

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting -- July 3, 1962

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  
Howard E. Brunson  
Pericles Chriss  
Edgar E. Jackson  
S. P. Kinser

W. Sale Lewis  
Barton D. Riley  
Emil Spillmann  
W. A. Wroe

Also Present

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

MINUTES

Minutes of the meeting of June 5, 1962, were approved as submitted.

The following zoning change and special permit requests were considered by the Zoning Committee at a meeting June 26, 1962:

ZONING

C14-62-63 Gillis C. Jefferson: C-1 to C-2  
East 12th and Comal Streets

STAFF REPORT: This request is for the purpose of operating a package store. The property was zoned "C-1" Commercial in 1946. The area is developed generally as residential except for a night club, a funeral home, a service station and a few other types of business along East 12th Street. There is a question of whether or not this conforms to the policy although this strip along 12th Street is zoned "C-1" Commercial. In view of the surrounding development and the possible detrimental effect this proposed zoning could have on it, we question this fitting into the Planning Commission policy and do not make a firm recommendation.

Mr. Larry Temple (attorney) represented the applicant who was also present and submitted the following information in support of the request. One reply to notice was received favoring the change.

1. There is another liquor store in the area. It is possible to sell beer here now and the applicant is only requesting a slight step to "C-2"



C14-62-63 Gillis C. Jefferson--contd.

Commercial. The principal concern of the objectors is that customers drink beer in the neighborhood. A package store as proposed is for off-premise consumption and by the law governing this use the beer or liquor would have to be taken away. Beer has been in the area since before we made this request. The existing package store is in the proximity of the Mission Funeral Home and the school and granting of this application will not change the present conditions. The State law would prohibit operation of the liquor store past midnight.

2. This is not strictly a residential area. One block to the east the entire block is commercially zoned and there is no residential development there.
3. There is no problem of off-street parking for there is an asphalted strip behind which is marked off for parking about 9 cars.

Twelve owners appeared in opposition and a petition signed by 43 owners objecting to the change was filed. Reasons given were:

1. The liquor store would be only two blocks from Kealing Junior High School, where we have fifteen hundred teen-age boys and girls who frequent this area going to and from school.
2. It will be located two blocks from Simpson mission church where women and children walk to church services.
3. We would like to preserve and keep this neighborhood respectable, and as nearly a residential area as possible.
4. Alleys and streets will be filled with intoxicated men and women in a respectable neighborhood.
5. This area has a large number of elderly widows and young children living in this neighborhood who frequently walk this area to catch the bus and go to the stores, to work and other community centers.
6. Very often there are beer bottles and cans in the front yards and the operators cannot control customers after they leave the place.

At the Commission meeting, a letter from Mr. Temple (attorney) was filed which reviewed the case as presented at the Zoning Committee hearing.

The Commission noted that there is already a very bad traffic hazard. Comal Street goes through the middle of a cemetery as a through street to 19th, and East 12th Street is a main traffic artery. It was felt that this change would increase the traffic and that the request should not be granted due to that fact and also because the additional zoning would be to the detriment of the



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C14-62-63 Gillis C. Jefferson--contd.

public welfare. It is not clearly in line with the policy of the Commission. Therefore, it was unanimously

VOTED: To recommend that the request of Gillis C. Jefferson for a zoning plan change from "C-1" Commercial to "C-2" Commercial for property at East 12th and Comal Streets be DENIED.

C14-62-64 A. J. Clare et al: A to LR  
Koenig La. and Camino Real

STAFF REPORT: This is a strip of land consisting of six lots east of Camino Real, with one lot included in the center for purposes of hearing to avoid a spot residential zone if the request is granted. The applicants propose future commercial development but state no specific use. There is an insurance office on the corner lot at Camino Real which was a request before the Commission in 1960 and withdrawn. The staff feels that this would be strip zoning on Koenig Lane and would affect the property across the street and the lots in the rear fronting on Palo Duro Road. For that reason we feel that the request for "LR" Local Retail should be denied. This property does have deed restrictions for residential purposes only, which are binding until September 3, 1967.

Mr. Clare was present and also represented the other applicants. One reply to notice was received favoring the request. Mr. Clare presented the following statements in behalf of this application: We are asking for this change because we feel these properties are ready for changing to "LR". Koenig Lane is now a farm-market road carrying heavy traffic. The property to the east at Arroyo Seca is already zoned "C" Commercial and developed with a filling station and washateria. I cannot speak for the others as to what their proposed uses are but I am operating an insurance office and need a sign as soon as possible. I plan a new insurance office in the future and when that building is completed it will take care of off-street parking.

Mr. and Mrs. T. H. McWherter (1601 Koenig Lane) were present and stated the following: Without any definite planning I am opposed to the change for the reason that I have considerable investment. Although I am directly across from the "C" Commercial District and the present businesses are not healthful but a continuation of the commercial development with other type uses could be more objectionable.

Written protests were received from four nearby owners for the following reasons: This is an established residential area with a number of children attending the area schools. There are enough nearby commercial areas to fulfill the needs of the area. The change will depreciate the value of all property on Palo Duro.

The Commission felt that this change of the strip zone would tend to introduce commercial zoning into a residential area which is well maintained and that the request should not be granted. It was therefore unanimously



C14-62-64 A. J. Clare et al--contd.

VOTED: To recommend that the request of A. J. Clare et al for a zoning change from "A" Residence to "LR" Local Retail for property located at Koenig Lane and Camino Real be DENIED.

C14-62-65 Jack H. Key: A to C  
 Romeria Dr. and Rear of Lamar Blvd.

STAFF REPORT: We feel that, as the property on Lamar Boulevard is zoned "C" Commercial, the additional property on the rear could be used with this commercial property. Our only objection is that Romeria Drive is a residential street and of inadequate width to take care of business traffic. If the street were of adequate width we would recommend that the request be granted. A large portion of this tract is difficult to develop because of the narrow frontage on a street.

Mr. Robert C. Sneed (attorney) represented the applicant and stated: I concur in the statements of the staff. The subdivision along Aurora Drive and Aurora Circle is so designed that it is protected from commercial development. Adding this strip would be getting away from strip zoning along Lamar Boulevard. I have not discussed with Mr. Key the giving of 5 feet for additional right-of-way but I believe Mr. Key will give it.

Reply to notice was received from Mr. J. W. Mayfield (911 Mayfield Lane) who stated: I have sold several lots to home owners as "A" Residence and commercial zoning will detract from the houses now in use.

The Commission acknowledged receipt of a letter from Mr. Key regarding the width of Romeria Drive and transmitted the same to the City Council without any further consideration.

The Commission reviewed the location of this property. Mr. Brunson noted that this would extend "C" Commercial to a new residential subdivision and that possibly there could be a buffer zone between this and the residential area. Mr. Barrow said there is only one siding on this property and the other residential lots were designed to back up to the tract. It was agreed that if Romeria Drive were of sufficient width to handle the commercial traffic this request would be granted but without any agreement from the owner that he would give his portion for widening the street it was concluded that the request should be denied on the basis of the street being too narrow to carry the additional traffic. Therefore, it was unanimously

VOTED: To recommend that the request of Jack H. Key for a change in the zoning plan from "A" Residence to "C" Commercial for property located at Romeria Drive and Rear of Lamar Boulevard be DENIED.



C14-62-66 Johnny Toll: C to C-1  
Airport Blvd. and Rear Thompson St.

STAFF REPORT: This is a change proposed for one small lot on the west side of Airport Boulevard on which there is now a drug store and is for the purpose of permitting the sale of beer in the drug store for off-premise consumption. We feel that this is in keeping with the Commission's policy in that this is a well developed commercial area and therefore recommend the change.

Mr. C. J. Zern (agent) appeared for the applicant and explained that he operates this drug store and his customers have requested beer. He said he has some competition and is trying to keep up with it and make a success of his business.

One reply to notice was received favoring the request for the reason that this will improve the value and increase the neighborhood business.

One reply to notice was received from Mr. W. P. Goodwin (3707 Goodwin) opposing the request but stating no reasons.

The Commission felt that this request should be granted since it conforms to the policy in that the property is located in a well developed commercial area. It was therefore unanimously

VOTED: To recommend that the request of Johnny Toll for a change in the zoning from "C" Commercial to "C-1" Commercial for property located at Airport Boulevard and Rear Thompson Street be GRANTED.

C14-62-67 H. D. Halliburton: B & 1 to B & 2  
1714 Enfield Road

STAFF REPORT: This area was zoned "B" Residence and First Height and Area in 1932 and the present application is to change to Second Height and Area to permit an increase in density for apartment development. The property is large enough to support 8 regular units or 17 efficiency units or apartment hotel units under the requested zoning. We feel that "B" Residence and First Height and Area is suitable zoning here and that Second Height and Area would be spot zoning and would permit too intensified development.

The applicant was present at the hearing and stated the following: The present house on this property is about 30 years old and is surrounded by apartment buildings. Six units under the present zoning would not be economically feasible and we would need at least ten units which I propose to build. Off-street parking would be provided.

Mr. Joe Steadham (1501 Wethersfield Road) appeared in opposition for the reason that Enfield Road is too narrow to take all of the traffic now and with a width hardly enough for only four lanes and parked cars using two of these lanes, accidents are caused.



C14-62-67 H. D. Halliburton--contd.

Mr. and Mrs. E. H. Parmley (1710 Enfield Road) also appeared opposing the request but stated no reasons.

