

Per C 55 read in full
Read 11/14/48

Meeting of San Angelo Planning Commission, City Hall, Dec. 6, 1948

Meeting called to order at 8:15 p.m., Chairman Merrit Webster presiding.
Present: Councilmen: Meyer Smith, Love, Allen and Miller.
Present: Commissioners: Webster, Meyerink, Carey, Alfnes and Sharp.
Absent: Commissioner: Works.

Rudy Lang, representing Lang Construction Co. presented sketch showing contemplated lot division of the Lang business property facing Sir Francis Drake Blvd. and also of a proposed hillside lot subdivision above and to the rear of the business section, which he proposes to petition for rezoning as Second Residential and to erect thereon a number of twin duplex apartments. These twin duplexes to house four families each under the one roof and to be built across two lots, leaving not less than eight feet space along each of the two sidelines. He requested an adjustment allowing the building to be built across the center sideline of the two occupied lots. The sketch showed lot numbers but did not show lot dimensions. In the discussion by the commission after Mr. Lang left it was brought out that the proposed second residential lots on the hillside would be cut 40' x 100' or 4000 square feet each, whereas ordinance #248, Section 4 specifies not less than 45' frontage and 5000 square foot area. The data was turned over to Commissioner David Carey with instructions to call this discrepancy to the attention of the subdivider for correction and to arrange for date for further hearing. Commissioner Sharp also called attention to the matter of contemplated widening or straightening out of Sir Francis Drake Blvd. along the line of the Lang business property and stated this should be given consideration, suggesting that City Engineer Albert Seimer be requested to attend future proposed meeting.

Messrs James Leach, Dave Leach, Engineer John C. Oglesby and A. Von Rotz were present in connection with hearing on request to approve ~~the~~ Tentative Map and Improvement Plan Hilldale Park, Unit Two, as shown on submitted map prepared by J.C. Oglesby, dated Sept. 1948.

Commissioner Sharp stated he had gone over the property with Mr. James Leach and conferred with others of the commission who had inspected it; that in general layout the now proposed unit was acceptable, with the following exceptions:

1. Alpine Terrace, a "dead end" street should be extended to the property line, as the present ending was contrary to good planning and Section 8 of subdivision ordinance #248.
2. That an additional outlet to the subdivision should be arranged for from Hilldale Drive to Forbes Avenue.

Engineer Oglesby on behalf of the subdividers stated: Alpine Terrace had not been run to the extreme property line because the adjoining property was in San Rafael and the natural outlet for most of it was via Fifth Street; that the Leach Co. had attempted to get cooperation from adjoining property owners for joint installation and extension of said road but were unable to interest them; therefore the subdividers were naturally not desirous of routing adjoining traffic through the Hilldale Park subdivision which would result in additional street maintenance and traffic congestion.

Mr. James Leach stated he had already talked with City Engineer Seimer relative to connecting road to Forbes Ave. and that he was willing to work out suitable arrangement for such road provided similar arrangement and restrictions were applied to Forbes Ave. adjoining property owner.

Handwritten notes:
Hilldale Park
Unit Two

After considerable further general discussion of the matter by all present Chairman Webster stated he was ready to entertain a motion if the commission had reached a point of agreement. Commissioner Sharp stated he was in favor of the petition provided an additional outlet could be agreed on so as to give better ingress and egress to the tract, especially to the rear of the business section facing Sir Francis Drake Blvd. so as to relieve traffic hazard, afford better parking facilities. The general feeling of the commission seemed to be that relief should be afforded and worked out by the City Council, City Engineer and the subdividers at the future meeting of the City Council further considering the petition and with this in mind the following resolutions were adopted by the commission:

- Handwritten initials: H.L. #2*
1. On motion of Commissioner Sharp, seconded by Commissioner Carey: That the Tentative Map and Improvement Plan, Hilldale Park, Unit Two, J.C. Oglesby map, Sept. 1948 be recommended for approval by the City Council.
 2. On motion of Commissioner Carey, seconded by Commissioner Sharp: That the San Angelo City Planning Commission recommends an arrangement satisfactory to the City Council, City Engineer and petitioners be agreed upon at the next meeting of the City Council regarding additional outlet to business property now a part of Hilldale Park Unit One, with similar restrictions being placed upon adjoining property.

On motion meeting adjourned at 10:20 p.m. subject to call of the Chairman.

San Angelo Planning Commission
By *Ernie J. Sharp*
Secretary

Copy-City Council
Webster
Leach