

CITY PLANNING COMMISSION  
Austin, Texas

Special Meeting -- March 26, 1962

The meeting of the Commission was called to order at 3:30 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman  
Fred C. Barkley  
Howard E. Brunson  
Pericles Chriss  
S. P. Kinser  
W. Sale Lewis  
Emil Spillmann

Absent

Doyle M. Baldrige  
Noble W. Doss

Also Present

Hoyle M. Osborne, Director of Planning  
E. N. Stevens, Chief, Plan Administration  
Mrs. Evelyn Butler, Chief, Advanced Planning  
Leon Whitney, Associate Planner  
Dudley Fowler, Assistant City Attorney.

PRELIMINARY PLANS

C8-62-12 Barton Terrace  
Barton Hills and Trailside

The Director explained that this is being presented to the Commission for clarification of its action at the last regular meeting as to whether or not the Commission approved the plan subject to only one street intersecting Robert E. Lee Road instead of two as shown on the plan. He explained that the staff has now withdrawn the objection to the two proposed intersections. Mr. Osborne also requested a clarification of the boundary of proposed Section 1.

Mr. Kinser reported that he had discussed this subdivision with Mr. Walling and Mr. Andrewartha and that Mrs. Johns, through her agent, Mr. Walling, has offered to purchase and Mr. Andrewartha has agreed to sell one standard size lot to provide property and utility access to Mrs. Johns' property, and that Mrs. Johns will also furnish easements from the other properties to the dedicated street. The Director recommended that, in view of this pending negotiation, the Commission consider only what is proposed to be in Section 1.

Mr. Holmes recalled that he had requested that Section 1 be approved less the four lots adjoining the Johns property, with the understanding that the question of the sanitary sewer service will be resolved within the next few weeks and meeting the departmental request that Norris Drive would curve as recommended. He also asked for a clarification of the Commission's action regard-

C8-62-12 Barton Terrace--contd.

ing the number of streets intersecting Robert E. Lee Road and sketched the area now proposed for Section 1, excluding lots now in controversy and affected by the trade of land to permit the extension of Barton Hills Drive to the subdivision boundary.

The Commission then

AGREED: That the proposed two streets would be permitted to intersect Robert E. Lee Road, and that the boundary line of proposed Section 1 is satisfactory as shown on the plan by the engineer.

C8-62-14 Balcones Terrace

F.M. Rd. 1325 and Kramer La.

The Director explained that this discussion by the Commission is preparatory to the formal hearing when the Commission makes its recommendation to the City Council on an amendment to the Development Plan, as requested in a letter by the engineer, to permit a residential subdivision in this designated industrial area. He reviewed the surrounding development, with Summit School on the north and the property of the Specialty Chemical Company on the south and Balcones Research Center to the southwest. He suggested that the Commission inspect this area before making a decision.

Mr. Holmes stated that they have received requests from people who work at Balcones Research Center and at other locations who would like to live in this area and they feel that a school and residential properties near each other are desirable. He noted that the school is entirely in the industrial area and was there before the industrial area was designated in the Development Plan. He said they feel that this land lends itself to residential development as there are other residences in the area and there is still a large area remaining for industrial development to serve the city for several years and there is no demand for industrial use of this 52 acres but there is for residential development. He noted that they propose a small commercial area in the subdivision. He reported that sanitary sewer facilities are not available now and this will be a septic tank subdivision at this time. Mr. Holmes felt that any new land could provide protections to eliminate the objectionable features of nearby or adjoining industrial uses and that these two uses could be compatible.

Mr. Barrow expressed the opinion that there should be a clear reason for changing the areas proposed in the Development Plan. Mr. Fowler stated that the location of a school should not be a controlling factor in planning and development of the city. The Commission then

AGREED: To make an inspection of this site and area.

R808 DEVELOPMENT PLANS  
Parmer Lane

The staff presented a plan of a proposed subdivision (Tomanet Estates Section 1) on the north side of Parmer Lane east of F.M. Rd. 1325 and reported that a major thoroughfare with 200 feet of right-of-way is proposed through this area. The staff noted that there is a question of whether or not the thoroughfare should be required through this property or the proposed right-of-way be reduced to 100 or even 90 feet since its development will be very far in the future. The Director said he suggested that the Commission visit this site since it is felt that this is the proper location for the thoroughfare. It was noted that Parmer Lane has a right-of-way of 60 feet and, taking the centerline of this street and adding 70 feet on each side, the proposed 200 feet could be provided. The staff explained that this plan has not been accepted in the office until this problem has been considered by the Commission and also the question of how the City would be involved in the thoroughfare this far from the city limits.

Mr. Fowler explained that the duty of the Commission is to see that subdivisions conform to the general plan of the City and this includes the surrounding 5-mile area, and if the plan does meet with the general development plans the Commission approves it, otherwise the plan is disapproved.

Mr. Osborne stated that in the event this land is set aside for the thoroughfare and found not to be needed in the future, the subdivider could arrange his plan so that he could subdivide that area at that time. He said he has not discussed this particular thoroughfare with the Highway Department but feels that it ties in to the proposed highway loop and to thoroughfare planning.

Mr. Kinser expressed his opinion that the time to get the needed right-of-way is before the subdivision is developed. The Commission then

VOTED: To instruct the staff to accept the plan for filing with the 200-foot thoroughfare provided as it affects this property.

R808 DEVELOPMENT PLANS

Dalton La. N. of U.S. Hwy. 71

The Director reported that a thoroughfare with 200 feet of right-of-way is proposed in the Thoroughfare Plan as an extension of Ben White Boulevard and following Dalton Lane. He said the subdivider owns property on both sides of the proposed thoroughfare and the thoroughfare will affect this property on one side or the other of Dalton Lane. He felt that the existing right-of-way of 60 feet could be used and 140 feet added. Mr. Osborne further reported that the planes leaving Bergstrom Field cross the southwest corner of this proposed subdivision (Richland Estates) where they are only about 150 feet in the air and this raises the question of whether or not this is a suitable location for a residential subdivision. He stated that he would

R808 Dalton La. N. of U.S. Hwy. 71--contd.

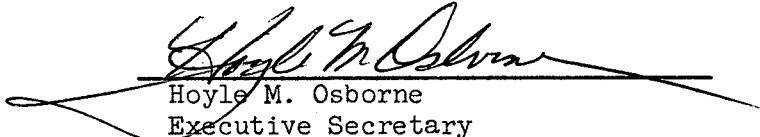
like to see Bergstrom Field get easement rights to control development on this property. Mr. Fowler observed that under the proposed Airport Zoning Ordinance the City is only concerned with the height of buildings and structures around the airport and does not give the City zoning power in the County.

The Commission reviewed the above information and the fact that this is located in the flight pattern but concluded that the plan should be accepted if the necessary additional right-of-way is provided for the future thoroughfare. It was therefore


VOTED: To instruct the staff to accept the plan for filing provided the subdivider makes arrangements to provide his portion of the additional right-of-way for the proposed 200-foot thoroughfare along Dalton Lane.

## ADJOURNMENT

The meeting was adjourned at 4:40 p.m.

  
Hoyle M. Osborne  
Executive Secretary

## APPROVED:

  
Chairman