The Commission noted that some time ago people in the area to the east requested a change back to "A" Residence but left the lots on Enfield Road as "B" Residence and First Height and Area. It was by a majority concluded that First Height and Area is the proper zoning since the traffic on Enfield Road is already very heavy and this proposed change would increase the congestion by allowing more intense development. Therefore, it was

VOTED: To recommend that the request of H. D. Halliburton for a zoning plan change from "B" Residence and First Height and Area to "B" Residence and Second Height and Area for property located at 1714 Enfield Road be DENIED.

AYE: Messrs. Barrow, Brunson, Chriss, Kinser, Lewis, Riley, Spillmann and Wroe

NAY: Mr. Jackson

C14-62-68 Marion Frank Smith: D to C-2  
2604 East 7th Street

STAFF REPORT: This is a very small lot on the north side of East 7th Street on which the applicant proposes to establish a liquor package store. There are several "C-1" zones in this block and we feel that the proposed change would conform to the Commission's policy and recommend the change.

Mr. and Mrs. Smith presented the following statements in support of this request: East 7th Street is definitely a business street. I think this is a nice building and I have provided parking in front. This would be an improvement to the area and to Austin.

The Commission felt that this request conforms to the policy in recommending changes in a well developed commercial area. It was therefore unanimously

VOTED: To recommend that the request of Marion Frank Smith for a change in the zoning plan from "D" Industrial to "C-2" Commercial for property located at 2604 East 7th Street be GRANTED.

C14-62-69 Mutual Savings Institution, Ted Wendlandt and Felix George: A to GR  
929-931 East 51st Street

STAFF REPORT: This application is for two lots across 41st Street from the large "GR" zone which is to be developed by Sears. The adjoining property to the east is zoned "GR" General Retail. This area along 41st Street was considered by the Planning Commission about a year ago and recommended for "O" Office as a buffer zone between the "GR" zoning and the residential area to the



C14-62-69 Mutual Savings Institution et al--contd.

south. "O" Office zoning would permit office uses and some retail uses under Special Permit. We think the "O" Office is a suitable zoning for this area and so recommend against the request and recommend establishment of "O" Office.

Mr. Ted Wendlandt represented himself and the other applicants and said they would like to continue the present zoning from the east, and that Mr. George would benefit more but both lots should be included to avoid a skip.

Miss Stella Traweek (3913 Willbert Road) submitted a written comment that if the property is to be used for a bank she favors the change but objects if it is for retail stores or other commercial uses or for apartments and similar uses.

The Commission agreed with the former recommendation of the Commission that this area should be "O" Office rather than "GR" General Retail, although the City Council has granted some General Retail zoning in the block. It was therefore unanimously

VOTED: To recommend that the request of Mutual Savings Institution, Ted Wendlandt and Felix George, for a change in the zoning plan from "A" Residence to "GR" General Retail for property located at 929-931 East 41st Street be DENIED; but that an "O" Office classification be established for the property.

C14-62-70 Horace Otis Turner: C to C-1  
3509-3511 North Lamar Boulevard

STAFF REPORT: The applicant is requesting a change to "C-1" Commercial for a small area on which a cafe is now under construction. The request is for the purpose of selling beer in a restaurant. The applicant owns a larger tract which would permit off-street parking. We feel that since there is mixed development along Lamar with a definite zoning pattern established, this fits the policy of the Commission. We therefore recommend the change.

The applicant was present and explained that they are planning a 65-seat restaurant here and food will constitute the major part of the business, but that they are asking the privilege of serving beer with the food. He said they will provide parking for 80 cars and they feel this will be a service to the community.

The Commission felt that this request is in line with future development along Lamar Boulevard and that the request should be granted, taking note that he has made a statement that he will provide adequate off-street parking. It was therefore unanimously

VOTED: To recommend that the request of Horace Otis Turner for a zoning change from "C" Commercial to "C-1" Commercial for property located at 3509-3511 North Lamar Boulevard be GRANTED.



C14-62-71 Harry L. Youngquist: C to C-1  
East 1st and Llano Streets

STAFF REPORT: This request is for the purpose of selling beer for off-premise consumption in an existing grocery store on a small lot. There are mixed uses but the area is mostly developed as residential and we question the request fitting the Commission policy.

Mr. Antonio Zamarripa (agent) represented the applicant and said he operates a food store here and wants the privilege of selling beer to go.

Written opposition was submitted by Mrs. Helen Daywood (2703 East 1st), Mr. and Mrs. Monroe Lindner (2614 East 1st) and Mr. Ruben A. Cortez (2701 East 1st), the latter stating that there are already two beer places in the same block and another one is not wanted.

The Commission noted that this is in a strip "C" Commercial zone along East 1st Street and felt that the request should be granted although it does not clearly conform to the policy. It was therefore unanimously

VOTED: To recommend that the request of Harry L. Youngquist for a change in the zoning plan from "C" Commercial to "C-1" Commercial for property located at East 1st Street and Llano Street be GRANTED.

C14-62-72 Mrs. Earl Cornwell Estate: B to O  
807 Rio Grande

STAFF REPORT: There is an "O" Office District adjoining this property on the east, one across Rio Grande Street, and others scattered in the neighborhood. We feel that this change would fill out the block, including the lot on the corner which was included for purposes of hearing, and conforms to the pattern established in the neighborhood. We therefore recommend granting of the request.

Mr. Richard E. Chalmers (agent) appeared for the applicant and stated: We and the heirs to the Cornwell Estate feel this will be a logical change. The present house is about 48 years old and is not in good repair. "O" Office, with the alley on one side which permits access to off-street parking, would be an asset to the neighborhood.

Replies to notice were filed by three nearby owners who favored the request.

The Commission felt that this would be a logical extension of the present "O" Office zoning and would be in harmony with the pattern established in the area. It was therefore unanimously

VOTED: To recommend that the request of Mrs. Earl Cornwell Estate for a change of zoning from "B" Residence to "O" Office for property located at 807 Rio Grande Street be GRANTED; and that the property located at 809-811 Rio Grande Street and 609-611 West 9th Street also be given an "O" Office classification.



C14-62-73 Mrs. Hilda Weise and Mrs. H. C. Weise: A & O & 1 to B & 2  
Red River and Hampton Road

STAFF REPORT: This application is for six lots having frontage on both Red River and Hampton Road. The property on Red River was zoned "O" Office in 1960. The application included property on Hampton Road but the City Council only granted "O" Office on the property on Red River. An additional lot at East 30th Street was included with this application for purpose of hearing. This is an area of well maintained single-family dwellings. Hampton Road is only 40 feet in width with a paving of 25 feet. If the request is granted it would permit 25 regular units or 50 efficiency or apartment hotel units. We think that "O" Office has set the pattern on Red River Street and it should remain so zoned, and that the entire application should be denied as it would greatly influence the desirability of the residence to the west.

Mr. W. L. Grafton (agent) was present in behalf of the applicants and presented the following information in support of the request:

1. While the zoning will permit 50 units on this property, my clients have planned for 33 units. Our plans show 37 covered and 24 uncovered off-street parking spaces. All of the units are one-bedroom units permitting two occupants. It is doubtful that there would be two cars per unit. There is a doctor's and dentist's office next to this property on Red River. We do not believe the apartments planned would obstruct Red River or Hampton Road but would take off some of the parking from Hampton Road. There would be three accessways from Hampton Road and two from Red River.
2. We plan no swimming pool. My clients are a Dallas firm and they feel apartments for law students are more easily handled without a swimming pool. The units are planned to rent for \$125 and are designed especially for law students.

Mr. and Mrs. DuPriest (2909 Beanna) and Mrs. B. B. Freeborough (2907 Beanna) appeared in opposition but stated no reasons. Mr. W. M. Gilbert was present but gave no opinion.

Mr. William L. Garrard (2914 Hampton Road) and Mr. Roy H. Walker (2915-A Red River) opposed the change and written objections were received from six nearby owners. Reasons given were:

1. We in this neighborhood consented to zone "O" on Red River Street because of the value of the property on that street, but we are opposed to any further zoning changes. To construct multiple housing units west of Red River Street would ruin this quiet residential neighborhood and eventually destroy the desirability of living there, not to mention the added congestion of traffic, and parking problems.
2. Parking facilities in this area appear to be in jeopardy due to the recent construction of a large apartment house adjacent to Medical Arts Square and on Red River Street. Therefore the above zoning change appears inadvisable, in the event that it will increase the need for parking space on the street.



C14-62-73 Mrs. Hilda Weise and Mrs. H. C. Weise--contd.

3. This will be over-development of this small tract. We do not want Second Height and Area and we do not think apartments would be compatible with the neighborhood.
4. There is congested parking in front of the Law School and parking on Red River is so bad that I cannot park in front of my house. There are 66 units being constructed behind me and other new housing in the neighborhood. I would rather see this property on Red River left for "O" Office.

The Commission agreed that the "O" Office zoning on Red River is the proper classification for that area and that Second Height and Area would permit too high density on Hampton Road but that "B" Residence and First Height and Area would limit the apartment use to 25 apartment hotel units and provide a better use for the area. It was therefore

VOTED: To recommend that the request of Mrs. Hilda Weise and Mrs. H. C. Weise for a zoning change from "A" Residence and "O" Office and First Height and Area to "B" Residence and Second Height and Area for property located at Red River and Hampton Road be DENIED; but to GRANT "B" Residence and First Height and Area for the property fronting on Hampton Road, including the property located at 2915 Hampton Road and 825-827 East 30th Street.

