

PLANNING COMMISSION

Regular Meeting--January 28, 1975

PRELIMINARY SUBDIVISIONS

C8-74-80 Oak Creek Estates
Blake Manor Road & Oak Creek Road

The staff reported that this preliminary plan be postponed pending a favorable report from the Health Department for septic tank use. The Commission

VOTED: To POSTPONE the preliminary plan of OAK CREEK ESTATES pending a favorable report from Health Department for septic tank use.

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

PRELIMINARY/FINAL COMBINATION

C8-74-79 Smith's Western Oaks
McCarty Lane & Western Oaks Boulevard

The staff reported that this subdivision consists of 84 acres with 173 lots, the average lot size being 90' x 115'.

The Plat Review Committee met on November 27, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend Lots 57 and 58 be joined to make one lot and a restriction on final plat prohibiting access to the north-south portion of McCarty Lane from all abutting lots, provide a cul-de-sac for access to the lots, or limit access to the lots by means of one driveway to serve the two lots.
2. Recommend restriction on final plat restricting use of all lots to residential "A" uses.
3. James T. Duke and Olla Belle Dahlstrom required to participate in subdivision to provide dedication of the cul-de-sac at the south end of Western Oaks Boulevard. Recommend to grant variance to exclude balance of Dahlstrom tract provided the cul-de-sac is dedicated.
4. Variance required on length of several blocks and several cul-de-sac's. Recommend variance be granted because of topography, limited density around cul-de-sac's and provision for continuous greenbelt within blocks; provided drainage plans and facilities as proposed can be approved by Engineering Department.
5. Minimum distance between off-set intersections required to be 150'. Adjustment required.

C8-74-79 Smith's Western Oaks---continued

6. Subdivision required to be connected to an approved water and wastewater system.
7. 45' from existing centerline required on north-south portion of McCarty Lane.
8. Development permit required.
9. Sidewalks required on McCarty Lane, Convict Hill Road and on one side of Woodcreek Road and One Oak Road.
10. 80' R.O.W. required on east-west portion of McCarty Lane.
11. Zoning on Commercial and Apartment tracts required before subdivision approval if annexation occurs.
12. Change name of all streets beginning with WOOD.
13. Show building setback lines; 25' from front and 15' from side streets.
14. Show 25 year flood plain along creek.
15. Identify ownership of all common areas for maintenance and taxation purposes.
16. Letter of approval required from Water District #9.
17. Restriction required on final plat pertaining to construction and occupancy as related to sewer system.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of SMITH'S WESTERN OAKS subject to the above departmental requirements DELETING Item #16 and in Item #12 which states "change name of all streets beginning with WOOD", the street name of "WOODCREEK ROAD" can be kept and used as requested by the Owner and Engineer.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan pending fiscal arrangements and compliance with departmental requirements.

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

FINAL SUBDIVISIONS

The staff reported that the following final subdivision has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends that this be approved. The Commission then

VOTED: To APPROVE the following final subdivision:

C8-74-73 Oak Plaza

Oertli Lane & Woodcreek North

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

FINAL SUBDIVISIONS---continued

The staff reported that the following final subdivision is appearing before the Commission for the first time. The staff recommends that this subdivision be accepted for filing and disapproved pending fiscal arrangements, compliance with departmental requirements, easements and current tax certificates. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE this final plat, pending fiscal arrangements, compliance with departmental requirements, easements and current tax certificates:

C8-74-50 Wagon Crossing, Section Four (4)
E. Stassney Lane & Jacaranda Drive

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To DELETE the sidewalk requirements as requested for the following subdivision:

C8-73-113 Castlewood Forest, Section Nine (9)
Castlewood Drive & Castledale Drive

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

PLANNED UNIT DEVELOPMENTS

The staff reported that the following planned unit development is appearing before the Commission for the first time. The staff recommends that this P.U.D. be accepted for filing and disapproved pending fiscal arrangements, easements and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, easements and compliance with departmental requirements as on file with the City of Austin Planning Department for the following P.U.D.:

PLANNED UNIT DEVELOPMENTS---continued

C814-74-12 Old Town, Phase III
Coronado Hills Drive & Barcelona Drive

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
 Mmes. Himmelblau and Mather
ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To REQUIRE the Developer to provide sidewalks as required by
 departmental requirements and ALLOW him to delete certain portions
 of internal sidewalks where there were duplications for the
 following P.U.D.:

C814-72-11 Peppertree Park
Teri Road

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
 Mmes. Himmelblau and Mather
ABSENT: Messrs. Bobbitt and Nash

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) short form plats have complied with all departmental requirements and recommended that they be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form
 subdivisions:

C8s-75-01 Resub. Lot 2A of Resub. Lots 1-11, Block 7,
 S. Congress /Pleasant Hill Addition
C8s-75-05 First Resub. Courtlandt Place 2
 Park Plaza & North Plaza
C8s-75-06 Resub. Lot 1-6, Block 1, Lee's Hill
 Lamar Boulevard & W. 40th Street

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
 Mmes. Himmelblau and Mather
ABSENT: Messrs. Bobbitt and Nash

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To APPROVE the following short form and GRANTED a variance to exclude the balance of the tract.

C8s-74-235 La Promenade Annex
Hardy Drive & St. John's Avenue

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To WITHDRAW the following short form subdivision:

C8s-74-253 Den-Bar #1
Manchaca Road & F.M. 1626

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Messrs. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department:

C8s-75-02 Resub. Lot 1, North Bluff
Hart Lane & Woodhollow Drive

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Messrs. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following six (6) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8s-75-03</u>	<u>Resub. Lots 10, 11 & 12, Woodstone Village, Sec. 1</u> <u>Croftwood Drive & Woodcroft Dr.</u>
<u>C8s-75-04</u>	<u>Resub. Cherry Creek, Section 2, Lots 2-13, Blk. J,</u> <u>Eganhill Drive & Harveyhill /Lot 13, Blk. F</u>
<u>C8s-75-07</u>	<u>Georgian Acres, Resub.</u> <u>I.H. 35 and Middle Lane</u>
<u>C8s-75-11</u>	<u>Resub. Lot 23 & 24, Blk. B, Rosewood Village, Section 8,</u> <u>Walter Street /Amended</u>
<u>C8s-75-12</u>	<u>Resub. Lot 19-23, Blk. A, Rosewood Village, Section 8,</u> <u>Walter Street /Amended</u>
<u>C8s-75-13</u>	<u>Resub. Lots 1-4 & 29-33, Blk. A, Rosewood Village,</u> <u>Walter Street /Section 8, Amended</u>

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To POSTPONE the following short form subdivision, pending letter of withdrawal; long form plat required:

<u>C8s-75-08</u>	<u>Convenience Corner</u> <u>Highway 71 & F.M. 973</u>
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AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The Commission then

VOTED: To POSTPONE the following short form subdivision, due to lack of information:

<u>C8s-75-09</u>	<u>Saldana Addition</u> <u>East 5th Street & Pace Street</u>
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AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To POSTPONE the following short form subdivision, pending a letter of variance:

C8s-75-10 Franklin Park, Section 2
Pleasant Valley Road & Teri Lane

The Commission then

VOTED: To WITHDRAW the request to consider amending previously approved plat restriction as requested by the owner for the following short form:

C8s-74-21 N H P Lamar Addition
C8s-73-232 North Lamar Boulevard & Thurmond Drive

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

The following short form subdivision has been before the Commission in the past but is being presented today based on a variance request by the owner. The owner is requesting that a temporary holding tank be permitted for the disposal of waste instead of the normal requirement of connecting to the City Wastewater System or a septic tank. The request is based on the fact that the cost of extending the waste water line to the tract is prohibitive and the percolation test results were marginal and a septic tank could not be recommended by the Austin-Travis County Health Department.

