

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- October 18, 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  
Fred C. Barkley  
Howard E. Brunson  
Pericles Chriss  
S. P. Kinser

Absent

W. Sale Lewis  
Emil Spillmann  
Doyle M. Baldrige  
A. C. Bryant

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 September 20, 1960, were approved as submitted.

PUBLIC HEARINGS

The following zoning change requests were considered by the Zoning Committee at a meeting October 18, 1960:

C14-60-112 Jackie Whitlock: A to B  
905 (903) East 43rd St.

**DIRECTOR'S REPORT:** It is proposed to operate a beauty shop in the home located on this tract which fronts 70 feet on East 43rd Street and has a depth of 58.88 feet. The area is predominantly single-family development except for a rest home at 45th and Red River and there is a "GR" zone to the south which was recently zoned for the Sears' shopping center. There is no "B" Residence development in the immediate area. The lot is not of sufficient area to permit apartment use and the area is not subdivided to warrant multi-unit development. Because of the above, the residential character of the property along 43rd Street and in this neighborhood, and the fact that this would be spot zoning, it is recommended that the request be denied.

Mrs. Whitlock appeared in support of her request and explained that she wants a beauty shop in her home since her father lives with her and he is quite old, and she has a 15-year-old son. She stated that she purchased equipment last year which is in storage at this time. She said her lot is very near the business property on the south. Two persons appeared favoring the request and one reply to notice was received offering no objection if the applicant will connect the washer to a drain as this use means more washing of towels, etc.

C14-60-112 Jackie Whitlock--contd.

A petition from 7 nearby owners was read stating they had no objections. No one appeared in opposition.

The Commission noted that there is only a difference of about 10 feet between this and commercial property. They discussed previous considerations of rezoning for beauty shop use and noted that the Commission has consistently recommended against beauty shops in residential areas as spot zoning and this would be in line with that policy; however, there would be no objections if the adjoining owner on the corner would join in the application. It was therefore

VOTED: To recommend that the request of Jackie Whitlock for a change of zoning from "A" Residence to "B" Residence for property located at 905 (903) East 43rd Street be DENIED.

AYE: Messrs. Barrow, Brunson and Chriss

NAY: Messrs. Kinser and Barkley

ABSENT: Messrs. Baldrige, Bryant, Lewis and Spillmann

C14-60-113 Thomas J. Stephens: A to LR  
E. 19th and Ferdinand Sts.

DIRECTOR'S REPORT: This change is requested for future commercial development. The area to the north and east is a well-developed residential area, and there is a business development further west at Chicon Street and a pending request for "LR" Local Retail on the property adjoining this tract on the west. While the property adjoins the requested "LR" District, it is recommended that no zoning change be granted east of Alamo Street to encroach into this well-developed and maintained residential area.

Mr. Stephens stated that the property on the west side of his property was considered by the City Council and if his request is granted it would make his property worth more to him. He said if he puts small houses on the property, which he will do if this request is not granted, it would be bad for the houses across the street.

Three nearby owners appeared in protest and written objection was expressed by one owner. Reasons given were: We also opposed the change of zoning on the adjoining property. We feel that we have a nice residential neighborhood with very nice homes and two nice churches nearby. We would not like to see it commercial. We moved here to establish a good residential area. The property on Ferdinand Street is restricted to residential use. (The staff explained that the applicant's property is in a separate subdivision.)

The Commission reviewed the surrounding development and the statements presented. It was concluded that the request should be denied for the reason that it would extend business development into a well-developed residential

C14-60-113 Thomas J. Stephens--contd.

area. Mr. Lewis had previously noted that the applicant has no plans for developing the property and that he was not too much in favor of speculative zoning. It was therefore

VOTED: To recommend that the request of Thomas J. Stephens for a zoning plan change from "A" Residence to "LR" Local Retail for property located at the southwest corner of East 19th and Ferdinand Streets be DENIED.

AYE: Messrs. Barrow, Brunson, Barkley and Chriss

NAY: Mr. Kinser

ABSENT: Messrs. Baldrige, Bryant, Lewis and Spillmann

C14-60-114 O. V. Higginbotham: A to B  
Bluebonnet La. and Frazier Ave.

DIRECTOR'S REPORT: This request is to permit operation of a home beauty shop, however, the ultimate use could be apartments and this tract has sufficient area for ten apartment units in one structure. The surrounding area is developed residentially except for commercial development to the south along Lamar Boulevard, and there, a preliminary plan has been approved for a residential subdivision on property immediately across Bluebonnet Lane from this property. This would be a spot zone in a residential area and it is recommended that the request be denied.

Mr. Higginbotham appeared at the hearing and presented the following information: I bought this property about two months ago. It is located about two blocks from a school. We have a 9-year-old boy and would like to have the beauty shop to help out financially and so that my wife can be home to care for the boy. The adjoining tract on the north extends from Bluebonnet Lane to Goodrich Avenue and there are cows being kept on this tract now.

Three replies to notice favoring the request were received.

Written objection was filed by four nearby owners for the reason that they did not object to a beauty shop but did not want the zoning changed since this is definitely a residential area and reasonably quiet.

The Committee reported that it had felt that the proposed residential subdivision across the street should be encouraged. They noted the Commission's consistent policy of voting against spot zoning for beauty shops in residential areas and to deny the request would be in line with this policy of the Commission. Also that to grant the request would permit apartment development in a single-family area where a new residential subdivision is planned. The Committee had therefore unanimously voted to recommend that the request be denied.

The staff reported receipt of a letter from Mr. Higginbotham requesting permission to withdraw his request. The Commission then unanimously

VOTED: To permit withdrawal of this request by Mr. Higginbotham.

Planning Commission -- Austin, Texas

Reg. Mtg. 10-18-60

C14-60-115 Walter Bohn: A to O  
West 34th St. and Mills Ave.

DIRECTOR'S REPORT: The Department is now making a study of the land use in the area to the north to determine its proper use and it is recommended that the request be denied until that study is completed. While the proposed use is a bridge studio, the ultimate use could be for apartments.

Mr. and Mrs. Walter Bohn (applicants), Mr. Ralph T. Tippit (agent), and Mr. Curtis K. Smith (purchaser) appeared in support of this request and were joined by one owner of nearby property. Two replies to notice were received favoring the request. Statements presented by the applicants may be summarized as follows:

1. The applicant owns two other pieces of property in this neighborhood which are developed with rent houses. His son also owns two rent houses. This particular lot has been vacant since 1944. It is across 34th Street from Brykerwoods School and across Mills Avenue from City property. This makes it undesirable for residential use.

There is a nursery on the adjoining property to the north which was probably established some time ago. This business occupies Mills Avenue and a part of the City property. Anything here would be an asset to the adjoining property.

2. This proposal would not change the over-all scheme of development already established since it is felt that the area along 34th Street from Lamar Boulevard to Jefferson Street has been designated and mostly developed as commercial. It is also felt that the over-all planning will take in this half block involved.
3. While the use presently proposed is a bridge studio, the property is of sufficient size to permit a multi-unit dwelling.