PRESENT BUT NOT VOTING: Mr. Chriss

C14-62-74 Mrs. D. E. Lane et al: A & BB to B, 1 to 2  
 Sunnyvale, Summit, Elmhurst and S. Interregional Hwy.

STAFF REPORT: This property was considered by the Commission in 1961 and the western portion was designated as "BB" Residence and First Height and Area. This application includes an additional tract at Sunnyvale and Summit which is still "A" Residence. The purpose of the application is to permit an apartment hotel. The requested zoning would permit 68 apartment hotel units. We feel this is too intensive zoning and that it would set a precedent for other property on the Interregional Highway. The property across the Interregional on Mariposa Street was changed to "B" Residence and First Height and Area and is being developed as an apartment dwelling group. We feel this type of apartments as permitted in First Height and Area is more suitable for this area and recommend that this subject property retain its present zoning and that the extra lot be left "A" Residence.

Mr. W. L. Grafton (agent) appeared for the applicants and stated: My clients, while requesting "B" Residence and Second Height and Area, are planning a 50-unit development with 87 covered and uncovered parking spaces, although 68 units would be permitted. The streets are unpaved but we have excellent access to the Interregional Highway. We have nothing in mind that would increase the density. We feel that if this is developed by responsible people



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C14-62-74 Mrs. D. E. Lane et al--contd.

it will be a great asset to Austin. I emphasized to my clients the necessity of planning uses which could be served by existing streets. We have proposed almost two parking spaces per unit where one is required.

Two nearby owners appeared but stated no opinion. Mr. and Mrs. R.S. Merrill (1603 Elmhurst Drive) were present in opposition, stating that this is in an area where they bought a home thinking it would be a desirable home area.

At the Commission meeting, Mr. Grafton replied to the recommendations by the staff and the Zoning Committee that this area remain First Height and Area by stating that the plans made by his clients would not be permitted under First Height and Area as they call for 50 units and only 34 would be permitted according to the staff.

The Commission felt that this would not be the proper use for this property since there is insufficient area to expand this type of development because of existing dwellings. It was noted that the Commission had recommended First Height and Area for the property on Mariposa Drive and the Commission concluded that this request should be denied. It was therefore

VOTED: To recommend that the request of Mrs. D. E. Lane et al for a change in the zoning from "A" Residence and "BB" Residence and First Height and Area to "B" Residence and Second Height and Area for property at Sunnyvale Street, Summit Street, Elmhurst Drive and South Interregional Highway be DENIED.

AYE: Messrs. Barrow, Brunson, Chriss, Jackson, Kinser, Riley, Spillmann and Wroe

NAY: Mr. Lewis

C14-62-75 Sam Lane and Don Reed: A to BB, 1 to 2  
2705-2801 Swisher Street

STAFF REPORT: This application is for a change on two lots within a block for the purpose of constructing apartments. The property has an area of 20,608 square feet and the proposed change would permit 13 regular units or 26 efficiency or apartment hotel units. We feel that since the property to the southwest is zoned for apartments and there are other "BB" Residence, "B" Residence and "C" Commercial zones in the area this immediate area will become an apartment area and therefore recommend the change.

Mr. Reed was present and also represented Mr. Lane, presenting the following statements: This is one block from the Interregional Highway and Wahrenberger and Cole Streets are open for access. Our plans at this time are for 15 units and we are allowing adequate space in the back for 10 parking spaces in addition to off-street parking in front. We will also have the advantage of being so near the University Law School that tenants will probably walk



C14-62-75 Sam Lane and Don Reed--contd.

to school. We understand that the School will be increased by about two-thirds. This area is not suitable for single-family homes. There is commercial along the Interregional and a motel near this property.

Written approval was filed by two nearby owners for the reason that this would be a big improvement in this area. Mr. Hugo F. Kuehne, Jr., appeared in favor of the change.

The Commission was of the opinion that this would be the proper use in this area and that there is a need for apartment construction which is increasing here. It was felt that the area immediately surrounding this property lends itself to expansion of apartment development and if future applications are received we would look with favor on them. It was therefore unanimously

VOTED: To recommend that the request of Sam Lane and Don Reed for a zoning change from "A" Residence and First Height and Area to "BB" Residence and Second Height and Area for property located at 2705-2801 Swisher Street be GRANTED.

C14-62-76 St. Johns Corporation: A to C  
 Airport Blvd., Huntland Dr. and Isabella Dr.

STAFF REPORT: This application is to change approximately one acre to "C" Commercial for the stated purpose of commercial development. We feel that with the present zoning and development along Airport Boulevard this conforms with the existing zoning and the subdivision pattern on the north side of Huntland Drive and recommend that the request be granted.

Mr. Richard Baker (attorney) appeared for the applicant and said they felt this would properly be used for commercial, with Huntland Drive having become a thoroughfare. He noted that the applicants own the adjoining property to the north and east.

The Commission concluded that, since this tract is bounded on the south by Huntland Drive, which is an 80-foot street, Airport Boulevard on the west, and a residential street on the east, and is across Huntland Drive from a "C" Commercial District, it lends itself more to commercial than to any other use. It was therefore unanimously

VOTED: To recommend that the request of St. Johns Corporation for a zoning change from "A" Residence to "C" Commercial for property at Airport Boulevard, Huntland Drive and Isabella Drive be GRANTED.

DISQUALIFIED: Mr. Brunson

C14-62-77 Forrest J. Warren: A to LR  
 Alice Ave. and West 42nd St.

STAFF REPORT: This application is made for the stated purpose of erecting future commercial development. The area contains 35,200 square feet and is



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C14-62-77 Forrest J. Warren--contd.

occupied by three single-family dwellings. There are various zoning classifications in the area and a duplex subdivision to the rear. We feel this does fit into the development along Alice Avenue and recommend that it be granted.

Mr. George T. Wall (H. T. Baker and Company, Realtors) represented the applicant and stated: We have several people interested in this property but not for residential use. People cannot spend money to improve the property because of the conditions of the present buildings. We feel that the logical use is "LR" for architects', real estate and similar office uses. The location does not have enough traffic to justify a hamburger joint but we need businesses here that will bring in business. We have about three people interested who would build for rental purposes.

Replies to notice were received from three nearby owners approving the request but stating no reasons. Mrs. Florence Whitman (900 West 22nd) was present and stated she owned the duplex west of the corner property and was interested in what is planned.

The Commission felt that this zoning would conform to the established pattern in the area along Alice Avenue. It was therefore unanimously

VOTED: To recommend that the request of Forrest J. Warren for a zoning change from "A" Residence to "LR" Local Retail for property located at 4104-4114 Alice Avenue and 1203 West 42nd Street be GRANTED.

C14-62-78 Bob Bailey: C & 6 and Interim A and Interim 1 to C & 1 (as amended)  
North Lamar Boulevard and Carpenter Ave.

STAFF REPORT: This application was filed in connection with a recently developed subdivision (Lamar Park). It is planned to establish a neighborhood shopping center for this subdivision. The property along North Lamar is "C" Commercial but the area annexed to the City came in as Interim "A" Residence. We do not feel that the "C-1" should be granted on the entire block of land but that "GR" General Retail would be more suitable for the area, with an interior site zoned "C-1" for a particular use.

Mr. Bailey was present at the hearing and submitted the following information: We are developing this subdivision. On the preliminary plan it was shown that this would be a commercial area. There are about 171 lots in the subdivision and there is no shopping center in the area now. We are hoping that we can have a small shopping center which usually has a drive-in grocery and other community services. Drive-in grocery stores normally think it is necessary to have beer to go. We would not put anything here that would injure the subdivision but we feel that now is the time to get the property zoned before residential lots are sold.



C14-62-78 Bob Bailey--contd.

Mr. Clifford Coffman (Isom H. Hale and Associates, agent) was also present but added no statements.

Mr. Hardy Martin (Sprinkle Road) was present and stated that he has a small grocery store at the southwest corner of Peyton Gin Road and North Lamar and is interested in what kind of business is going in the proposed shopping center.

The Zoning Committee reported that it did not feel that the entire property should be zoned "C-1" Commercial and that the request had been referred to the Commission pending consideration of a smaller area for "C-1".

At the Commission meeting, the staff reported that the applicant has amended his request to ask for "C" Commercial since it is not possible at this time to definitely locate the area where "C-1" will be needed. The staff recommended that rather than zone the newly-annexed area First Height and Area it should have a Sixth Height and Area designation to conform to the other "C" Commercial zoning. The Commission felt that this would be a logical extension of the existing commercial zoning and agreed that it should be Sixth Height and Area. It was therefore unanimously

VOTED: To recommend that the request of Bob Bailey for a zoning plan change from "C" Commercial and Sixth Height and Area and Interim "A" Residence and First Height and Area to "C" Commercial and First Height and Area (as amended) be DENIED; but that the property be designated as "C" Commercial and Sixth Height and Area.

C14-62-79 Mr. and Mrs. James M. Basey: A to B  
Springdale Rd. and Webberville Rd.

STAFF REPORT: This application is for a tract of land containing about 36,000 square feet. The applicant proposes to build apartments here. Under the proposed zoning 18 regular units or a 24-unit apartment hotel would be permitted. The property is bounded by Springdale Road which is a thoroughfare and Webberville Road. There is a cemetery across the street. This use would fit into the area but our objection is on the street width. Springdale Road is very narrow. We feel that until the right-of-way is adequate the change should be withheld or denied. It would take about 20 feet from the side of this property, cutting the number of permitted units to 14 regular or 18 apartment hotel units. Otherwise, we feel that the zoning would be proper with adequate streets.