Mr. Hargis reported on the holding tank system and recommended that it could be a temporary solution until the waste water line is extended.

It was reported that the normal subdivision requirement would be for the developer to extend the waste water line to his property. Since the cost appears excessive for the one lot subdivision it was recommended by the Water and Wastewater Department that one-third of the cost or \$10,000.00, whichever was greater, should be the fiscal requirement for this case.

After considerable discussion of the recommendation as related to the distance between the subject tract and the existing waste water line, the Commission

VOTED: To GRANT the variance permitting a holding tank and requiring the owner to provide fiscal arrangements for only \$3,000.00 toward the future extension of the waste water line.

C8s-74-247 Ojeda Addition
Weidemar Lane

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

C6-75-001 Community Development Plan

Consideration of the Community Development Plan
distributed at the December 10, 1974 Planning
Commission meeting

Mr. Lillie reported that the Commission reviewed at their December 10, 1974 meeting the National League of Cities' slide show pertaining to programs enabled by Title I of the "Housing and Community Development Act of 1974". Two public hearings and eight public meetings were held in December to review community needs. This item is on the agenda today for review and recommendation by the Commission to the City Council.

Mr. Fran Szarejko, Acting Director of the Community Development Office, presented slides and reviewed each of the nineteen proposals and the proposed recommendations for each. A memorandum was submitted indicating the recommendations of the Public Housing Authority and the Urban Renewal Agency. The memorandum and table of projects are made a part of these minutes.

"TO: City of Austin Planning Commission
FROM: Francis W. Szarejko, Acting Director, Community
 Development Office

SUBJECT: Recommendations of the Urban Renewal Board of
 Commissioners and the Community Development Commission
 concerning Austin's Housing and Community Development
 Plan and Application.

- I. Urban Renewal Board of Commissioners. On Monday, January 20, 1975, the Urban Renewal Board recommended continuation of Urban Renewal Projects, the Housing Rehabilitation Projects, and the Project for the Acquisition and Rehabilitation of Five "235" Homes in Montopolis. The Urban Renewal Board made no recommendations pertaining to the remainder of the Plan.
- II. Community Development Commission. On Thursday, January 23, 1975 and Monday, January 27, 1975, the Community Development Commission recommended extensive revisions of the budget allocations in the Draft Plan. The attached list summarizes the original Draft, the Community Development Commission recommendations, and final staff recommendations." (s) Francis W. Szarejko

C6-75-001 Community Development Plan--Contd.

ACTIVITY	ORIGINAL DRAFT	COMMUNITY DEVELOPMENT COMMISSION	STAFF RECOMMENDATION
Local Option Activity	\$ 500,000	\$ 500,000	\$ 500,000
Planning & Mgmt. Development	132,420	132,420	132,420
Administration	185,008	185,008	185,008
Aerial Survey & Topo. Mapping	320,000	100,000	320,000
Flood Abatement Projects	520,000	520,000	520,000
Comprehensive Planning for Watershed Development	325,000	325,000	325,000
Model Cities Improvements	1,328,572	700,000	1,208,572
Urban Renewal Projects	2,796,000	2,000,000	2,796,000
Health & Social Services	350,000	325,000	325,000
Removal of Architectural Barriers	100,000	100,000	100,000
Clarksville Neighborhood Planning Study	25,000	25,000	25,000
Housing Rehabilitation	420,000	1,411,572	495,000
Land Acquisition & Design of Multipurpose Center	250,000	150,000	250,000
Montopolis Recreation Center	154,000	100,000	154,000
Acquisition of Temporary Housing	100,000	100,000	100,000
Senior Activity Center	468,000	250,000	468,000
Other Street Improvements	-0-	600,000	-0-
Other Sidewalk Improvements	-0-	150,000	20,000
Economic Development	-0-	300,000	50,000
TOTAL	\$7,974,000	\$7,974,000	\$7,974,000

Ms. Enid Hallack, representing the League of Women Voters, supported the plan presented and offered the following additional suggestions for consideration: 1.) expand minority employment opportunities 2.) construct additional sidewalks 3.) expand day care facility program.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Himmelblau expressed a desire to see the Caswell House restored. She recommended that a category be established for Historical Preservation, and that \$50,000 be taken from the Model Cities Improvements to be earmarked for restoration of the Caswell House.