One person appeared in objection for the following reasons:

1. Mr. Rundell did not oppose the "O" Office zoning but the fact that the proposed building would face on Mills Avenue which is an unpaved street. He would rather it would face on 34th Street where the other businesses are located.
2. The bridge studio would be an after-hours operation instead of the normal 8 to 5 business hours and would probably disturb his tenants on the adjoining property since they are at home mainly in the evenings.

One written statement was received from Mrs. R. W. Barnett (1504 West 34th Street) stating that she would object if it will raise her City taxes since she is already paying more than she can afford.

C14-60-115 Walter Bohn--contd.

The Commission reviewed the nature and trend of development in this area and the changing character of the neighborhood, and concluded that the proposed type of development would be an improvement in the neighborhood. Mr. Barrow felt it should not be granted because it was a spot zone. It was therefore

VOTED: To recommend that the request of Walter Bohn for a change of zoning from "A" Residence to "O" Office for property located at the north-west corner of West 34th Street and Mills Avenue be GRANTED.

AYE: Messrs. Barkley, Brunson, Chriss and Kinser

NAY: Mr. Barrow

ABSENT: Messrs. Baldridge, Bryant, Lewis and Spillmann

C14-60-116 Richard L. Hough: A to GR  
2109-2201 West Anderson La.

DIRECTOR'S REPORT: The applicant proposes to establish an automotive service on this property. The area to the north and east is developed with residential subdivisions and there is a "B" Residence zone adjoining this property on the west which was so zoned to provide access to the parking area for the bowling center on the south. To create a "GR" zone here would be encroaching into a residential area which would be spot zoning and would be conducive to strip zoning. Anderson Lane is proposed as a thoroughfare with a width of 80 feet and 10 feet is needed from this property to increase the present right-of-way. It is recommended that the request be denied for the above reasons.

Mr. Narbert M. Buckholz (agent) represented the applicant and explained that they plan to use the present building, which has been a 20'x30' two-car garage and is located 75 feet from the front line; later, they plan to construct an all-masonry building with steel front with a setback of at least 100 feet. He felt that Anderson Lane is going to a commercial street and there is "GR" zoning on both sides now. He said they could take care of the widening of Anderson Lane.

One reply to notice was received stating that commercial zoning in this area is badly needed.

The Commission discussed the facts presented and concluded that this request should not be granted for the reason that it would encourage strip zoning and would defeat the purpose of the street. It was therefore unanimously

VOTED: To recommend that the request of Richard L. Hough for a change of zoning from "A" Residence to "GR" General Retail for property located at 2101-2201 West Anderson Lane be DENIED.

C14-60-117 Louis Calderon: A to GR  
West Mary and South 3rd Sts.

DIRECTOR'S REPORT: This property is located in the midst of a residential area, with some "C" Commercial on South 5th Street and along South 1st Street. It is recommended that the request be denied because it would be spot zoning.

Mr. Calderon (applicant) and Mr. Earl K. Hambrick (agent) were present in support of this request and were joined by one person who favored the change. Replies to notice were received from five nearby owners who favored the request. Statements by the applicants may be summarized as follows:

1. It is proposed to establish a Mexican Restaurant here but no beer would be sold. This property was formerly used as a church but they have built a larger building and moved. If the property is to be used for residential purposes this building would have to be torn down and a new building erected. The present building is suitable for the proposed restaurant. It would be open only in the afternoons and evenings.
2. Vandals have broken the windows since the building has been vacant and the applicant now has a chance to have a restaurant in the vacant building. There is a space of about 50'x100' on the side and that much on the back of the lot that would be paved for use by the restaurant only. After discussing this with people in the area, it was felt that a "GR" zoning would be more suitable since the people did not want beer sold here.
3. There are commercial areas nearby and it is understood that a recent zoning change has been granted to permit a beauty shop in this area. It is felt that Mary Street will some day be a commercial street. There is a car count of approximately 5000 cars per day on West Mary.

Mr. Noe O. Pena (800 West Mary) stated he approved the request provided arrangements are made for parking area, and provided no liquor is sold; these provisions are made because the intersection of South 3rd and West Mary, where the property is located, is crossed by approximately 50 children daily. Any sale of liquor and congested traffic could be detrimental to these children of grammar school age.

Six nearby owners appeared in opposition and written objections were filed by two persons. Reasons given were:

1. People in this neighborhood own their own homes. It is a quiet neighborhood and a restaurant could stay open all night and create disturbances. The present businesses face on South 5th and South 1st Streets and not on Mary Street which has nothing except residences and churches. Some of the people have lived here many years and a drive-in cafe would be very objectionable.

C14-60-117 Louis Calderon--contd.

2. When the San Jose church was operating here and they had church suppers, they drank beer and the nearby residents had beer cans scattered over their property and their driveways blocked. There was also a lot of traffic and noise. If beer is ever permitted in the restaurant they would have the same trouble. This intersection is crossed by about 50 children daily and the traffic would be dangerous to them.

The Commission reviewed the arguments presented and the staff report and concluded that this request for a zoning change should not be granted because it is a spot zone. It was therefore unanimously

VOTED: To recommend that the request of Louis Calderon for a zoning plan change from "A" Residence to "GR" General Retail for property located at West Mary and South 3rd Streets be DENIED.

C14-60-118 Mrs. Clotilde Mansbendel: A to O  
West 38th and King Sts.

DIRECTOR'S REPORT: This application is for an approximate 2-acre tract of land and the request is for the stated purpose of constructing a VFW Community building. The site is presently undeveloped and the surrounding area is developed with the State Hospital to the north, commercial along Guadalupe Street, and predominantly residential to the south and west. This building would be permitted in "A" Residence but would require a tremendous setback.

Mr. M. K. Parsons (agent) represented the applicant and was joined by one owner of nearby property. Written comments favoring the request were received from four persons. Statements presented may be summarized as follows:

1. This is a little narrow lot and we cannot build an office with the required setbacks under the present zoning. The Little League ball park is on the wider portion and there is another ball park sponsored by the Lions Club on another part of the property.
2. The building will face 38th Street and will have a setback sufficient to provide a parking lot in the front. The owner gave 7 feet to the City to widen King Street in a recent subdivision.
3. This seems to be the reasonable development of the aging area.

Written objection was filed by Mrs. W. B. Patterson (703 West 35th Street) for the following reasons: I object to changing the zoning because of the increased taxation of adjacent property owners; also, aside from the fact we cannot know what type of business will be located in an office building, presumably for rent, is the added noise and the traffic hazard, augmented by the patrons of the said "Office".

Planning Commission -- Austin, Texas

Reg. Mtg. 10-18-60

C14-60-118 Mrs. Clotilde Mansbendel--contd.

The Commission reviewed the surrounding development and noted that the property is across the street from the State Hospital, two ball fields are being operated on a part of this property, and the Lions Club has a club building at West 38th and West Avenue. It was concluded that the proposed use would be in keeping with uses in the neighborhood and King Street has been widened to 27 feet to correspond with the width south of this property. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Clotilde Mansbendel for a change of zoning from "A" Residence to "O" Office for property located at the southwest corner of West 38th and King Streets be GRANTED.