The applicant was present and stated the following: If Springdale Road is widened and the tract limited to 18 units, there would be 18 units, but it would be difficult to get these on this triangular tract. Also, off-street parking would be provided. I think it would be helpful to have Springdale a wide street. If additional right-of-way is needed, I would be willing to see it widened under certain considerations.



C14-62-79 Mr. and Mrs. James M. Basey--contd.

Messrs. J. L. Basey (1136 Webberville Road) and Eugene Bunton (4703 Delores) appeared in favor of the proposed development, Mr. Bunton stating that he would oppose anything that would permit beer.

The Zoning Committee reported that this was referred to the Commission and the staff was instructed to contact the applicant regarding the widening of Springdale Road.

At the Commission meeting, the staff reported that Mr. Fowler (Legal Department) has said that the 80-foot width of Springdale Road was dedicated in the old original subdivision. The Commission felt that this would be a suitable use for this property if Springdale Road is of sufficient width to handle the traffic, and that the request should be granted with the understanding that Springdale Road is an existing street 80 feet in width. It was therefore unanimously

VOTED: To recommend that the request of James M. Basey for a change in the zoning plan from "A" Residence to "B" Residence for property located at the northeast corner of Springdale Road and Webberville Road be GRANTED, with the understanding that Springdale Road has a right-of-way of 80 feet.

DISQUALIFIED: Mr. Kinser

C14-62-80 Tippy Champion: A to BB  
 Bellvue Ave. and W. 44th St.

STAFF REPORT: This change is for the purpose of erecting apartments. The land has an area of 13,000 square feet and would permit a maximum of 6 regular apartment units. The surrounding area with few exceptions is developed with single-family and some duplex uses. There is one nursing home. We feel that with the existing development this would be a spot zone and recommend that the application be denied.

Mr. Champion was present and stated that there are two lots involved and all he wants is to have three living units on each lot. He noted that there is an old house on the property which was built in 1935 which he would demolish and this would benefit the neighborhood. He called attention to the fact that there are some duplexes in the area now. Reply to notice was received from Paul Juergens (4402 Bellvue) favoring the change.

Two nearby owners appeared in opposition and written objections were received from 7 owners. Reasons given were:

1. The neighborhood is primarily a residential area, and it is the wish of the residents to keep the area as nearly "A" Residential as possible.



C14-62-80 Toppy Champion--contd.

2. Residents of the area are a peace-loving and quiet people and this cannot be maintained if the area is infringed upon by a zoning change.
3. There are many in the area that are of school age and attending our public and private schools of the city; therefore, it is our opinion that the future welfare of said segment of our population will be better served if the area remains strictly residential "A".
4. Since this is a strictly "A" Residential area, we do not believe that anyone has the right to impose on the neighborhood a change of zoning strictly for personal or financial gain, the same zoning change making our properties less valuable and less desirable.
5. We bought our homes here and do not see the need for this change except for personal gains for the person proposing the change. It cannot benefit us and we fail to see how this can benefit the city.
6. Our parking area is not conducive to multiple unit use. Traffic has increased and facilities will only be further complicated.

It was concluded by the Commission that this request should not be granted in view of the fact that this is a spot zone in an area of well maintained homes. It was therefore unanimously

VOTED: To recommend that the request of Toppy Champion for a zoning change from "A" Residence to "BB" Residence for property located on the southwest corner of Bellvue Avenue and West 44th Street be DENIED.

C14-62-81 Edwin B. Ermis: A to B  
Riverside Dr. and Loma Dr.

STAFF REPORT: This change is for the purpose of erecting apartments on two tracts with an area of 16,875 square feet. The proposed zoning would permit 8 units on the property. We feel that this is a fairly new area and well maintained and that the change of zoning would be a detriment to the neighborhood. This would also be spot zoning. There are deed restrictions on the property which permit single-family and duplex uses.

The applicant was present at the hearing and was joined by Mr. John Placek (architect). Mr. Ermis stated the following: The owner intends to put two duplexes on the property regardless of a denial of this request, but with the amount of land it seems that it would be better to have more units. We feel that with duplexes in the area and the new motel at Riverside Drive and Inter-regional Highway, this would be the proper use of the property. Along the River is park area.

Eight nearby owners appeared in opposition and written objections were received from nine owners. Reasons given may be summarized as follows:



C14-62-81 Edwin B. Ermis--contd.

1. We do not think the people living in our area want any change. It was so zoned when we bought the property and improved the streets. We have a very nice well kept, home-owned neighborhood and certainly feel it is to the advantage of the city and the addition to keep it that way.
2. Property will be decreased in value and the view will be obscured as a result of the proposed change.
3. Even though the area north of Riverside Drive and adjacent to the lake is changing in nature of use -- the area south of Riverside Drive has not changed and there is hardly enough vacant property to allow a "B" Residence development. Riverside Drive should be the buffer line between the lake development and the "A" Residence to the south.
4. Old Riverside Drive is very narrow and there is a 15-mile-per hour speed zone. If you had two duplexes the traffic would increase to the hazard of our children.

The Commission felt that this request should not be granted as it would be a spot zone in a new area developed with new houses. It was therefore unanimously

VOTED: To recommend that the request of Edwin B. Ermis for a change of zoning from "A" Residence to "B" Residence for property located at 1613-1621 Riverside Drive and 1200 Loma Drive be DENIED.

C14-62-82 The Tabor Company: A to D  
 4905 Red Bluff Road (as amended)

STAFF REPORT: This is for a change of zoning on four tracts of land occupied by a single-family dwelling. An additional area at the rear of the property was included for purposes of hearing. As the property has "D" Industrial around it and this is an area designated for industrial purposes in the Development Plan, we recommend that the request be granted.

Mr. Douglas W. Tabor (President) represented the applicant and said they feel this will be to the benefit of the city to change this property to industrial since the area will eventually all become industrial property with uses along the Colorado River. One reply to notice was received favoring the change.

Mr. Robert B. Thrasher (representing his sister, Miss Lois B. Thrasher) stated the following regarding the original application: All of this property is a part of the Deats Estate where an old homestead is located. A group of people and the Thrashers are interested in renovating and maintaining the old home which has been here for a hundred years. I believe the area as shown on the map is in error and includes more than the property owned by the applicant. There are deed restrictions against junk and automobile wrecking businesses but I would have no objection to zoning the 75 feet. I am only interested in preserving the Deats homes.



C14-62-82 The Tabor Company--contd.

In response to the statement by Mr. Thrasher, Mr. Tabor said he would submit a corrected set of field notes for his property requested to be changed.

Mr. C. J. Johnson, Sr. (4901 Red Bluff) and Miss Gladys Robinson (4811 Red Bluff) had filed by telephone, their opposition to the granting of this request.

The Committee reported that it had reviewed the location of the property and recognized it as being in an area set aside in the Development Plan for industrial development. It was felt that the neighborhood lends itself specifically to industrial development and that it would feel the same regarding adjoining property. There was a question raised regarding inclusion of the additional area and it was decided that it should not be included since it was not included in the application. Therefore, the Committee had recommended that the property of The Tabor Company be changed as requested upon submission of corrected field notes to locate the property.

The staff reported to the Commission that Mr. Tabor had submitted a corrected set of field notes defining the property as one tract of land 75 feet wide and locally known as 4905 Red Bluff Road. The Commission concurred with the recommendation of the Committee and also felt that the entire tract extending to the River, including the additional area at the rear, should be zoned industrial. It was therefore unanimously

VOTED: To recommend that the request of The Tabor Company, as corrected, for a zoning plan change from "A" Residence to "D" Industrial for property located at 4905 Red Bluff Road be GRANTED, and that the area known as Rear 4905 Red Bluff Road be included in the change.

C14-62-83 Earman Sneed: A to GR  
Eastfield, Delores and Mansell Avenues

STAFF REPORT: This change is for the stated purpose of establishing an electrical repair shop or similar uses. This is a triangular tract and would have setback restrictions reducing the buildable area to about 2000 square feet. This would be a spot zone in a residential area and we recommend against the change.

Mr. Willie E. Williams (agent) represented the applicant and stated that he is interested in a barber shop, beauty shop, and TV shop, as shown on a plan submitted. Reply to notice was received from Mr. Virgil C. Lott (for Keystone Realty Company and Oral R. Lott, Jr.) approving the request.

Written objection was received from Mr. Eugene Bunton (4703 Delores Avenue) on the grounds that he would rather have it residential and not spot zoned.



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C14-62-83 Earman Sneed--contd.

A majority of the Commission felt that this request should be denied since it would be spot zoning in a residential area. Some members felt that the property is not suitable for residential development and that something should be done to relieve the situation, but attention was called to other similar tracts in the area. The Director reported that the Department has visualized this area as having commercial development to the north at Web-berville Road and would like to see the present "C" Commercial zoning extended to the east, but a church has used a part of the potential commercial land. It was finally concluded by a majority that the request should be denied because of the spot zoning it would create. Therefore, it was

VOTED: To recommend that the request of Earman Sneed for a zoning plan change from "A" Residence to "GR" General Retail for property at Eastfield Avenue, Delores Avenue and Mansell Avenue be DENIED.

