Burnet Road, and it might be possible to extend the streets through that property. Mr. Mayfield said he has the corner property reserved for a large shopping center but the western part must be residential and the streets could be extended. He stated that he did not know at this time how far the commercial will extend to the west but there will have to be a street there.
2. Mr. Mayfiel said the streets could be extended south to a 50-foot dedicated private road easement, a part of which is developed. Mrs. Butler reported that Mr. Pat Carlisle had said Azalea Trail would come to his home if it is extended and there is not enough room for a cul-de-sac on his property, but he and Mr. Jones, and he felt he could speak for Mr. Whatley, did not object to the other streets being extended southward; however, because of the location of Mr. Jones' home and the terrain of his property, Cascade Drive could not be extended through to the private road but could extend into a cross street north of his home. Mrs. Butler further reported that the staff was not certain of the address for Mr. J. J. Whatley and he may not have received his notice in time to attend the hearing.
3. The staff reported that the Storm Sewer Division thought the storm sewer easement should be further to the south than Mayfair Boulevard but Mr. Watson said they were taking care of the drainage in the streets and that there would be a pipe instead of an open ditch. He said that for that reason Mayfair Boulevard right-of-way has been reduced from the original plan for 80 feet to 60 feet which they felt would be sufficient width because there will be a 90-foot thoroughfare along the west line of the subdivision. The staff recommended a width of 70 feet. Regarding the 90-foot thoroughfare, Mr. Watson said he thought the plan could be changed by reducing the depth of the lots to provide the necessary right-of-way for this thoroughfare.
4. Mr. Nicholson advised that this is located in a water district and there is a question of how fast the City can get water service here but he is working with the Water District now. Mr. Mayfield said this property will be annexed to the City and they do not plan to use water from the Water District.

C8-60-26 Westover Hills--contd.

5. The staff noted that the Geo. H. Shafer tract has been omitted from the plat and there are two commercial areas proposed on each side of this tract and a Light Industrial area across Balcones Trail. The Director explained that property for the extension of Missouri-Pacific Boulevard will be needed to extend it through the eastern portion of this subdivision, leaving a strip between the railroad and the Boulevard that would be adequate for development. He said the definite location of this Boulevard has not been established but that the City will need some designation through here and the right-of-way should be acquired as soon as possible but the property is not in the City at this time. He cited one problem which is how the City can obtain right-of-way for the Boulevard, especially in view of the commercial and industrial designation for some of the tracts. Messrs. Mayfield and Gray (Gray and Becker) said that with no plans at this time, five to ten years is a long time to wait for the location of the Boulevard to be determined. They felt it would be more economical to locate it in the level area rather than moving into the rough terrain and hills further to the west.

Mr. Lewis asked if the Commission could ask the owner to give the right-of-way when it is necessary, based on values at this time; otherwise if the subdivision is approved with the commercial and industrial areas, the land would have to be acquired at greater expense to the taxpayers. Mr. Barrow expressed his belief that the Boulevard will be of tremendous benefit to the subdivision and that the reasonable view is for the subdivider to cooperate with the City.

6. Mrs. Butler reported that the Austin Public Schools are contemplating a school location in this area and that Mr. Cunningham had said they were definitely interested in getting a site in this area. Mr. Watson explained that the first section to be developed would extend from Balcones Trail to the west to about the middle of Block G and the other portion could be worked out later.

The Director recommended that, pending some expression of willingness on the part of the subdivider regarding the right-of-way for the Missouri-Pacific Boulevard, school location, the right-of-way for the thoroughfare on the west, and the study of the street pattern with adjoining owners, only Section 1 should be worked out. Mr. Kinser thought the matter should be deferred pending further study by the owners and the staff. It was therefore

VOTED: To REFER this subdivision to the Planning Commission pending study by the staff with the subdividers.

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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-60-80 Caperton Addition  
Govalle Ave. and Springdale Rd.  
C8s-60-82 Arthur Rowe Sub.  
Springdale Rd. and East 12th St.

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-60-78 Ridgetop, Fourth Addition  
49th St. and Interregional Hwy.  
C8s-60-84 Arthur Bell Subdivision  
Webberville Rd.