C14-60-119 C. B. Hahn and Cora Hahn: A to O  
East 38 $\frac{1}{2}$  St. and Harmon Ave.

DIRECTOR'S REPORT: The applicant proposes to establish an office for the practice of medicine. The lot is not large enough to warrant good development. It would not provide an adequate buffer because of the small size and therefore encroaches into an established residential area. It is recommended that the request be denied.

Mr. Hahn and Mr. Gilbert Prudhomme (agent) appeared and gave the following information: We have a doctor who wants to use this house as an office, without making any changes in the structure. Most of the traffic would be coming to this office from the Interregional Highway but 38 $\frac{1}{2}$  Street is a wide street here and this use would not tend to congest the traffic in the area. The use is in conformity with the uses around it except in the area to the west. The property to the east is commercial and there is an "O" Office zone across 38 $\frac{1}{2}$  Street to the south.

Four replies to notice were received from nearby owners who favored the request.

The Commission reviewed the fact that it had recommended against the request for "O" Office on the corner across from the subject property but that the Council had granted it. Mr. Kinser felt that the zoning change should not go across Harmon Avenue and that there was too much traffic on 38 $\frac{1}{2}$  Street now and that this change would create more traffic congestion. It was therefore unanimously

VOTED: To recommend that the request of C. B. Hahn and Cora Hahn for a change in the zoning plan from "A" Residence to "O" Office for property located at East 38 $\frac{1}{2}$  Street and Harmon Avenue be DENIED.



C14-60-120 Lawrence C. Johnson: A to C, 1 to 5  
Rear 3701 Harmon Ave.

DIRECTOR'S REPORT: The rear line of the commercial area at this location is irregular and some of the tracts are shallow. There is some question as to whether or not there could be a definite line established for the zoning. The applicant proposes to extend the "C" zoning to the line established by adjoining properties on each side and beyond that line to take a part of his lot facing on Harmon Avenue, leaving a lot 115 feet in depth facing Harmon Avenue. He proposes to use this property in conjunction with his motel on Interregional Highway.

Mr. Johnson stated that the requested change is for future commercial development in connection with the motor court which he proposes to expand. He said he hopes in the future to get an additional 20 or 30 feet from the neighbors to add to this tract.

One reply to notice was received from the Z. P. Jourdan Estate (3810 East Avenue) favoring the request.

The Commission noted the irregular property lines in this area and the shallow depth of the lots for commercial development. It was concluded that the request should be granted to provide for the expansion desired. Therefore, it was unanimously

VOTED: To recommend that the request of Lawrence C. Johnson for a change in the zoning plan from "A" Residence and First Height and Area to "C" Commercial and Fifth Height and Area for property located at the rear of 3701 Harmon Avenue be GRANTED.

C14-60-121 Tommie E. Craig: A to B  
108 West Live Oak St.

DIRECTOR'S REPORT: This request is to permit a beauty shop in a home. The original property has been divided into two north-south lots, with two houses on the western portion and one on the applicant's property. The property is of insufficient size to provide a buffer zone between the commercial and residential areas and the area of 4100 square feet is too small for multi-unit use. This would be extending a business use into a residential area. For these reasons, it is recommended that the request be denied.

Mr. and Mrs. Craig (applicants) and Mr. Phil Mockford (agent) appeared in support of this request and were joined by two persons favoring the request. Written comments were received from two nearby owners favoring the change. Statements presented may be summarized as follows:

1. Mrs. Chiles proposes to operate a beauty shop here. She has a family and has to be at home to care for her family.

C14-60-121 Tommie E. Craig--contd.

2. The side of the lot is across the alley from the rear of the Austin Theatre. The east one-half of this block is commercial and West Live Oak is a boulevard street where there would be no traffic problem. The property is no longer suitable for residential use.

Five nearby owners appeared in opposition and written objections were received from 11 owners. Reasons given were:

1. Everything in this area is homes which are owner-occupied except for one rent house. If this change is granted, there will be home bakery shops and beauty shops and other uses which would be objectionable. There is already a wholesale bakery in a house in this neighborhood and one rest home covering 85 per cent of the lot at another location.
2. There is a hedge extending close to the intersection of the alley with Live Oak Street and it is dangerous to children when cars drive out of the alley.
3. The Commission has over the year gone from one area to another and taken in good residential property for commercial purposes. There is plenty of property in all parts of the city and it is not necessary to take any more home sites into commercial zoning. There is available property on South Congress that can be used for commercial. The Commission should consider personal property owners as well as commercial applicants. We want to preserve our good residential areas.

The Commission noted the location of this residence across the alley from the theatre and felt that it is undesirable as a home and that the area has changed sufficiently to justify a different use. It was therefore unanimously

VOTED: To recommend that the request of Tommie E. Craig for a change of zoning from "A" Residence to "B" Residence for property located at 108 West Live Oak Street be GRANTED.

C14-60-122 E. C. Thomas: A & LR to D  
2900-3000 Oak Springs Drive

DIRECTOR'S REPORT: This property adjoins residential property on two sides, with apartment development proposal on the east (C14-60-125), and a school across the street. This would be spot zoning and it is recommended that "D" Industrial not be granted because of the surrounding zoning. This use would be permitted in "C" Commercial but this would be a "community center" if the zoning were changed and does not permit it. This is about a mile from the proposed industrial development. On the Cecil V. Hagen tract there could be a greater number of apartments under "C" Commercial than under "B" Residence.

C14-60-122 E. C. Thomas--contd.

Messrs. E. C. and A. Roy Thomas (applicants) and Mr. Robards (District Manager for Brown Express Company, purchaser) appeared and presented statements as follows: The Brown Express Company plans to establish an express office and loading dock on this property. Trucks can come in from Airport Boulevard on the east side and from Ben White Boulevard into Airport Boulevard from the south and west sides so that the trucks would not be in the downtown area, but we want to get off of Airport Boulevard. It is proposed to build a metal building, 140'x50' in size, and the business is strictly a service to the people of Austin. The purpose is to deliver the freight which the merchants sell. It is freely transferred from one truck to another and no storage is done on the property. There are about eight over-the-road trucks and ten city delivery trucks. These trucks would not interfere with children going to and from school. Other similar businesses have moved outside the city limits but these people are taxpayers and do not want to move out of the City.

Messrs. Horace Menking and Norvil Wilson (representing Mr. Cecil V. Hagen) who are requesting a zoning change for adjoining property (C14-60-125) joined the applicants in this request. Mr. Gibson Randle (attorney for applicant) read a telegram from Norvil Wilson for Cecil V. Hagen stating that if a change of zoning from "B" to "C" on a 100-foot depth or any other depth on his property would assist him in getting zoning within the city's wishes, then he could use this as a request. This telegram was addressed to E. C. Thomas and was submitted to the Commission.

Mr. Hart, representing Mr. Hagen, stated that he planned to build apartments on this property and if the zoning were changed to "C" Commercial, that it might have some bearing on the ultimate development.