AYE: Messrs. Barrow, Brunson, Chriss, Jackson, Lewis, Riley and Spillmann

NAY: Mr. Wroe

DISQUALIFIED: Mr. Kinser

C14-62-84 R. J. Waterman and James T. Sparks: C to C-2  
1205 North Lamar Blvd.

STAFF REPORT: This request is for a change on a tract containing 2922 square feet which is occupied by a building. The applicant proposes the sale of beer in a night club. We feel that this conforms to the policy because of surrounding development and recommend that the request be granted.

Mr. Pearce Johnson (attorney) appeared for the applicants and stated that this is adjoining an existing "C-2" zone and near a tavern. He said they would like to sell beer for on-premise consumption in the night club. One reply to notice favoring the request was received from Mrs. Chester A. Bunch (1207 Baylor).

Mr. Max Silberstein (2506 Harris Boulevard) appeared in opposition but made no statements.

The Commission agreed that this conforms to the policy on "C-2" requests in that this property is in a well developed commercial district. It was therefore unanimously

VOTED: To recommend that the request of R. J. Waterman and James T. Sparks for a zoning change from "C" Commercial to "C-2" Commercial for property at 1205 North Lamar Boulevard be GRANTED.



C14-62-85 J. E. Motheral: B to O  
Colorado and W. 16th Sts.

STAFF REPORT: This application is for a tract of land where the property is used for a combination rooming house and day nursery. The purpose is to increase the number of children. The area is consistently residential and this would be a spot zone. We therefore recommend that the request be denied.

Mr. Trueman O'Quinn (attorney) represented the applicants and presented the following information in support of the request:

1. There is "C" Commercial across the street, "O" Office to the north, and "C" south of 15th Street. This property is in the area the State has already indicated that it wants to include in its expansion. They have made some communications with the owner but they are not ready at this time to acquire it. I talked to Mr. Bible with the State Building Commission and explained the purpose of the application. I pointed out to him that since it is already in the area, I think "O" Office would be proper zoning in view of expansion of the State.
2. The property is now used as a kindergarten. Mothers working in the State area feel this is a convenient place for their children while they work. At the present time under the "B" zoning, although we have ample space in the yard and in the building, we are able to have a school of only 45 children and we are asking for "O" Office so that we can increase the number and accommodate more of the mothers who work. We feel that it will not inconvenience anyone because this area is already earmarked for office construction. Mr. Bible felt that the Commission would have no objection since it would not be in opposition to what they were planning. We felt that it would not be right to do this without advising the Building Commission. Necessary minor changes for this use have already been done and the children are there.

Favorable replies to notice were received from five nearby owners.

A letter filed by the State Building Commission contained the following:

Enclosed please find a copy of a letter, dated February 1, 1960, sent to all property owners in the well-defined Capitol Expansion Area. This letter was sent to the owners of the property covered in your notice of June 14, 1962. The State Building Commission received an immediate reply from the owner, dated February 9, 1960, establishing an initial contract regarding acquisition of the property. The State Building Commission again sent a solicitous letter to the owner, dated February 18, 1960. No further discussion or letter exchanges have occurred in the intervening time.

Attached please find a copy of an area plat outlining the Capitol Expansion Area. The property covered in your notice of June 14, 1962, is within the outlined area.



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C14-62-85 J. E. Motheral--contd.

It is not desirable that zoning should operate to enhance values, particularly where the property acquisition program on behalf of the State of Texas has been well established and progressing for a number of years. It is requested that these facts be taken into consideration when the matter comes up for review and decision.

It was felt by the Commission that this request should be granted since this is in an area that is compatible with the use proposed and upon statement of counsel the applicant advised the Committee that he has conferred with the State Building Commission. It was noted that there would be no exterior alterations to the building. It was therefore unanimously

VOTED: To recommend that the request of J. E. Motheral for a zoning change from "B" Residence to "O" Office for property located on the southeast corner of Colorado and West 16th Streets be GRANTED.

#### SPECIAL PERMIT

CP14-62-3 P. E. Worsham: Sign  
1120 East 52nd Street

STAFF REPORT: Since this is in an "O" Office District a sign is required to be placed flatwise against the building. The sign as proposed projects out from the building. We did not feel that "LR" zoning would be appropriate here and the applicant is requesting permission under a Special Permit for the sign as proposed. I question whether the parking area is adequate to park 10 cars. This parking area was also questioned by the Department of Public Works, Traffic Engineer, and Storm Sewer Department. The total width provided is 28 feet and for customer parking turn-around space should be provided so that backing into the street is not necessary. The Building Inspector feels that the plan does comply with our Ordinance.

Mr. Robert C. Sneed (attorney) appeared for the applicant. He stated that they had amended the zoning application on this property before the City Council by reducing the "LR" Local Retail to the front 27 feet and the Council had recommended that the applicant request a Special Permit for the sign.

The Commission felt that the Permit should be granted since it is adjoining a commercial development and the use of the property, except for the sign, complies with the "O" Office zoning on the property. 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.



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DEFERRED ZONING CASES

C14-62-13 Austex Development Co., Ltd.: A to BB  
Wellington, Dexmoor Dr., Belmoor Dr., Cheshire Dr.  
(Deferred 3-13-62)

The staff reported receipt of a letter from Mr. Nash Phillips, representing the applicant, requesting that this application be deferred until the next regular meeting of the Commission, and stating that in light of information gained at the last hearing they are endeavoring to work out an architectural layout that will be the most beneficial to the neighborhood and the applicant.

In view of the above request, the Commission unanimously

VOTED: To DEFER action on this request until the next regular meeting of the Commission.

C14-62-56 H. Warren Smith: A to GR  
Mills Ave. and W. 35th St.  
(Deferred 6-5-62)

The Director reported the following information on the area and the request: Most of the property is developed residentially. The City has acquired much of the land for extension of 38th Street, one fork extending to Bull Creek Road and another to West 35th Street. We feel that the proper development of the section in the wye should be "B" Residence or "O" Office. There are problems in the area as to street pattern. We recommend "B" zoning on this subject property, which will not satisfy the applicant in his proposed use. It cannot be developed as an apartment house except in connection with other property and most of the lots in the area are not of sufficient area for apartment development. I feel that a change of zoning now would further complicate the City's acquisition of land but this is not my basic recommendation. We anticipate a traffic problem on 35th Street and feel that "B" Residence will fit in with the proposed hospital development on the adjoining land. Future traffic will not be conducive to commercial uses on 35th Street.

The Commission reviewed the former recommendation of the Zoning Committee and the report of the Director and concurred with the Zoning Committee's feeling that this should be denied for the reason that this would be spot zoning. It was therefore unanimously

VOTED: To recommend that the request of H. Warren Smith for a change of zoning from "A" Residence to "GR" General Retail for property located at the northwest corner of Mills Avenue and West 35th Street be DENIED.



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C14-62-60 T. S. Barnes Estate: Tract 1: A to B  
 (Deferred 6-5-62) 4606-08 New Manor Road  
 Tract 2: A to O 4600-04 New Manor Rd., 2604-06 Lovell  
 Tract 3: A to B 4514-16 New Manor Rd., 2605-09 Lovell  
 Tract 4: A to B 4515-17 New Manor Rd.

Mr. Fowler presented the following report as a representative of the City: As far as the City of Austin is concerned, this property has been under consideration for some time. It originally started when we contemplated expansion of the Municipal Airport in 1953 or 1954. At that time the City acquired the Barnes property up to the south line of this subdivision. At the time we purchased the property there was a 25-foot height restriction on all of the property. The City did not feel that this property was absolutely essential at that time and we wanted to take as little as possible of these people's property. We feel that all of this property is needed for Airport expansion. The City Manager is of the opinion that Tract 3 should be taken now by the City unless it is to be zoned "A" Residence. It was his feeling that the property on the west side of Manor Road should not be left in private ownership unless it is left as "A" Residence. The City has not attempted to block the development of any of this area. Most of it has been subdivided for residential purposes. The runway near here is a warm-up area where planes warm up their engines. It was the City Manager's feeling that noise from this would be a serious problem.

The Director stated that it is the City Manager's feeling that Tracts 1, 2 and 3 should be a buffer. He said it was his understanding that the City Attorney has talked to these people over a period of time but they have not agreed on all of it and the City Manager feels that the City should proceed to acquire the property. Mr. Barrow expressed his feeling that a tract of land should not be held for an indefinite time without allowing development.

The Commission felt that the request should be denied since this area is generally undeveloped and this would be spot zoning, and that this property is too near the warm-up runway for the density to be increased and for business development. It was therefore

VOTED: To recommend that the request of T. S. Barnes Estate for a zoning plan change as listed be DENIED:

Tract 1: A to B - 4606-08 New Manor Rd.  
 Tract 2: A to O - 4600-04 New Manor Rd., 2604-06 Lovell Dr.  
 Tract 3: A to B - 4514-16 New Manor Rd., 2605-09 Lovell Dr.  
 Tract 4: A to B - 4515-17 New Manor Rd.



## ZONING CASE FOR RECONSIDERATION

C14-62-45 St. Johns Corporation: A to C (as amended)  
 5904-6600 Airport Blvd. (as amended), Rear 6201-6509 Chesterfield Ave.,  
 Rear 100-305 E. and 100-302 W. Skyview Rd.