The staff explained that this is another tract out of the area which was recently considered because of a partition by the court between heirs of the property and that approval of the subdivision is following this partition. It was further reported that the Subdivision Ordinance requires that all other owners sign this plat but the Commission had granted a variance from the Subdivision Ordinance on signature requirements for the William Bell.

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

C8s-60-76 Outlot 56, Div. B, Resub. Lot 2, Blk. 4  
Hackberry and Comal Sts.

It was reported by the staff that this is a proposed subdivision into two lots but it has been learned that a third tract has been split off and that there are seven houses on the north part of Lot 2B. It was further reported that this would violate both the Subdivision Ordinance and the Zoning Ordinance, and that the following report was received from the Urban Renewal Department since this property is located in the proposed area for urban redevelopment:

C8s-60-76 Outlot 56, Div. B, Resub. Lot 2, Blk. 4--contd.

This office would like to point out that this area is presently divided into two parcels. One parcel, 50' x 125' located at the corner of Comal and Hackberry Streets, 50' fronts on Comal Street on which a grocery store and residence (dwelling unit) is located. The balance of the property contains seven (7) dwelling units or structures fronting on Comal Street. Each structure (420 square feet) is apparently located on an ordinance lot (25' x 175') containing 4375 square feet.

The proposed subdivision would reduce these lots to 3125 square feet. Furthermore, there are outhouses located on the ridge of the drainage area (note easement line) some of which would apparently be less than 5' from the proposed rear lot line (or side lot line of lot 2B).

In view of the conditions on this property and the violations involved, the Committee

VOTED: To DISAPPROVE the plat of OUTLOT 56, DIV. B, RESUB. LOT 2, BLK. 4.

C8s-60-79 North Acres, Resub. Lots 24A, 25, 26, Blk. .M  
Somerset Avenue

The staff reported that reports have not been received from several departments and recommended that the plat be disapproved pending receipt of these reports since the plat was filed July 26, 1960, and action must be taken at this time. The Committee therefore

VOTED: To DISAPPROVE the plat of NORTH ACRES, RESUB. LOTS 24A, 25, and 26, BLK. M, pending receipt of the necessary reports.

C8s-60-81 Mrs. Clotilde I. Mansbendel Sub.  
West 38th St. and West Ave.

It was reported by the staff that the owner is selling Lots B and C to the VFW who plans to place a building on the north part of Lot C with a playground on the south portion, and to provide parking on Lot B. The Director recommended that the line be removed between Lots B and C since Lot C will only have frontage on King Street which is only 20 feet in width and should be widened to 50 feet. He said this would be difficult to widen because the adjoining property is already developed. He also did not think this street is necessary since the lots to the east are served by Ronson Street. Mr. Barrow thought that King Street should be extended from the south where it has a normal width. Mrs. Butler reported that they had considered a setback of sufficient depth so that if the property is ever sold to another person the street could be widened. The Committee concluded that further study should be given this plan and it was therefore

VOTED: To REFER this plat to the Planning Commission pending further study.

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ADMINISTRATIVE APPROVAL

C8s-60-83 Paul Pfeifer Addition, Resub. Lots 1 and 2  
Club Terrace and Montopolis Dr.

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

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the plat of PAUL PFEIFER ADDITION, RESUB. LOTS 1 AND 2.

PRELIMINARY PLANS

C8-60-23 Jung Industrial Sub.  
Ben White Blvd.

The Commission considered the REFERRAL of this subdivision. The Director reported that a special meeting of the Subdivision Committee was held Friday, August 12, 1960, with Mr. Rainey, and the following business was transacted:

The staff presented the information that Willow Springs Road had been shown at its intersection with Ben White Boulevard in its original location but it was later found that it had since been vacated and dedicated approximately 60 feet further to the east, necessitating the relocation of the street on the final plat which would affect the abutting lots. The staff also reported that no record had been found that the 80-foot County Road as shown extending north and south along the east line of the plan had been dedicated and it would have to be included on the final plat as a part of the subdivision; the remaining part of the plan is only a schematic.

The Committee had agreed that the plan should be approved subject to departmental requirements and additional information on topographic changes and other engineering data which might be needed by the departments either prior to filing of the final plat or in considering the plat.

The Commission then

VOTED: To APPROVE the plan of JUNG INDUSTRIAL SUB. subject to departmental requirements and to additional information on topographic changes and other engineering data which might be needed by the departments either prior to filing of the final plat or in considering the plat.