The Commission noted the relation of this and the adjoining property and felt they should be considered at the same time. Mr. Barrow asked the question as to whether or not the Commission could change this request of Cecil Hagen to a less restrictive zoning. Mr. Osborne said the notices were worded in such a manner as to permit the Commission to recommend advisability of changing any zoning classification but the Commission's policy has been to recommend only more restrictive zoning classifications.

The Commission felt this would be proper zoning as it would be an extension of the existing "C" Commercial along Airport Boulevard and would provide a larger commercial area for more concentrated development. It was therefore unanimously

VOTED: To recommend that the request of E. C. Thomas for a change in the zoning plan from "A" Residence and "LR" Local Retail to "D" Industrial for property located at 2900-3000 Oak Springs Drive be DENIED, but that a "C" Commercial classification be established for that property.

C14-60-123 O. D. Denson: B to GR  
1206 Parkway

DIRECTOR'S REPORT: This is a very bad traffic intersection and some controlled access to and from the site should be provided and sufficient off-street parking assured. The situation probably would merit "LR" zoning which would permit control of the development by Special Permit regarding ingress and egress, fencing, parking, etc.

Mr. and Mrs. O. D. Denson (applicants) and Mr. W. D. Youngblood (purchaser) appeared and presented the following information in support of this request:

1. It is proposed to move the Terminix Company office to this property. This is not a retail business but the work is done over the telephone. The house is located on the west end of the lot and it is planned to build a brick wall and pave the area on the east and rear for off-street parking, demolishing the present garage in the back. This company has three small panel trucks and four larger trucks and they would be moving in and out at times that would not interfere with the traffic. It is planned to eventually build a small office building in the back.
2. The chemicals used are in very highly concentrated form and will be stored inside the building, with one drum stored outside. The chemicals are mixed as they are used and are not inflammatory or explosive. The business has been located in its present location for nine years and there have been no objections to its operation.
3. The owners have found it very difficult to keep the property rented and it is not suitable for homes. Therefore, the property has become somewhat rundown and if this business is permitted it will improve the surrounding area.

Three owners appeared in opposition and written comments were received from five others opposing the request for the following reasons:

1. Home owners on Baylor Street do not want the business extended to that street which is a quiet residential street. Mr. Denson owns the property extending to Baylor Street adjacent to the subject property which will possibly be needed in the future to expand the business on the other portion. Baylor is a narrow street and trucks using it and parking there would be objectionable. Barnes studio is more like an office than a commercial use. If the commercial zoning is extended to Baylor, the value of residential property on that street would be depreciated.

The Commission noted the location of this property and felt that it is unsuitable for residential use but concluded that the proper zoning would be "LR" Local Retail which would permit the requested use under Special Permit to assure safeguards for the surrounding area. It was therefore unanimously

VOTED: To recommend that the request of O. D. Denson for a change in the zoning plan from "B" Residence to "GR" General Retail for property located at 1206 Parkway be DENIED, but that an "LR" Local Retail classification be established for the property.

C14-60-124 William Shea: A to GR  
Ave. D and W. 43rd St.

DIRECTOR'S REPORT: The area is developed predominantly with single-family dwellings with the exception of a grocery store, a sub-post office, and a fire station on the north side of West 43rd Street. It is recommended that this request be denied because it would be spot zoning to encroach into and have a detrimental effect on a well-established residential neighborhood.

Mr. and Mrs. Shea and Robert C. Sneed (attorney) appeared in support of this request, replies to notice were received from three persons, and a petition signed by 23 persons was filed favoring the request. Statements by Mr. Sneed may be summarized as follows:

1. Mr. Shea is in the restaurant business and has a business on 6th Street. He proposes to move his restaurant to the subject property to be nearer his home which is located further north. Mr. Shea contacted people in the neighborhood and 23 people signed a petition asking that the property be rezoned. If the change is granted, the owner will file a restrictive covenant agreeing to comply with FHA requirements regarding the south and east property lines to protect the adjoining residential property, such covenant to be enforced by the City of Austin. Mr. Shea believes a restaurant here will be a success.
2. West 43rd Street is 80 feet wide, probably due to the street car track which was formerly located along this street. It has become more or less a thoroughfare street. There is a business on Guadalupe Street and at Duval Street, with a nursery, a grocery store and a sub-post office between these streets. It is thought that this is going to become more or less a commercial street due to the Sears shopping center since 43rd and 38th Streets are the only ones where the traffic can go. For these reasons, Mr. Shea believes this would be a good location for the restaurant.

Ten nearby owners appeared, five replies to notice were received, and a petition signed by 29 owners in the area was filed, opposing the granting of this request for the following reasons:

1. Mr. Shea requested the same zoning change last year and it was opposed by a large number of nearby owners. Some of these owners could not attend the meeting tonight but asked that they be represented as still opposing the change. This type of use does not belong in this "A" Residence area. Mr. Shea has not done anything for the betterment of the neighborhood and he said if he could not get this change he would put in undesirable people like he has had there. If this is given "GR" zoning, other undesirable uses would be permitted and other owners would request a change for their property. One owner has said he would put in a shoe repair shop on his property if this is granted. This is a reasonably quiet area where many older and retired people live and even the undesirable people in this house would be better than a drive-in restaurant.

C14-60-124 William Shea--contd.

2. West 43rd Street at Avenue B is the same distance from Guadalupe and Duval Streets as it was a year ago when the previous request was considered. It is not an open street but cannot be extended west from Guadalupe because of the State Hospital and ends at Duval Street. 45th Street is a designated thoroughfare and will extend across town when it is completed. There is a traffic hazard now because of angle parking in front of the grocery store and postal employees are using a part of 43rd Street. This would be increased considerably with a drive-in restaurant or other business uses. Also there is garbage pick-up only twice a week and trash is being burned by the grocery store. This would also be true with a restaurant, creating a smoke in the neighborhood.
3. Future planning for the city is good, otherwise it would be a hodgepodge of uses. We should maintain our residential areas for the good of the city.
4. Shipe Playground has been so rough that a policeman has been kept there to protect the people. A drive-in cafe would be a good place for these trouble-makers to go if they are forced to leave the park. The grocery store and sub-post office have regular hours and do not operate at night. The grocery store was located here before the Zoning Ordinance was adopted and the post office is a different type of use.

The Commission noted that 45th Street is due to become a cross-town thoroughfare instead of 43rd Street. It was concluded that this would be a spot zone which would permit uses which are definitely not suitable for the established residential neighborhood. It was therefore unanimously

VOTED: To recommend that the request of William Shea for a change of zoning from "A" Residence to "GR" General Retail for property located at the southeast corner of Avenue D and West 43rd Street be DENIED.

C14-60-125 Cecil V. Hagen et al: A to B  
3002-3106 Oak Springs Dr.

DIRECTOR'S REPORT: The applicants propose apartment construction on this property. Because it adjoins a commercial zone along Airport Boulevard, it is recommended that the request be granted to create a buffer zone between the commercial and residential property.