The Director reported that this request has been referred back to the Commission by the City Council for consideration of the recommended "A" Residence strip on the south. He recommended that this strip be given a "B" Residence classification which would permit off-street parking for the following reasons: 1) the "A" Residence strip would be unusable in connection with the commercial or industrial uses on the remainder of the tract and its maintenance would be difficult to control, enforcement of its use being under the powers of the Building Inspector; 2) use of the 50-foot "B" Residence strip would be more easily controlled under subdivision and a restriction could be placed on the plat limiting the use of this strip to passenger-car parking only, and a restriction requiring a fence or wall along the south property line could be required if the wall is sufficient, these restrictions being impossible under zoning. He said he has discussed with Mr. Curington the possibility of a fence or wall giving proper screening.

Mr. Thomas Watts questioned the intention of the Commission in establishing the "A" or "B" Residence strip as to whether it was intended to prevent a building extending into that strip or if it could be used for parking. It was explained that "B" Residence would accomplish this purpose.

Mr. Kinser felt that the "A" Residence strip is too wide and said it was his idea to have a narrow strip of "A" Residence to prevent commercial buildings too near residential lots on the south, but agreed with the Director that there is some better way to control this. Mr. Barrow said he agreed to what was recommended previously and the purpose was to keep businesses some distance from the residences. He felt that the tract of the size recommended would provide a better buffer zone as "A" Residence. In response to a question by Mr. Chriss, Mr. Fowler said it seemed to him that the action of the Commission on this case was completed and if it had been referred back to the Commission by the City Council it should be considered at an open meeting after notices to the proper people. The Commission finally

VOTED: To recommend that the former recommendation of the Commission be amended to a change to "B" Residence for the south 50 feet of this tract.

AYE: Messrs. Jackson, Kinser, Lewis, Riley, Spillmann and Wroe

NAY: Messrs. Barrow and Chriss

DISQUALIFIED: Mr. Brunson



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RI46 SUBDIVISION COMMITTEE

The Committee chairman submitted the minutes of the Subdivision Committee meeting of June 25, 1962. The staff reported that no appeals had been filed for review of the Committee's action but that one case had been referred to the Commission without action on:

C8-62-47 Dry Creek Terrace

The Commission therefore

VOTED: To accept the following report and to spread the action of the Subdivision Committee of June 25, 1962, on the minutes of this meeting.

PRELIMINARY PLANS

C8-62-19 Allandale Terrace, Sec. 2 (Revised)  
Stoneway Dr. and Great Northern Blvd.

The staff reported that the south portion of this plan was previously approved with the understanding that a variance would be granted on the length of Block E if it is necessary when the remainder of the subdivision is submitted.

The staff recommended against any lots fronting on Great Northern Boulevard as it may be used in connection with the Missouri-Pacific Boulevard, and called attention to the Ordinance requirement for 60-foot right-of-way for streets abutting a commercial area while the plan shows a 50-foot width for Great Northern Boulevard. Mr. Isom Hale (engineer) said that Great Northern Boulevard is only one-half of a street if the Missouri-Pacific Boulevard is established along the railroad track here and it would not be advisable to make it a 60-foot width. He noted that nothing on the other side would exist to create additional traffic here. Mr. Puett said they increased the width of Stoneway Drive to 60 feet to serve the proposed commercial area.

The Director suggested that the Committee take note of the proposed commercial and apartment areas shown on the plan only since these areas would require a future zoning change and this is not a subdivision procedure. The staff suggested that larger lots would be more suitable for apartment use. Mr. Puett explained that he wanted the commercial and apartment zones before he began to sell the residential lots to the south so that no individual owners would be affected. Mr. Osborne explained that he had indicated some time ago that he might have something on the Missouri-Pacific Boulevard plan but nothing has been done. He felt that future plans may cause the subdivider to relocate the commercial zone since there is a question of a more suitable crossing of Hart Lane and whether or not the City would be involved in its crossing the Missouri-Pacific Boulevard.



C8-62-19 Allandale Terrace Sec. 2--contd.

The staff further noted that Lot 26, Block E, must fit the approved preliminary plan on the balance of the property so as to avoid leaving a strip between this lot and the adjoining lot to the south.

The Committee reviewed the plan and the statements presented. It was concluded that the plan should be approved, taking note of the commercial and apartment areas shown on the plan. It was therefore

VOTED: To APPROVE the plan of ALLANDALE TERRACE SECTION 2 (revised) subject to the following conditions:

1. Revision of Lot 26, Block E, to fit the approved preliminary plan on the balance of the property to avoid leaving a strip between this lot and the adjoining lot to the south, and
2. Compliance with departmental requirements;

and to grant a variance from the Subdivision Ordinance on block length requirements for Block E.

C8-62-31 St. Johns Comm. Tract  
Denson Dr. and Airport Blvd.

It was reported by the staff that this subdivision has been held in abeyance until the zoning change request was considered by the Commission, on which a recommendation for a change to "C" Commercial has now been made. Attention was called to an 80-foot street ending in a cul-de-sac and it was felt by the staff that the 80-foot street would not be necessary here since that is the width required for an industrial street, and that 70 feet would be sufficient. It was felt that the cul-de-sac street was designed for residential areas and would not be suitable for warehousing in commercial areas.

A loop street was recommended by the staff rather than the cul-de-sac but notice was given the fact that this would cause an intersection of this loop street with Denson Drive too near the railroad. The Director preferred the loop street but suggested that a direct extension of Henson Circle across the railroad to Airport Boulevard would be better since all of the traffic into this area would be concentrated on Denson Drive under the present plan. Mr. H. W. Curington (engineer) said the Railroad Company told them they did not want two railroad crossings this near together. He said they would pave the cul-de-sac larger than for residential use to provide for trucks using it. Mr. Barrow suggested that if the cul-de-sac is approved the land between it and Airport Boulevard be reserved in some way for future extension of this street if it is found to be necessary as the area develops. Mr. Curington stated that the trucking company wants the location at the southwest corner of Denson Drive and the railroad and that other purchasers would want railroad frontage.



C8-62-31 St. Johns Comm. Tract--contd.

Mr. Richard Baker (attorney) suggested that an easement be granted for the land needed for any future extension of the cul-de-sac street so that the other land could be sold with this knowledge and the subdivider would retain this land for the extension of the street if it is necessary.

The staff further recommended that Denson Drive be made to line up with the north line of the existing Denson Drive and an additional 10 feet of right-of-way be given on the south side.

The Committee felt that a reservation should be made for the extension of the street if it becomes necessary and agreed that the granting of an easement would be the proper procedure. Therefore, it was

VOTED: To APPROVE the plan of ST. JOHNS COMM. TRACT subject to the following conditions:

1. Granting of an easement for the possible future extension of Henson Circle into Airport Boulevard if it becomes necessary,
2. Lining up of the north line of Denson Drive with the existing street and providing an additional 10 feet of right-of-way be given on the south side for that purpose, and
3. Compliance with departmental requirements.

C8-62-42 Flournoy's Eastern Hills  
Webberville Road

The staff reported that this subdivision provides only one long loop street due to the existence of a creek which would have to be crossed to reach Webberville Road, this street having access to Heflin Lane and into Oak Lawn Section 1 on the west. The staff commented that the boundary block exceeds Ordinance requirements for length and a variance is recommended because of the terrain. Attention was called to corner Lot 6 which has a width of 59 feet at the corner but has a width of over 61 feet at the rear. A variance was recommended for this lot. The Committee then

VOTED: To APPROVE the plan of FLOURNOY'S EASTERN HILLS subject to compliance with departmental requirements, and to grant variances from the Subdivision Ordinance on block length for the boundary block of the loop street and on lot width for corner Lot 6.



C8-62-43 H. R. Smith Addn.  
Decker La. N. of Webberville Rd.

The staff made the following comments which were discussed:

1. Change the name of Decker Lane West.
2. The basis for contours is required. Mr. Doak Rainey (engineer) said the nearest bench mark is about two miles from this property and he cannot find any USGS bench marks. He said he assumed the elevation and could see no advantage to tying into bench marks since no sewers are involved but only drainage which presents no particular problem.
3. A variance is required for the width of Decker Lane as it is proposed as a secondary thoroughfare in the Thoroughfare Plan, but this variance is recommended since the owner is giving his portion of the right-of-way.

The Committee then

VOTED: To APPROVE the plan of H. R. SMITH ADDN. subject to the following conditions:

1. Change of the name of Decker Lane West, and
2. Compliance with departmental requirements;

and to grant a variance from the Subdivision Ordinance on right-of-way width for Decker Lane.

C8-62-44 Northwest Hills Sec. 7, Phase 1  
Mesa Dr. S. of Sierra

It was reported by the staff that this subdivision shows a continuation of Mesa Drive to the south and Dry Creek Drive running east and west, and that a schematic plan for areas east and west of the subdivision was requested and furnished the Department this morning because of a question as to whether or not this is the proper location of Dry Creek Drive extension. The staff requested that this be passed to the Planning Commission to give the staff further time to study the schematic plan. Mr. David Barrow (subdivider) stated that he and the Director had spent some time on both streets and he is agreeable to making Dry Creek 60 or 80 feet in width as determined by the Planning Director. In response to a comment by the staff regarding the grade of Dry Creek Drive, Mr. Barrow and Mr. Curington (engineer) stated that there is no slant involved in this subdivision and any question on the adjoining property will come up in another subdivision, and that they will have to meet the Ordinance requirements for a 20 per cent grade. Mr. Barrow said they were willing to have this deferred to the next Subdivision Committee meeting. It was therefore

VOTED: To DEFER this subdivision to the next Subdivision Committee meeting.