C8-60-26 Westover Hills  
Balcones Tr. S. of Burnet Hwy.

The Commission considered the REFERRAL of this subdivision. The Director explained that some modification had been made in the plan to adjust some to the drainage situation as recommended by the Storm Sewer Division. The

08-60-26 Westover Hills--contd.

Director then read a memo from the Storm Sewer Division notifying the Commission of the condition they felt necessary to give approval to the plan. The following recommendations of the Director were then discussed:

1. Mayfair Boulevard should have a 70-foot right-of-way because of the length of the street which will be a collector connecting one thoroughfare to another and possibly going on to another thoroughfare. A paving width of 44 feet is generally required and is recommended. Mr. Watson said since there are no dwellings facing on this street they felt that 40 feet of paving would be sufficient. Mr. Gray said the terrain is such that lots have to face east and west to be economically feasible and they would like to avoid the extra expense of the 70-foot width if possible.
2. A 90-foot secondary thoroughfare is proposed along the west property line but the definite location is not yet decided. Mr. Barrow felt that this issue can be reserved until this portion of the property is subdivided.
3. An elementary school location is being considered to the southwest of this subdivision but no contracts have been made to pinpoint the location. Modification in the street plan will be necessary to provide access to the school since the streets are not oriented to this facility at this time. It was agreed that this would not be considered at this time.
4. The location of the Missouri-Pacific Boulevard is uncertain at this time and this could be affected by the proposed commercial and industrial tracts west of Balcones Trail. Mr. Watson explained that Balcones Trail follows along a steep incline and he did not think more than 20 feet could be used for the Boulevard because of the terrain. He felt that the Boulevard would be located east of Balcones Trail. In response to a question from Mr. Kinser, Mr. Osborne said he could give the Commission what he thinks the location should be within 30 days after a study with the other departments, but he could not give it as an action by the City. Mr. Gray suggested that, since they do not intend to develop the property along Balcones Trail immediately, this portion could be brought in later. Mr. Watson said they would like to have preliminary approval on the plan to extend to Boulder Avenue. Mr. Osborne noted that Mayfair Boulevard would have to be extended into Balcones Trail.

The Commission then discussed the possible extension of the streets to the south and it was reported that a cul-de-sac could be included where Azalea Trail ends at the Pat Carlisle property and it was agreed that, where it was reasonably certain that streets could later be extended, culs-de-sac were not usually required. The Commission then

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C8-60-26 Westover Hills--contd.

VOTED: To APPROVE the plan of WESTOVER HILLS, excluding the tracts along Balcones Trail and back to the first tier of lots facing west and extending to the west lot lines west of Boulder Avenue, subject to the following conditions:

1. Mayfair Boulevard being made 70 feet in width,
2. Completion of fiscal arrangements, and
3. Compliance with departmental requirements.

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:

C8-59-18 Rex E. Mar  
 U. S. 81 N. of Farm Rd. 1626  
C8-60-29 Balcones Park, Sec. 8, Resub. Lots 36-38, Blk. Y  
 Mt. Bonnell Drive  
 (Disqualified: Mr. Barrow)

SUBDIVISION PLATS - CONSIDERED

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

The staff reported that this plat satisfies all the standards of the Subdivision Ordinance and is recommended for final approval. The Commission therefore

VOTED: To APPROVE the plat of FOREST OAKS MEMORIAL PARK.

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 as shown:

C8-58-20 Harry Kelley, Sec. 1  
 Bastrop Highway  
 (Pending fiscal arrangements, easements, departmental reports)  
C8-58-31 South Terrace  
 Kinney Ave. and Lightsey Rd.  
 (pending fiscal arrangements, easements, departmental reports)

## SUBDIVISION PLATS DISAPPROVED--contd.

- C8-60-4    Mariposa Terrace  
              Mariposa Dr. E. of Kenwood  
              (pending fiscal arrangements)
- C8-60-10   Windsor Park III, Sec. 5  
              Rogge La. W. of Manor Rd.  
              (pending fiscal arrangements and change of subdivision name  
              on plat)
- C8-60-24   Allandale Terrace, Sec. 2, Phase 2  
              Treadwell Blvd. and Carlisle Dr.  
              (pending fiscal arrangements)

## SHORT FORM PLATS - FILED

- C8s-60-81   Mrs. Clotilde I. Mansbendel Subdivision  
              West 38th and West Ave.