Mr. H. W. Curington (Marvin Turner Engineers, agents) and Mr. Norvil J. Wilson were present at the hearing to represent the owners and were joined by three persons, two of whom were interested in the request for zoning on the adjoining property (C14-60-122). One reply to notice was received favoring the request. Information presented by Mr. Wilson included the following: We plan 160 apartment units as a million-dollar development, units to be rented for something in the neighborhood of from \$85 to \$115 per month. There is a shopping center going in across the street and the property on the west is

C14-60-125 Cecil V. Hagen et al--contd.

under petition for a change to "D" Industrial (C14-60-122). This would provide a buffer zone between our development and some undesirable development to the west.

Mr. Hart, representing Mr. Hagen, stated that he planned to build apartments on this property and if the zoning were changed to "C" Commercial, that it might have some bearing on the ultimate development.

The Commission noted the relation of this and the adjoining property and felt they should be considered at the same time. Mr. Barrow asked the question as to whether or not the Commission could change this request of Cecil Hagen to a less restrictive zoning. Mr. Osborne said the notices were worded in such a manner as to permit the Commission to recommend advisability of changing any zoning classification but the Commission's policy has been to recommend only more restrictive zoning classifications.

The Commission felt "C" Commercial would be proper zoning as it would be an extension of the existing "C" Commercial along Airport Boulevard and would provide a larger commercial area for more concentrated development. It was therefore unanimously

VOTED: To recommend that the request of Cecil V. Hagen for a change of zone from "A" Residence to "B" Residence for property located at 3002-3106 Oak Springs Drive be DENIED, but that a "C" Commercial classification be established for this property.

C14-60-126 W. R. Dunn: A to C  
Rear 1708-1714 Manor Rd.

DIRECTOR'S REPORT: "C" Commercial would permit an increase of four units over that permitted in a "B" Residence District and it is recommended that the request be denied, but in consideration of a "B" zoning, a recommendation would be based on the applicant's submitting a detailed site plan for the use of the tract. Manor Road is zoned commercial but is mostly developed residential. The area to the north is also residential. Consideration should also be given to the fact that entrance to the property from Robinson Avenue would increase the traffic in the residential area.

Mr. Dunn appeared in support of his request and was joined by one owner who favored the request. Three replies to notice were received favoring the request. Statements by Mr. Dunn may be summarized as follows:

1. The request for "C" Commercial was made because the front of the property on Manor Road is commercial and not because it would permit more units than "B" Residence. The applicant purchased the property on Manor Road for an entrance and exit and "B" Residence for the subject property would be satisfactory. There will be no entrance on Dancy Street.

C14-60-126 W. R. Dunn--contd.

2. It is planned to construct an airconditioned apartment house and to erect a cedar or cyclone fence around the property to screen it from the adjoining property on the east. The building will be horseshow shape and the apartments will face each other. They will be one- and two-bedroom apartments. The applicant would like to purchase the property between this tract and the Cemetery.

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

1. Apartment units have all types of people and conditions. The traffic would overflow into the residential area. The present commercial along Manor Road does not bother the owners to the north because the businesses face south, but apartments on this property could face east.
2. This is an old residential area and many elderly people live here. Some moved here to get away from commercial zoning. Apartments would create a lot of noise and disturb the area. Robinson Avenue is not paved and this would create a dust nuisance.

The Zoning Committee reported on the discussion of the possibility of zoning the property "B" Residence and the applicant had agreed. It was concluded that this would be better than "C" Commercial provided a suitable site plan would be presented. The Commission noted that no site plan had been presented and that they had not been supplied with proof of access to this property. For the above reasons it was therefore unanimously

VOTED: To recommend that the request of W. R. Dunn for a change in the zoning plan from "A" Residence and First Height and Area to "C" Commercial and First Height and Area for property located at the rear of 1708-1714 Manor Road be DENIED.

C14-60-127 Mike Daywood: A to LR  
810 (816) Essex Ave.

DIRECTOR'S REPORT: This is a spot zone for one lot which backs up to the proposed Missouri-Pacific Boulevard. It is recommended that the request be denied because of the spot zoning and the status of the Boulevard, it having been established that there will be no access to the Boulevard except at cross streets.

Mr. Walter Hunter and Mr. D. C. Ebner (salesman of the property) appeared in support of this request. Mr. Hunter stated that this application was made because of the proposed Missouri-Pacific Boulevard and it is not conceivable that a thoroughfare will have no access. He thought there would be no commercial north of Enfield Road nor on the west side to the south, but there will be on the east side from 10th Street down to 6th Street. He said this will eventually join another piece of property. He explained that "LR" Local Retail would not permit the sale of intoxicants on the property.



C14-60-127 Mike Daywood--contd.

Mr. R. L. Peisker (904 Theresa Avenue) opposed the request and stated that a representative of the Highway Department told him this Boulevard would not be built for five or ten years because they did not have the money. Mrs. Rossie C. Lowery (816 Essex Avenue) opposed the request because it would adversely affect her home.

The Committee reported that, after hearing the statements presented by the staff and the opposition, the applicant had requested permission to withdraw the application, and that the Committee had unanimously voted to permit this withdrawal, with Mr. Spillmann being disqualified.

C14-60-128 Jeannette Giles: A to O  
3220-22 Manor Rd. and 2019-2109 Anchor La.

DIRECTOR'S REPORT: This seems to be a premature application pending the development of the area. At the present time this is a residential area and this would be a spot zone which would engulf somewhat the developed residential neighborhood. It is recommended that the request be denied at this time.

Mr. Rogan B. Giles represented the applicant who was also present and the following information was presented: This property was developed in the post-war years when there was serious talk about the Municipal Airport being moved to Bergstrom Field. The Airport has stayed here and continued to grow, and now the south runway has been extended and is proposed for further extension. Planes missing the end of this runway would go through the house on this property. These jet planes going directly overhead, with their noise, make it impossible to use this for residential any longer. The property cannot be rented. It is planned to make use of the facilities already there for any use where people are not trying to sleep. At the present time it is untenable for living quarters. There are two houses on the property. We have off-street parking and any use would not crowd Manor Road or Anchor Lane. Manor Road and 38 $\frac{1}{2}$  Street will both be access roads to the Airport Administration building and will carry heavy traffic.

Two persons appeared favoring the request.

Reply to notice was received from Mr. David N. Jenkins (3803 Manorwood Road) opposing the request but giving no reasons. Also, the following written comments were received from Mrs. J. E. McGuire (3207 Manor Road) opposing the change: I object to this change for a moral as well as financial standpoint. Should office fail to operate under the extreme noise of airplanes, there could just as easily be a change to allow liquor as has the Manor Woods Addition at a cost of four dollars per foot to those of us who had to borrow. If the money was not put up the City would add one hundred and twenty-five dollars making it over four hundred at seven per cent interest. I appeal not only to you but every citizen, is it right or just to allow liquor on roads maintained at such great sacrifice. There are just as many who cannot control the use of liquor as do. The standard of property is lowered in such zones.

C14-60-128 Jeannette Giles--contd.