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C8-62-45 Southridge West  
Clawson Rd. N. of Morgan La.

It was reported by the staff that this subdivision ties in with the preliminary plan of Southridge on the east on which a final plat was never presented, and since this preliminary approval has expired a cul-de-sac may be necessary for the east end of Grayford Drive. Mr. Thomas Watts (Marvin Turner Engineers) said Mr. Gage (subdivider) is only considering a final plat on lots where sanitary sewer is available, being Lots 1 through 4, leaving an unpaved cul-de-sac for turning and not developing to the east until sewer is available. Mr. Stevens said under these circumstances the staff would agree to the dead-end street without the paved cul-de-sac. The Committee then

VOTED: To APPROVE the plan of SOUTHRIDGE WEST subject to compliance with departmental requirements.

C8-62-46 Gage Subdivision  
Hardy Street

The staff reported that the subdivider proposes 18 lots meeting minimum requirements in a 3.5-acre tract and on a cul-de-sac street which exceeds the length permitted by the Ordinance. The staff called attention to the location of the centerline of Hardy Circle which is only 75 feet from the centerline of Piedmont Street to the east, creating a poor intersection, but that if the street is shifted it would create deep lots. The Committee recognized the difficulty of subdividing this small tract of land where a street is needed and felt that the plan would not be objectionable. It was therefore

VOTED: To APPROVE the plan of GAGE SUBDIVISION subject to compliance with departmental requirements, and to grant a variance from the Subdivision Ordinance on street length for Hardy Circle.

C8-62-47 Dry Creek Terrace  
Creek Terrace Dr.

It was reported by the staff that the subdivider has requested, through the engineer, that this subdivision be referred to the Commission. The Committee therefore

VOTED: To REFER the plan of DRY CREEK TERRACE to the Planning Commission for consideration.

DISQUALIFIED: Mr. Barrow

The Commission considered the referral of this subdivision. The staff reported that the engineers are submitting a revised plan which was presented at the office today and the Marvin Turner Engineers have requested postponement of the subdivision. The Commission therefore

VOTED: To DEFER action on the plan of DRY CREEK TERRACE.



## 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-62-73 Rodgers Addition

N. Lamar and Rundberg La.

This adjoins North Lamar Park where additional right-of-way was requested on both streets and this subdivision also provides the additional right-of-way.

C8s-62-82 Harper & Payne Subdivision

Blue Bonnet and S. Lamar

Also additional right-of-way is required.

C8s-62-84 Shoalmont Addn., Resub. Lots 12 & Pt. 3, Blk. 1

Burnet Rd.

It was noted that this is dividing two lots by taking from the west lot and adding to the lot fronting on Burnet Road, and that the added portion is zoned residential and will have to be rezoned before it can be used in connection with the commercial lot. Acceptance of this plat is no indication that this will be zoned commercial.

C8s-62-85 C. R. Hamilton Farm Sub. Lot 1, Blk. B

U. S. Hwy. 183

C8s-62-79 R. T. Parker Subdivision, Resub. Lots 2 & 3

Richcreek Rd. and Burnet Hwy.

The staff reported that the subdivider took this plat to get the approval of the other City departments but has not returned the tracing. It was therefore recommended that this subdivision be rejected for filing. The Committee then

VOTED: To REJECT FOR FILING the plat of R. T. PARKER SUBDIVISION, RESUB. LOTS 2 & 3.

C8s-62-76 L. G. Whitehead Subdivision

Kramer La. W. of Lamar Blvd.

The staff reported that the owner had sold by metes and bounds a 2-acre tract out of a 24-acre tract and that there is now a house on the smaller tract which has water service. The owner has constructed a house on the larger tract and in order to get water service he is required to subdivide the property. It was further reported that a proposed thoroughfare would cross the northern portion of the larger tract and that the subdivider has filed a letter agreeing to dedicate his portion of the thoroughfare right-of-way when it is deemed necessary by the City or at such time as he should submit another subdivision. The Committee then

VOTED: To APPROVE the plat of L. G. WHITEHEAD SUBDIVISION.



C8s-62-77 D. S. Schmitt Subdivision  
U. S. Highway 183 South

It was reported by the staff that this one-acre tract fronting on Highway 183 is the last portion of a larger tract with frontage on any street and that the owner has already sold this tract by deed, leaving the remainder of a four-acre tract landlocked. The Committee agreed that no subdivision should be approved to create a landlocked tract of land and therefore

VOTED: To DISAPPROVE the plat of D. S. SCHMITT SUBDIVISION.

C8s-62-81 Tex-Con Addition No. 1  
St. Johns and Interstate Hwy. 35

The staff reported that, since this property will presumably be used commercially, it was felt that St. Johns Avenue should be 70 feet in width instead of the existing 60 feet and that the subdivider has shown the additional right-of-way on the plat. The Committee noted the problem of extending Duval Street through Lot 3 and referred to the discussion on Holiday Hills. They agreed that no further subdivision of Lot 3 should occur until the problem of Duval Street is settled. The Committee therefore

VOTED: To APPROVE the plat of TEX-CON ADDITION NO. 1

FINAL PLAT - REVIEWED

C8-62-26 Forest Wood  
Forest Ave. S. of Oltorf St.

The Director reviewed previous consideration of this subdivision and the zoning request of the H. E. Butt Company which included a tract which protrudes into proposed Forest Avenue immediately north of this subdivision. He said the subdivider is ready to record this plat, which was approved by the Commission with the understanding that HEB would deed that part of its tract needed for street right-of-way, but Mr. Franklin Denius has advised him now that this tract has been filled so that it is considerably higher than the houses and HEB now says they will dedicate the street if the City grants the requested "BB" zoning. Mr. Osborne recommended that this strip of land needed for right-of-way be condemned rather than consider it in relation to the zoning matter. The Committee then

VOTED: To recommend to the City Council that the strip of land owned by H. E. Butt Company and needed for right-of-way for Forest Avenue be condemned for street purposes.



## 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-62-78 Hillridge Addition, Resub. Lots 9 & 10  
Aurora Circle
- C8s-62-80 P. G. Sosa Sub.  
Wilson St.
- C8s-62-83 South Lund Park Sec. 4, Resub. Lots 3 & 4  
Blue Bonnet La.

## 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:

- C8-62-12 Barton Terrace Sec. 1  
Barton Hills Dr. and Trailside  
(Subject to making the corner lot 60 feet in width)
- C8-62-28 Crestland  
Rogge La. and Gloucester La.  
(Subject to note being placed on the plat that Lot 13 will be retained for a possible future street until adjoining property on the west is developed.)
- C8-62-32 Presnell Place Sec. 1  
Springdale Rd. N. of Hwy. 290
- C8-62-48 North Ridge Terrace Sec. 5  
Burbank St.
- C8-62-49 Deer Park Sec. 2  
Manchaca Rd. and St. Alban's  
(Subject to the corner lot being 60 feet in width, and to a statement on the plat listing all taxing units.)
- C8-62-50 Allandale Terrace Sec. 2, Phase 5  
Great Northern Blvd. and Stoneway Dr.  
Also to grant a variance on lot width for the corner lot which is about 90 feet at the building line and 45 feet at the back because of the shape of the tract.



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# SUBDIVISION PLATS - CONSIDERED

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

VOTED: To APPROVE the following plats:

## C8-62-26 Forest Wood

Forest Ave. S. of Oltorf

The staff reported that the City now has a deed for the HEB 25-foot strip and Mr. McCandless has agreed to pave the entire street.

## C8-62-27 Seeling Place Sec. 1

U. S. Hwy. 183 and Hoeke La.

## C8-62-35 Allandale Park Sec. 8

Whiteway & Shoal Creek

(The staff was authorized to hold the plat from recording pending annexation of the subdivision.)

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

VOTED: To DISAPPROVE the following plats subject to the conditions listed:

## C8-61-48 Greenwood Hills Sec. 1

E. of S. Congress & S. of St. Elmo Rd.

(Completion of fiscal arrangements, providing additional easements, receipt of all departmental reports, providing minimum 60-foot width for corner lot, access street dedication by separate deed)

## C8-62-21 Windsor Park Hills Sec. 2

Springdale Rd. & E. 51st St.

(completion of fiscal arrangements)

## C8-62-30 Highland Hills Sec. 6, Phase 2-B

Highland View & Hillbrook

(completion of fiscal arrangements)

## C8-62-34 Pleasant Valley Sub.

Lyons Rd. and Fiesta

(completion of fiscal arrangements, receipt of all departmental reports, compliance with drainage requirements)

## C8-62-38 Allandale North Sec. 2

Teakwood Dr. and Burnet Rd.

(completion of fiscal arrangements, providing additional easements, adequate information for engineering check, receipt of all departmental reports). The Commission also authorized the staff to poll the Commission when these conditions have been met.

## C8-62-39 Windsor Park Hills Sec. 3

Norwood Hills Rd.

(completion of fiscal arrangements, providing additional easements, necessary corrections to plat, receipt of all departmental reports)



C8-62-40 Walnut Place Sec. 3  
Springdale Rd. and Clara

The staff reported that Springdale Road is designated as a primary thoroughfare with a right-of-way of 120 feet but the Department feels this width in this area would not be practical because of existing dwellings and are recommending 90 feet. Mr. Thomas Watts (engineer) said he would like to discuss the right-of-way with the Commission later as this is affecting existing homes.