The Commission considered the REFERRAL of this subdivision. The Director recommended that King Street now dedicated as an alley should not be a 50-foot street. Mr. Parsons reported that there are no houses facing King Street but all either face 37th or Ronson Streets along this section. He said if you try to widen the street north of Maiden Lane, houses would have to be moved. He felt that it was not necessary to widen the street for these two blocks and that there is a baseball diamond in the corner which would have to be relocated. He explained that Lots B and C have been made into one lot (B), thereby providing only two lots in the subdivision and that Lot A, which is used by the Lions Club, only had a parcel added to what they now have. The Commission then

VOTED: To ACCEPT for filing the plat of MRS. CLOTILDE I. MANSBENDEL SUBDIVISION as revised with the understanding that the plat will be returned to the Commission for further consideration and review when it is ready for consideration.

- C8s-60-89   Giblin Addition  
              Maye Place and Giblin Bend

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

VOTED: To ACCEPT for filing the plat of GIBLIN ADDITION.

## SHORT FORM PLATS - CONSIDERED

- C8s-60-37   Nasco Resub. Lots 4 and 5  
              Belfast Dr. and Hillcrest

It was reported by the staff that the subdivider built a house, with an open carport attached, on Lot 4 and mislocated it, leaving less than the required 5-foot side yard, and that this subdivision is to correct the error

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C8s-60-37 Nasco Resub. Lots 4 and 5--contd.

and provide a 5-foot side yard. It was further reported that the Building Inspector had recently checked the lot and found that the carport has since been enclosed by the present owner, requiring a 10-foot side yard instead of 5 feet. This subdivision proposes providing a total side yard of only 10.5 feet instead of the required 15 feet. The plat of the resubdivision of Lots 4 and 5 which was filed showed only a sufficient amount of space to provide the 5-foot side yard and the owner of Lot 4 will not sign the plat, thereby requiring a variance from the filing requirements of the Ordinance.

The Commission discussed this situation and concluded that this is a matter for the Board of Adjustment to consider rather than a subdivision; however, realizing that the subdivider cannot file a request for a variance from the Zoning Ordinance on Lot 4 as he does not own the lot, the Commission felt that from a subdivision standpoint the 10-foot side yard should be required. It was therefore

VOTED: To DISAPPROVE the plat of NASCO RESUB. LOTS 4 AND 5.

PRESENT BUT NOT VOTING: Mr. Chriss

C8s-60-48 Roberts Villa, Resub. Blks. A, B, C and D  
Lowell Roberts N. of U. S. 71

The staff reported that the owner is requesting permission to withdraw this plat so that a preliminary plan for this property, plus additional property can be filed. The Commission therefore

VOTED: To ACCEPT the withdrawal of the plat of ROBERTS VILLA, RESUB. BLKS. A, B, C AND D.

C8s-60-76 Outlot 56, Div. B, Resub. Lot 2, Blk. 4  
Hackberry and Comal Sts.

The Commission considered the APPEAL of Mr. E. E. Naumann on this subdivision relative to disapproval of the plat. Mr. Naumann explained that there are seven 3-room houses on proposed Lot 2B which have been there for 30 years and that the people use only that portion about 50 feet back of the houses and he is forced to spend a considerable amount of money to maintain the remainder of the property. He said he recently spent \$4,000 improving these houses by installing gas, hot and cold water, electricity, and asbestos siding to encourage the people to make further use of the property but this was unsuccessful. He said he proposes to cut off the west 50 feet and to erect a \$4,000 or \$5,000 house and fence the lot which he hopes will encourage the proper maintenance of the property. He also affirmed the fact that there is a grocery store on the south portion of proposed Lot 2B.

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C8s-60-76 Outlot 56, Div. B, Resub. Lot 2, Blk. 4--contd.

The Commission concluded that this would only be adding problems of maintenance rather than improving the situation which was caused by the number of houses on the one lot. It was therefore

VOTED: To DISAPPROVE the plat of OUTLOT 56, DIV. B, RESUB. LOT 2, BLK. 4.