The Commission concluded that the request should be granted since nearby area is already developed commercially and the property is not suitable for residential as it is now and the best use of the property would be for "O" Office. It was therefore unanimously

VOTED: To recommend that the request of Jeannette Giles for a zoning plan change from "A" Residence to "O" Office for property located at 3220-22 Manor Road and 2019-2109 Anchor Lane be GRANTED.

C14-60-129 Theodore W. Berenson: C & 6 to C & 2  
5407 Interregional Hwy.

DIRECTOR'S REPORT: This proposal is for the purpose of erecting a sign and pylon in the Capital Plaza shopping center for the Firestone store. It is recommended that the request be granted in accordance with previous requests for similar zoning changes.

Mr. Robert C. Sneed (attorney) was present for the applicant and stated the following: As explained by the staff, this application is for a change in the Height and Area designation to permit erection of a sign and pylon for the Firestone store with a height to exceed that permitted in a Sixth Height and Area District. A restrictive covenant regarding the height of the sign and pylon as has been done in the past will be filed with the City restricting the height of the structure.

The Commission concluded that the request to cover the area of the sign and pylon would be satisfactory if the restrictive covenant is filed regarding the height of the structure, since the height proposed will not affect the Airport Zoning for this area. It was therefore unanimously

VOTED: To recommend that the request of Theodore W. Berenson for a change in the zoning plan from "C" Commercial and Sixth Height and Area to "C" Commercial and Second Height and Area for property located at 5407 Interregional Highway be GRANTED, with the understanding that the restrictive covenant has been filed limiting the height of the sign and pylon.

C14-60-130 H. C. Risch: A to GR  
Ben White Blvd. and S. 1st St.

DIRECTOR'S REPORT: The feeling of the staff is the same as for the previous application and it is recommended that the request be denied in view of the extremely odd shape of the property, the fact that the property is currently in use, and the detrimental effect on adjoining property.

Mr. and Mrs. H. C. Risch (applicants), Mrs. Conrad F. Wisian, Jr. (daughter of the applicants), and Robert J. Potts, Jr. (attorney) appeared at the hearing in support of this request and statements presented may be summarized as follows:

C14-60-130 H. C. Risch--contd.

1. The previous application was withdrawn because it had an unfavorable recommendation. It was contemplated to wait and Mr. Potts heard the owner of the rest home had some plans but he was unable to find out what her plans were. He also felt that the size of the tract was sufficient for a filling station after talking to Mr. Osborne who said he had no particular standards but he felt this was too small.
2. There are several filling stations on smaller tracts of land. Also, the staff opposed it because it was on Ben White Boulevard which is not a good place for a filling station, but it is also on South 1st Street which is developed about one-half as some type of commercial use. The size of the tract for a filling station might be a thing the Council should consider when they consider the use for a filling station under a separate ordinance which does not have anything to do with zoning.
3. There is a vacant house here and the owners have been unable to find a tenant and it is unsuitable for residential use. Mrs. Coleman has been approached regarding selling or buying her property but no decision was reached.
4. The owners have agreed on the right-of-way for widening South 1st Street on a fixed price and zoning will have nothing to do with the price.

Two replies to notice were received favoring the request.

Written objections were received from four nearby owners for the following reasons:

1. This would destroy the residential value of surrounding property for persons who wish to continue their residence there.
2. The land is too small in area for a commercial use and should be sold to an owner or owners adjoining it, but all sales have been refused. No zoning change should be granted until other property could be included.

The Commission reviewed the arguments presented and the staff report. It concluded that the highest and best use for this property would be "B" Residence as an extension of the existing "B" Residence. It was therefore unanimously

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

R146 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of October 10, 1960. The staff reported that one appeal had been filed for review of the Committee's action and two had been referred to the Commission without action on:

C8-60-10 Windsor Park III, Sec. 5  
Rogge La. W. of Manor Rd.  
C8s-60-103 Walter R. McBride  
Ledesma Rd. and Garland Ave.  
C8s-60-104 Outlot 18, Div. C, Resub.  
Red River and 45th Sts.

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of October 10, 1960, on the minutes of this meeting.

PRELIMINARY PLANS

C8-60-32 Plymouth Park (Huntland Heights)  
St. Johns and Interregional Hwy.

The staff reported that the subdivider is requesting a change of name for the subdivision to Huntland Heights. The following recommendations were then presented and discussed:

1. Show building setback lines on the entire subdivision rather than only on the portion shown divided into lots.
2. Block 7 exceeds the length permitted under the Ordinance but a variance is recommended since this measurement is in the middle of the block and both bordering streets are broken in length. It would be difficult to change the layout and to break the block length by causing an undesirable revision of the plan.
3. Serious consideration should be given to the land use of the area not platted for residential use if the zoning change now being requested is not granted. Also, if the area south of Huntland Drive is to be used for commercial purposes, fronting lots on Huntland Drive in the residential section should be avoided. Mr. Curington said he was not in a position to give information on the proposed use of this property. He said they would like to eliminate the lot layout of the property at the end of Pickford Drive and abutting Airport Boulevard until it is decided what use is desired for this portion. The staff reported that the Department does not recommend extending Pickford Drive into this subdivision since there is a narrow strip of land between this street and Airport Boulevard west of this subdivision which has been discussed with the adjoining

Planning Commission -- Austin, Texas

Reg. Mtg. 10-18-60

C8-60-32 Plymouth Park--contd.

owners with a possible view of closing Pickford Drive and resubdividing the property. The staff suggested that action on the portion of the plan south of Huntland Drive be held in abeyance so that the Department and the subdivider can work out something on the proposed commercial area.

The Committee agreed with the staff on eliminating the proposed commercial area and the variance in block length for Block 7. It was therefore

VOTED: To APPROVE only that portion of the subdivision north of Huntland Drive and defer consideration of the remaining area pending a study of the proposed use, and to grant a variance in block length requirements for Block 7.

FINAL PLATS

C8-58-31 South Terrace

Kinney Ave. and Lightsey Rd.

It was reported by the staff that, in accordance with instructions of the Planning Commission at the last meeting, a majority of the members had been polled after fiscal arrangements and engineering check had been completed and had

VOTED: To APPROVE the plat of SOUTH TERRACE.

MEMBERS CONTACTED: Messrs. Baldridge, Brunson, Bryant, Kinser and Lewis

C8-60-31 Mrs. Lou Hill Subdiv., Sub. Blks. 1 and 2

Airport Blvd. and E. 53½ St.

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

VOTED: To APPROVE the plat of MRS. LOU HILL SUBDIV., SUB. BLKS. 1 AND 2.

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-60-100 North Loop Plaza, Resub. #2

North Loop Blvd. and Burnet Rd.

C8s-60-106 M. A. Abraham Sub.

Dungan La. and Brown La.

