

MRS. O. L. ALBRIGHT 1312-1404 South Lamar
By Edward Horne Boulevard

From "A" Residence
To "C" Commercial
RECOMMENDED by the
Planning Commission

The Chief of Plan Administration explained the right of way needs as proposed in the Urban Transportation Plan, to bring the total width of Lamar up to 100'. From the subject property 10' will be needed to meet the Transportation Plan requirements. Mr. Horne representing the applicant said Mr. Buford Stewart's right of way was purchased by the City for a nominal sum, and he would be willing to furnish right of way at the same price. The Assistant City Attorney said Mr. Stewart's case was based on the subdivision plan, where the City paid for right of way over 70'. Mr. Horne said they would be glad to establish their building line 175' back at the present time. Councilman LaRue said a basis for this dedication would be that a great amount of traffic would be generated in this new development. Mr. Horne said they would leave this up to the Council. Councilman Long moved that "C" Commercial be granted. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Nays: None

The Mayor stated many times the type of establishment that goes on the land, necessitates additional right of way for the free movement of the general good of the public. On this basis where there is plenty of land, it would seem the owner would dedicate his part. Mr. Horne said he was not in a position to say today. The Mayor announced that the change had been granted to "C" Commercial and the City Attorney was instructed to draw the necessary ordinance to cover. The Mayor stated the ordinance would be brought in next week.

LINDEN JONES, SR., 3107-3117 West Avenue
By Conway Taylor 709-715 West 32nd Street
3106-3116 King Lane

From "BB" Residence 1st
Height & Area
To "B" Residence 2nd
Height & Area
NOT Recommended by the
Planning Commission

MR. CONWAY TAYLOR represented the applicant, reviewed the previous request which was withdrawn, and stated this application was for developing a 76 unit apartment hotel of only two stories in height. Excess of the required off street parking and a drive from West Avenue to King Lane will be provided. A general change of character has occurred in this neighborhood since the last area study five years ago. He distributed a sketch showing the major thoroughfares and an interchange at Guadalupe and 34th Street. The 57,000 square feet tract which they are asking to be rezoned, will be less than 200' from the interchange. He listed other big developments in the area, showing the character of the neighborhood had changed. The architect showed a sketch of the proposal and plot plan, swimming pool, and permanent care grounds. Opposition was expressed by MR. A. W. PENN that this tract is nowhere within 200' from 34th Street, or Guadalupe, and he knew nothing of the interchange planning. The neighborhood is not changing--the big thoroughfares, Guadalupe, and Lamar have been there for years; King Lane is 18 or 20'; West Avenue, 32nd Street are narrow. Mr. Penn said nothing new would warrant any change of character; this would be spot zoning at its worst, and he asked that this large apartment development be turned

down. MRS. C. T. BRAY stated in an area zoning, "BB" Residence was established; but zoning changes had been granted ever since. She objected to this big apartment development in the midst of a residential section. MR. A. W. PENN complained of cars parking on 32nd Street continuously, and reported many accidents at King and 32nd Streets; and 31st and West Avenue. MRS. McCALEB, owner of four apartments on King Lane said she was not entitled to enlarge on her apartments; but across the street, this person is asking for this density. She should be able to place 11 apartments on her lot, and thought the whole area should be zoned if one place were. DR. A. P. BROGAN, stated if this zoning were allowed he would have to move out. All over town people are buying little tracts and overcrowding them with apartments and heavy traffic. After discussion, and after a review by the Planning Director of the area study and rezoning, the Council decided to go look at the area, and try to make a decision next week.

ANDREW & SYLVION 2101-2107 West 7th Street From "A" Residence 1st
KIVLIN 613-615 Upson Street Height & Area
612-614 Atlanta Street To "B" Residence 2nd
Height & Area
NOT Recommended by the
Planning Commission

MR. ALVIS VANDYGRIFF represented the applicants, stating the request was for "B" Residence 2nd Height and Area and there was a misunderstanding on the number of units to be constructed. The area lies between two streets with no alleyway opened through. Since the Missouri Pacific Boulevard would come within the close proximity, the request for closing the alley has not been decided. Mr. Vandygriff said his clients planned to build only four units on each lot. The land has beautiful terrain with a creek running through. With the widening of 7th Street, this property would be opened for adequate development. His clients would agree to enter into a stipulation relative to the number of units. MRS. MARY OGDEN opposed the apartment zoning, as they wanted to build a home in the middle of their tract, and the apartment development would crowd the land, half of it being in the creek. MRS. BARBARA BOARDMAN, 611 Upson, said her home would face the rear of those apartments; the streets are exceedingly narrow and could not bear additional traffic. Mrs. Ogden and Mrs. Boardman would object even though there were a covenant restricting the number of apartments to four units on each lot. Mr. Vandygriff stated there would be four units on each tract and the alleyway between them. The Council postponed action until it could make an on site inspection of the area.

"A" REALTY, INC. Rear of 1902-1926 From "A" Residence
By Sneed and Vine Barton Springs Road To "C" Commercial
(as amended)
RECOMMENDED by the
Planning Commission
for only portion east of
existing dedicated right
of way

MR. FOREST TROUTMAN represented the applicant stating the application