NAY: Mr. Barkley

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

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-60-85 Lopez Addition  
Montopolis Drive  
C8s-60-87 Outlot 36, Div. C, Resub.  
Manor Rd. and Anchor Lane  
C8s-60-88 Lola Coleman Sub.  
East St. Elmo Rd.

## 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-60-86 Oak Lawn Sec. 1, Resub. Lots 13, 14, 26 and 27  
Oak Cliff Dr. and Bandera Rd.

## OTHER BUSINESS

C10-60-1(1) STREET VACATION  
Townes Lane W. from Hartford Rd.

It was reported by the staff that a request has been filed by the two owners abutting this portion of Townes Lane which extends from Hartford Road westerly to the railroad, since the street has never been opened and is used only as a drive by the abutting owners. The staff explained that this section of street was included in Section 10 of Pemberton Heights and was later shown in another subdivision across the railroad as extending on to the west. The Director recommended that the street be vacated as requested since there will be a railroad underpass at Windsor Road and one at Westover Road and a crossing here will not be needed. He explained that the

C10-60-1(1) STREET VACATION--contd.

street only extends for one block on each side of the railroad at this location. The Commission agreed that an underpass will not be needed at this location and that the street would serve no public purpose. Therefore, it was unanimously

VOTED: To recommend that the portion of Townes Lane between Hartford Road and the railroad be vacated subject to department requirements.

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

C10-60-1(m) ALLEY VACATION

Avenue H. Alley N. of 43rd St.

The Director explained that the property west of this alley was previously changed to "C" Commercial for the purpose of locating a postal sub-station there, with the understanding that if the station were not built there a request for zoning the property back to "A" Residence would be filed. He said the owners of the property across the alley have not purchased this property and have filed a request to zone the property to "B" Residence for use as a parking lot in connection with the grocery store now in operation and which is proposed for enlargement. He stated that in connection with the rezoning request, the owners are proposing to change the north-south alley to an L-shaped alley, closing that portion between the grocery store and the parking lot and providing an opening into Avenue H along the north line of the parking lot. He noted that the main problem is with the Sanitation Division and the maneuvering of garbage trucks in this turn into a 12-foot alley.

Mr. Wayland C. Rivers, Jr., represented the owners and explained that the off-street parking situation is critical and they have acquired this property exclusively for off-street parking and would like to make the two pieces of property contiguous. He said they would be glad to grant any easement or alley across the rear and could provide a radius for turning from one alley into the other. They feel that they could make better use of the property if it were not for the intervening alley.

Mr. Osborne noted that there is one owner who would have a part of his lot blocked from the alley but would have access from a portion but he has not been contacted.

The Commission felt that it would be a direct advantage to have the parking space added to the site, especially at this location where there is a great traffic congestion, and that the alley should be vacated based on some workable plan with the Sanitation Division and the approval of the affected adjoining owner. It was therefore

VOTED: To recommend that Avenue H Alley north of East 43rd Street as shown on the plat be vacated based on some workable plan with the Sanitation Division and predicated on the approval of the affected adjoining property owner.

R146 STANDING COMMITTEES

The Chairman announced the membership of the following committees for the ensuing year:

ZONING COMMITTEE

Emil Spillmann, Chairman  
Fred C. Barkley  
Howard E. Brunson  
Pericles Chriss  
W. Sale Lewis

SUBDIVISION COMMITTEE

W. Sale Lewis, Chairman  
Doyle M. Baldrige  
Howard E. Brunson  
A. C. Bryant  
S. P. Kinser

VACANT LAND COMMITTEE

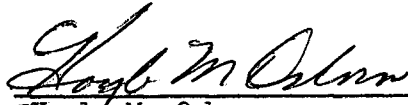
David B. Barrow, Chairman  
Fred C. Barkley  
S. P. Kinser  
W. Sale Lewis

DEVELOPMENT PLAN COMMITTEE

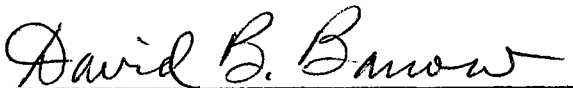
S. P. Kinser, Chairman  
Doyle M. Baldrige  
David B. Barrow  
A. C. Bryant  
Pericles Chriss

## ADJOURNMENT

The meeting was adjourned at 11:00 p.m.

  
Hoyle M. Osborne  
Executive Secretary

APPROVED:

  
Chairman