## 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-58-90 Slataper Addition  
Oertli La. and Georgian Dr.  
C8s-58-134 Great Oaks Bluff  
Shoal Creek Blvd. and W. 41st St.  
C8s-60-95 Tarrytown "5", Resub. Lots 66-68  
Dormarion La. and Indian Tr.  
C8s-60-99 Highland Park West, Resub. Lots 17-20, Incl.  
Ridge Oak Drive  
C8s-60-102 Todd Addition  
Moc Mora Drive  
C8s-60-105 Allandale Park Sec. 1, Resub. Lot 1, Blk. J  
Burnet Rd. and Greenlawn

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

C8s-60-94 Greenwood Heights Annex  
Greenwood Ave. and E. 12th St.

The staff reported that since 12th Street is proposed as a thoroughfare, a 35-foot setback probably should be requested on Lots 3 and 4 which are undeveloped. The Committee then

VOTED: To APPROVE the plat of GREENWOOD HEIGHTS ANNEX subject to a 35-foot setback line being shown on Lots 3 and 4.

C8s-60-103 Walter R. McBride  
Ledesma Rd. and Garland Ave.

The following data was presented by the staff and Mr. Oscar Holmes (engineer) regarding this subdivision:

1. There is a terrain problem and a very definite bluff line in front of the existing houses on Lots 1 and 2. The bluff has an approximate 35% grade and the top is from 50 to 60 feet above street level. The property has frontage on Ledesma even though it is separated from it by the bluff, and access to these Lots 1, 2 and 3 has been permitted by the son-in-law of Mr. Hinojosa by an easement through Lot 14 which fronts on Delores Avenue. There is a question of whether or not this easement provides the proper frontage and the Legal Department felt that if this easement is not

C8s-60-103 Walter R. McBride--contd.

adequate for public use, Lot 14 should be a part of this subdivision. Mr. Holmes explained that the instrument is of record and Lot 14 has not been shown on the tracing.

2. Other property in this neighborhood is similarly divided and is difficult to subdivide. It is possible to have an access street extending Mason Avenue south from Delores Avenue through the Henry H. Brooks property and curving it to extend north of the houses on Lots 1 and 2, but it would not be practical to extend it along the top of the bluff line as was given some consideration by the staff. It did not appear logical to provide any access streets into Ledesma. Mr. Kinser said it would be impossible to bring a street through the Brooks property because there is a drainage problem there about eight months out of the year from springs on the property.

The Committee concluded that further information should be available regarding the access easement or including adjacent Lot 14 in the subdivision before any action is taken. It was therefore

VOTED: To REFER this subdivision to the Planning Commission without a recommendation pending further information with regard to the easement (or possible street frontage).

C8s-60-104 Outlot 18, Div. C, Resub.  
Red River and 45th Sts.

It was reported by the staff that Mr. Bashara has a nursing home on the south portion of his property and proposes to divide the tract into two parcels. It was noted that Ellingson Lane, on which the nursing home fronts, is only 40 feet in width at this point but is 50 feet further to the east and the staff recommended that the street be widened in this subdivision.

Mr. Bashara explained that the nursing home was set back 25 feet from Ellingson Lane in accordance with the Ordinance requirements and that a paved head-in parking area was provided in the 25-foot setback area after grades were given by the Public Works Department. He explained that some people have a petition to get Ellingson Lane paved but the lots across the street front on 44th Street and those owners do not want to pave Ellingson Lane.

Mr. Kinser felt that to widen the street would cause more harm than good since the building is already there and would place part of the parking area in the street.

C8s-60-104 Outlot 18, Div. C, Resub.--contd.

Mr. Stevens stated that he would like to see if the street could be paved in a normal manner with only 40 feet of right-of-way, and suggested that it be postponed for further information. The Committee then

VOTED: To REFER this plat to the Planning Commission without a recommendation and to instruct the staff to furnish more information on the paving of Ellingson Lane.

C8s-60-107 Henry Ulit's Subdiv., Resub. Lot 5, Blk. 1  
East 12th and Hargrave Sts.

The staff reported that this property was subdivided in 1947 by deed and the west portion is owned by six heirs who refuse to sign the plat, and there is a house on that portion. The staff recommended a 35-foot setback for proposed Lot 5A to provide for the future widening of 12th Street. Mr. Graves explained that he plans a 3-bedroom house but can provide the 35-foot setback. The Committee therefore

VOTED: To APPROVE the plat of HENRY ULIT'S SUBDIV., RESUB. LOT 5, BLK. 1, subject to a 35-foot setback line being shown on the plat.

## 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-60-97 Allandale Terrace, Resub. Blk. C  
West Terrace Dr.

C8s-60-98 Oasis Village, Sec. 1, Resub. Lots 7 & 8, Blk. B  
Libyan Circle

C8s-60-101 Banister Heights, Lot 10  
Morgan L. E. of Clawson Rd.

## SUBDIVISIONS - CONSIDERED

C8-60-10 Windsor Park III, Sec. 5  
Rogge La. W. of Manor Rd.

The Commission considered the APPEAL of Mr. Nash Phillips on this subdivision relative to the subdivision name. The staff reported that Mr. Phillips had requested that the name of the subdivision Windsor Park III, Sec. 5, be changed to Royal Oaks Estate. This had previously been presented before the Commission and was denied because of a similarity of names with another Royal Oaks of about 10 or 15 years ago.



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

The Director stated that from the City's standpoint, the similarity of names is not a problem. The Commission concluded that since a considerable amount of money had been invested in this name and about five homes having been sold under it, that no serious harm would be done and that this request should be granted. It was therefore unanimously

VOTED: To APPROVE the change of name from Windsor Park III, Sec. 5 to Royal Oaks Estate.

C8-59-37 Allandale Hills, Sec. 1  
Irene Dr. E. of Burnet Rd.

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

VOTED: To APPROVE the plat of ALLANDALE HILLS, SEC. 1.

C8-60-16 Northwest Hills, Sec. 4  
Bull Creek Rd. W. of city limits

The staff reported that all departmental reports were in and the subdivision is now recommended for approval with the exception that the deed reference for the conveyance of the property is not included in the subdivision. The staff asked that this subdivision be held from recording until the proper deed reference has been entered. It was therefore

VOTED: To APPROVE the plat of NORTHWEST HILLS, SEC. 4 and to authorize the staff to hold it from recording until the proper deed reference has been entered.

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

The staff reported that additional easements are required and that departmental reports and fiscal arrangements have not been completed. The Commission therefore

VOTED: To DISAPPROVE the plat of HIGHLAND HILLS, SEC. 6, PHASE 1, subject to completion of fiscal arrangements and departmental reports.

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

It was reported by the staff that the Department reports on this subdivision are complete and that the Engineering Report stated that Berrywood Drive (existing dedicated street) must be vacated prior to recording the plat. The Director reported that although we have a letter that fiscal arrangements

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

have been made on part of the utilities, there is still a question on the drainage. The subdivider proposes an open drainage ditch in this subdivision and unless a formal request is made and approved by the Director of Public Works, additional money will have to be provided for installation of drainage pipe.

The Commission therefore

VOTED: To DISAPPROVE the plat of NORTH OAKS HILLSIDE pending clearance of the open ditch and authorize the staff to poll the Commission for final approval.