The staff recommended disapproval pending various conditions which have not been complied with and the Commission

VOTED: To DISAPPROVE the plat of WALNUT PLACE SEC. 3 subject to the following conditions:

1. Completion of fiscal arrangements,
2. Provision of additional easements,
3. Adequate information for engineering check,
4. Receipt of all departmental reports, and
5. Additional right-of-way for Springdale Road.

C8-62-41 Southwest Terrace Sec. 1  
Delcrest Dr. and Southland

It was reported by the staff that the final plat differs from the preliminary plan in that a cul-de-sac was provided at the end of the street and this is now shown on the final plat. Mr. Jeryl Hart (engineer) stated that the engineers have been in contact with Mr. Montgomery (owner of the adjoining property to the east) and Mr. Green (owner of the next tract) and have worked out a cost estimate of what would be involved. He suggested that if a cul-de-sac is required they would ask for it all on one side because the lots are deeper there, but stated that they have provided a street easement so that the street could be extended before the street paving is terminated if the adjoining owners so desire.

Mr. Montgomery was present and explained that if the street is extended through his property it will give him two lots 100 feet in depth, and that he and the other eight owners want the street to go through to the creek. He said there was also an existing dedicated street which would connect with the extension. He felt that if the subdividers fence their property adjoining his, the chances of extending the street are not as good. Mr. Donald L. West (subdivider) said he would like to give the cul-de-sac but Mr. Montgomery was not interested in having it but wanted the street extended.



C8-62-41 Southwest Terrace Sec. 1--contd.

The Director felt that the street will not be extended as several owners are involved in any extension and it has been his experience that working this out would be quite a problem. With regard to the proposed street easement, he said this is not considered possible from a legal standpoint. Mr. Osborne suggested a variance from the Ordinance with the cul-de-sac located at the end of the property so that the street can be extended through the Montgomery and Green properties and this would tie into an existing street.

In response to a statement by the engineers that there are other locations where streets dead-end at property lines, Mr. Barrow explained that this has been done in cases where the same person owned adjoining property and intended to extend the street, but with as many property owners involved as in this case it is difficult to work it out.

The Commission concluded that the cul-de-sac should be provided at the end of the street and it was suggested that the cul-de-sac could be abandoned if and when the adjoining owners join in and the street is extended to the east. Mr. Hart asked if the plat could be disapproved pending the various conditions as listed below and the Commission be polled when they are met. The Commission then

VOTED: To DISAPPROVE the plat of SOUTHWEST TERRACE SEC. 1 subject to the following conditions:

1. Additional easements being shown,
2. Adequate information for engineering check,
3. Receipt of all departmental reports, and
4. Provision of the cul-de-sac at the end of the street;

and to authorize the staff to poll the Commission when these conditions have been satisfied.

SHORT FORM PLAT - FILED

C8s-62-86 H. L. McEntire Sub., Resub. Lot 15  
Wilson and Cumberland Rd.

The staff reported that reports have not been received from several departments and that a variance is required and recommended for the corner lot which has a frontage width of 90 feet but is only 50 feet at the rear because of a curving street. The Commission therefore

VOTED: To ACCEPT for filing the plat of H. L. McENTIRE SUB., RESUB. LOT 15, and to agree to grant a variance from the Subdivision Ordinance on lot width requirements for the corner lot.



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## SHORT FORM PLATS - CONSIDERED

C8s-62-18 Bill's Add., Sec. 1, Resub. Lots 1, 2, 3 & Pt. 4, Blk. D  
East Crest Dr. and Croslin

It was reported by the staff that this subdivision meets all of the requirements of the Section 4 of the Subdivision Ordinance and is recommended for approval. The Commission therefore

VOTED: To APPROVE the plat of BILL'S ADD. SEC. 1, RESUB. LOTS 1, 2, 3, & Pt. 4, BLK. D.

C8s-62-85 C. R. Hamilton Farm Lot 1, Blk. B  
U. S. Highway 183

The staff explained that this is a one-acre tract out of a 11-acre tract and the owner does not want to include the large tract, as this would necessitate annexation to the water district on a large vacant tract and he would be taxed on it by the district. This would require a variance from the filing requirements. It was further reported that all departmental reports have not been received. The Commission therefore

VOTED: To DISAPPROVE the plat of C. R. HAMILTON FARM LOT 1, BLOCK B, subject to receipt of all departmental reports, and to agree to grant a variance from the Subdivision Ordinance on filing requirements.

C8s-62-77 D. S. Schmitt Sub.  
U. S. Hwy. 183 South

The staff reviewed the former discussion on this plat and reported that further investigation by the surveyor showed that the tract does have access by one lot width to U. S. Highway 183 and on Knuckels Crossing Road. It was further noted that a variance would be required on filing requirements since all of the tract is not included. The Commission therefore

VOTED: To APPROVE the plat of D. S. SCHMITT SUB. and to grant a variance from the Subdivision Ordinance on filing requirements.

## OTHER BUSINESS

C10-62-1(1) ALLEY CLOSING  
Sabine St. Alley bet. E. 20 $\frac{1}{2}$  and E. 21st Sts.  
(Deferred 6-25-62)

The Director reported that the Department did not make a recommendation on this request because all of the property owners did not sign the petition for closing the alley. He felt that since this area is zoned for apartments this alley will be a benefit to all of the property in the block and will permit access to off-street parking on the lots; however, this has some topographic problems with the north portion being higher than the south. He said that, in terms of the zoning alone, under ordinary conditions it would probably be best to have the alley opened.



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C10-62-1(1) Sabine St. Alley closing--contd.

Mr. Jerome Sneed (attorney) stated that the owners of Tracts 2 and 9 are the only ones who have not signed the petition and they want the alley to dead-end about 6 feet south of their north lines. He said if the alley is to be opened only 123 feet and it being only 20 feet wide, the only way cars can get out is to back out. He felt that if these owners want to open it only that far a cul-de-sac should be required.

Mr. Barrow said he felt that the Commission should express itself solely as to whether or not the alley should be there; and the policy of whether it should be opened or closed based on signatures of all owners is the function of the City Council. He noted that, considering the part of the alley being available for normal use, it might be best to close the alley. Mr. Kinser felt that if the alley is closed, more than one of these properties can be developed together and still have access, and that with the elevation of the alley he can see no use for it. The Commission then

VOTED: To recommend that the request for vacation of Sabine Street Alley between East 20 $\frac{1}{2}$  and East 21st Streets be GRANTED subject to the necessary easements being retained.

AYE: Messrs. Barrow, Brunson, Chriss, Kinser, Riley, Spillmann and Wroe

NAY: None

DISQUALIFIED: Mr. Lewis

PRESENT BUT NOT VOTING: Mr. Jackson (did not inspect the alley on the ground)

C2-53-4 ZONING ORDINANCE: Interim Revisions

The Director presented to the Commission a comparison of the area requirements of the Ordinance with regard to hotels, motels, and apartments and apartment hotels in the various zones, and mentioned some of the problems encountered in enforcement of these regulations. After discussion of this information and the effects of the present requirements, the Commission felt that further study should be given this matter and suggested that the Director submit written proposals which would be discussed in a special meeting. It was further felt that the Zoning Ordinance Committee should be contacted to ascertain their feeling on this subject. The Commission then

VOTED: To schedule a special meeting Thursday, July 12, 1962, at 7:30 p.m. for consideration of these regulations and to request the Director to prepare written information and recommendations for consideration.

R730 LAND ACQUISITION

In connection with the discussion of the zoning change request of T. S. Barnes Estate (C14-62-60), the Commission considered the advisability of the City acquiring the necessary land adjoining the Municipal Airport. It was then

VOTED: To instruct the Director to call to the attention of the City Council the facts brought out in the discussion of this case regarding the acquisition of all or part of this property.



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## REPORTS

C8-62-6 Northwest Hills Sec. 6  
Mesa Dr. and Northhills Dr.

It was reported by the staff that this subdivision was considered by telephone poll on June 20, 1962, and that a majority of the Commission had

VOTED: To APPROVE the plat of NORTHWEST HILLS SEC. 6.

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

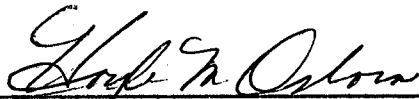
C8s-62-71 Royal Oaks Sec. 2, Resub. Lots 2 & 3, Blk. K  
W. 9th and Meriden La.

The staff reported that the Commission, on June 7, 1962, gave approval to the above subdivision by telephone poll as initiated by the subdivider, subject to submission of a letter stating that there would be no expense incurred by the City of Austin to obtain access to the lot fronting on Meriden Lane as a result of this subdivision, this letter having been submitted June 8, 1962. Mr. Stevens explained that the Commission had referred this subdivision to the Committee for action but Mr. Clagett did attempt unsuccessfully before polling the Commission to get the adjoining owner to sign the plat. Mr. Stevens advised the Commission that Mr. George Sandlin, owner of property on the west, had later objected to this subdivision as there were deed restrictions on the property.

MEMBERS POLLED: Messrs. Brunson, Chriss, Kinser, Lewis and Spillmann

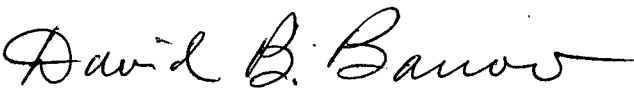
## ADJOURNMENT

The meeting was adjourned at 10:30 p.m.



Hoyle M. Osborne  
Executive Secretary

APPROVED:



Chairman