C6-75-001 Community Development Plan--Contd.

Mr. Everett inquired about the category for Aerial Survey and Topographic Mapping. The staff pointed out that the aerial photos are updated each five years, but those currently used do not show topography. This fund would provide the topography which is important to engineering studies.

In answer to Ms. Mather's inquiry about tying in the Goals Program, Mr. Lillie pointed out that the Austin Tomorrow Program was a very important first step in providing the basic information for the needs of the City. However, many of the goals identified in the Austin Tomorrow program fall outside the eligible H.U.D. activities covered by the Community Development Plan application.

Members discussed day care facilities and the need for funds to improve the facilities. It was pointed out that funds for improving these City-funded centers come from both the City of Austin and the Department of Public Welfare. These centers are standard for State regulations and above standard for City regulations. Since the City has a \$2 million day care program, and since H.U.D. requires that public services can only be funded if there are no other sources available, funds for additional facilities probably could not be justified under this program. Senior citizen facilities were discussed in conjunction with day care centers.

In reply to Mr. Washington's question regarding the Clarksville Neighborhood Study, the staff pointed out that those studies that have been made have been made by students and do not reflect detailed information adequate for development of engineering studies.

Following the review of the program outlined, members resolved to recommend the plan, including the provision for Historic Preservation.

COMMISSION VOTE:

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN

That the Commission has reviewed the proposed Housing and Community Development Plan and Application and hereby recommends to the City Council of the City of Austin that said Plan and Application be approved for submission to the U.S. Department of Housing and Urban Development incorporating the following revisions: That the budgeted allocation for Model Cities improvements be reduced by fifty thousand dollars (\$50,000), and that said amount (\$50,000) be allocated to the budget category of "Historical Preservation" with the intent said amount (\$50,000) be earmarked for restoration of the "Caswell House" located at 1404-1406 West Avenue in Austin, Texas.

AYE: Messrs. Hetherly, Everett, Juarez, Ramsey and Washington.
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Nash

R141 Planning Commission Rules and Procedures
Amendment to Section XVII (d) requiring a
period of 12 months before refiling a zoning
application that has been withdrawn

This item was removed from the agenda and no discussion or action was taken.

The meeting of the Commission was called to order at 3:00 p.m. in the City Council Chambers.

PRESENT

C. W. Hetherly, Chairman
Rizer Everett
Betty Himmelblau
Philip Juarez
Jean Mather
George Ramsey, III
Bennie Washington

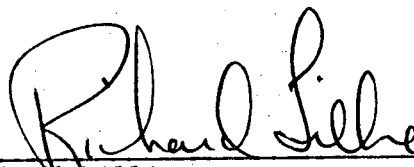
ABSENT

O. P. "Bob" Bobbitt
Charles Nash

Also Present

Richard Lillie, Director of Planning
Evelyn S. Butler, Supervising Planner
Brian Schuller, Planner
Fran Szarejko, Acting Director,
Community Development
Joe Yacono, Administrative Assistant
Jim Miller, Assistant City Manager for
Community Services
Tracy Watson, Supervising Planner
Bill Snyder, Capital Improvements Administrator
Charles Graves, Director of Engineering
Leon Lurie, Urban Renewal
Clifford Coffman, Urban Renewal
Lois Kluck, Subdivision Clerk
Pat Settle, Administrative Secretary

The meeting was adjourned at 5:15 p.m.



Richard Lillie
Executive Secretary