C8-60-25 Industrial Terrace

F. R. #1325 N. of Burnet Rd.

It was reported by the staff that this plat met all requirements of the Subdivision Ordinance except for approval by the Electric Department. The staff further reported that the engineering report indicated electric needs are taken care of. The staff requested that the Commission approve the plat and authorize the staff to hold it from recording until the Electric Department is satisfied. The Commission therefore

VOTED: To APPROVE the plat of INDUSTRIAL TERRACE, and to authorize the staff to hold the recording of the plat until verification is received from the Electric Department.

C8-60-26 Westover Hills, Sec. 1

Balcones Trail S. of Burnet Rd.

The staff recommended disapproval of this plat pending completion of fiscal arrangements, departmental reports, additional easements and taxes being paid. The Commission therefore

VOTED: To DISAPPROVE the plat of WESTOVER HILLS, SEC. 1 pending completion of fiscal arrangements, departmental reports, additional easements and taxes being paid.

C8-60-27 Real Industrial Park

19th and Alexander St.

The staff reported that all departmental reports have been received and the subdivision is now recommended for approval. The Commission therefore

VOTED: To APPROVE the plat of REAL INDUSTRIAL PARK.

C8-60-30 Eubank Acres, Sec. 2, Resub. Lots 19-21

Indianhead Dr. and Oakwood

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

VOTED: To APPROVE the plat of EUBANK ACRES, SEC. 2, RESUB. LOTS 19-21.

Planning Commission -- Austin, Texas

Reg. Mtg. 10-18-60

SUBDIVISION PLATS - FILED

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

VOTED: To ACCEPT the following final plats for filing:

C8-60-33 Schieffer Place, Sec. 5  
Vineland Dr. and Schieffer Ave.  
C8-60-34 Barton View Section 4  
Stearn's Lane

SHORT FORM PLATS - FILED

C8s-60-110 Sanders Sub.  
Old Manchaca Rd. & Oak Valley Rd.

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 SANDERS SUBDIVISION.

SHORT FORM PLATS - CONSIDERED

C8s-60-103 Walter R. McBride  
Ledesma Rd. and Garland Ave.

The Commission considered the REFERRAL of this subdivision. The staff reviewed the factors discussed by the Subdivision Committee and explained that access to the Govea and Paul Hinojosa properties is obtained through an easement on Lot 14 owned by Mr. Longoria. Mr. Fowler explained that the requirements of the Subdivision Ordinance are not met by this easement.

It was noted that there is a terrain problem and a very definite bluff line in front of the existing houses on Lots 1 and 2. The bluff has an approximate 35% grade and the top is from 50 to 60 feet above street level.

Mr. Oscar Holmes, Engineer, explained that these homes have been lived in. He also explained that there is no problem for Lots 1 and 2 which are served by sanitary sewer and water. The utilities for Lot 3 come from Delores Avenue.

The Director reviewed the surrounding area and said that Nicholson Street should in some way in the future be extended to serve the property. He noted that there is a street reserve from Delores Avenue which possibly could be dedicated. The Commission discussed the required access for Lot 3 and concluded that something definite should be done about it before approval could be given. It was therefore

VOTED: To DISAPPROVE the plat of WALTER R. McBRIDE pending access to Lot 3 from a dedicated street.

C8s-60-104 Outlot 18, Div. C. Resub.  
Red River and 45th Sts.

The Commission considered the REFERRAL of this subdivision. The staff reviewed the factors discussed by the Subdivision Committee and recommended a variance in street right-of-way width from 50' to 40'. Along Ellingson Lane there is a nursing home with about 15 parking spaces. The curb and ramp is in place along Ellingson Lane for the nursing home. With the exception of 125 feet adjoining subject property, the balance of the block is curbed. The curb is also set in place in part on the opposite side of the street leaving a roadway of 27 feet. A check with the Public Works Department revealed that paving and utilities could be located within the 27 feet at this point. It was therefore

VOTED: To APPROVE the plat of OUTLOT 18, DIV. C., RESUB. and to grant a variance on street width.

C8s-60-100 North Loop Plaza, Resub. #2  
North Loop & Burnet Rd.

It was reported by the staff that this plat satisfies all the standards of the Subdivision Ordinance except for inserting volume and page numbers in the dedication statement after recording, and is recommended for approval. The Commission therefore

VOTED: To APPROVE the plat of NORTH LOOP PLAZA, RESUB. #2, and to authorize the staff to hold it from recording until volume and page numbers have been entered.

C8s-60-109 John Robinson Sub.  
McNeil Rd.

The staff noted that one street in this subdivision needed to be widened and named. It was pointed out that McNeil Road, according to the scale of the map, is only about 40 feet in width and that a variance would be needed for both streets. It recognized that one-half of the required widening for the unnamed street has been provided. The Commission therefore

VOTED: To APPROVE the plat of JOHN ROBINSON SUBDIVISION, and to grant a variance on street widths.

C8s-60-111 St. Elmo Industrial Sub.  
St. Elmo Rd. and Willow Springs Rd.

The staff reported there were no serious objections to this plat but noted that the entire acreage should be included in the plat to meet the Ordinance requirements. It was brought to the attention of the Commission as a variance from the Subdivision Ordinance. Mr. Rainey stated that this was all one tract and St. Elmo is cut out of the east portion of that tract. One reason for this subdivision was to try to get a railroad spur on the back of the tract. The Commission therefore

VOTED: To APPROVE the plat of ST. ELMO INDUSTRIAL SUB., and to grant a variance on filing requirements.

Planning Commission -- Austin, Texas

Reg. Mtg. 10-18-60

# ADMINISTRATIVE APPROVAL

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

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

C8s-60-108 Banister Acres, Resub. Lot 11, Blk. 5  
Banister Lane

# SUBDIVISION APPROVAL BY TELEPHONE POLL

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

The staff reported that a majority of the Commission had been polled by telephone on September 23, 1960, and had

VOTED: To APPROVE the plat of UNIVERSITY HILLS, SEC. 3, PHASE 1.

MEMBERS CONTACTED: Messrs. Barkley, Baldrige, Bryant, Brunson, Chriss, Kinser, Lewis, and Spillmann.

C8-60-6 Eubank Acres, Sec. 4  
Cedar Hollow Cove and Indianhead Dr.

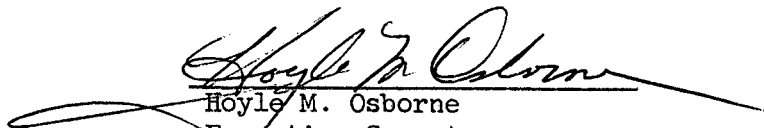
It was reported by the staff that a majority of the Commission had been polled by telephone on October 12, 1960, and had

VOTED: To APPROVE the plat of EUBANK ACRES, SEC. 4.


MEMBERS CONTACTED: Messrs. Barrow, Bryant, Kinser, Lewis and Spillmann.

# ADJOURNMENT

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

  
Hoyle M. Osborne  
Executive Secretary

APPROVED:

  
David B. Barrow  
Chairman