

PLANNING COMMISSION

Regular Meeting---June 29, 1976

PRELIMINARY SUBDIVISIONS

C8-76-18 Twin Mesa

Hyridge Drive and Adirondack Trail

The staff reported that this subdivision consists of 41.18 acres with 107 lots, the average lot size being 80' x 175'.

The Plat Review Committee met on April 7, 1976 and recommended approval with the following conditions:

1. Existing preliminary and final plats (Westover Hills, Section 8, C8-71-169) required to be withdrawn prior to preliminary approval of this plan.
2. Suggest owner consider increasing lot sizes because of topography.
3. A variance is required for length of Walhill Lane and Twin Mesa. Recommend to grant because of topography.
4. Fiscal arrangements required for sidewalks along one side of Adirondack Trail and Hyridge Drive. (must tie in with existing sidewalks in abutting subdivisions). Location to be specified on final plat.
5. Water development permit required prior to final approval.
6. Show building setback lines from Hayes Lane.
7. Lots 29, 30, 62, 63, 69, 70 and 71 are thru lots and are required to have a 25' setback from Hyridge Drive. (Zoning Ordinance requirement).
8. Subdivision required to be served with city water and wastewater. Wastewater is not available until completion of the Bull Creek Main and the expansion of Walnut Creek Treatment Plant.
9. Minimum centerline radius for curves along Hyridge Drive and Adirondack Trail is 300 feet and 200 feet for residential streets.
10. All lots required to have an adequate building site exclusive of setback lines and easements.
11. Lot 68 does not comply with ordinance requirement for width at front property line. (33' chord distance).
12. All intersections required to be at or near 90 degrees.
13. Show 100 year flood plain along all waterways.
14. Show conservation easements and limitations worked out with Environmental Resource Management along the waterways as recommended prior to submission of preliminary plan.
15. All corner lots required to comply with Zoning Ordinance for front setback requirements. (Narrow dimension is front of lot where 25' is required.)
16. Label all setback dimensions. (25' front and 15' side on corner lots)
17. Building permits will be required prior to any construction.
18. Drainage and utility easements as required.

C8-76-18 Twin Mesa---continued

19. Show centerline curve data.

ADDITIONAL COMMENTS ON REVISED PLAN

1. Driveway access to Hyridge Drive and Adirondack Trail prohibited from any lots having frontage on other streets.
2. The proposed 15% slope on Hyridge Drive exceeds the standard of 8% for this collector street as adopted by the city.
3. Twin Mesa Cove does not meet minimum cul-de-sac standards of 175 feet.
4. Roadway easement between lots 47 and 48 should be 24 feet wide.
5. Roadway easement required to be included within the abutting lots with note on plat indicating each owner's responsibility for maintenance of his portion thereof.
6. Centerline curves of Adirondack at Walhill Lane (north) and Walhill Lane (south) need straightening to provide adequate sight distance.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of TWIN MESA for thirty (30) days pending further review by Environmental Resource Management.

AYE: Messrs. Rindy and Stoll. Mmes. Chance and Mather

NAY: Messrs. Guerrero and Jagger

ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

C8-76-29 Beaconridge V
South 1st Street and Dittmar Lane

The staff reported that this subdivision consists of 14.17 acres with 47 lots, the average lot size being 60' x 120'

The Plat Review Committee met on December 31, 1975 and recommended approval with the following conditions:

1. That a note be required on final plat to prohibit access from Lot 1, Block D and Lot 9, Block A to Dittmar Lane and from Lot 1, Block A onto South 1st Street.
2. Fiscal arrangements required for sidewalks along Dittmar Lane and South 1st Street.
3. Subject tract is in the Williamson Creek and Onion Creek drainage basin.
4. Humble Pipeline Company required to sign final plat to effect dedication of streets.
5. Letter of approval required from Phillips Pipeline Company for dedication of Strawberry Drive lengthwise over the pipeline and easement.

C8-76-29 Beaconridge V---continued

6. Waterway development permit required prior to final approval.
7. Lot 6, Block C does not have adequate width, area or building site. All lots must have an adequate building site (50' x 50') exclusive of setbacks, drainage and pipeline easements.
8. Show survey tie across Dittmar Lane and South 1st Street. Right-of-way required for Dittmar Lane is 70 feet and 80 feet for South 1st Street.
9. Variance required on signature of the adjoining owner (Hazel Wigington) need letter that such owner will not participate.
10. Recommend this developer work with Parks and Recreation to provide access from this addition to Lot 22.
11. Easements required.
12. No commitment for water or wastewater service can be given at this time.

ADDITIONAL RECOMMENDATIONS AND CONDITIONS

1. Wastewater service is available at this time as this subdivision is in Williamson Creek Wastewater Service Area.
2. Environmental Resource Management comments are as follows:

REQUIREMENTS:

1. Creek Permit required. The concerns which will be addressed in review of the Creek Permit include the possibility that the developer will put fill within the 100 year flood plain, removal of vegetation in the flood plain, and the treatment of runoff generated by this development. These will be addressed in more detail in the recommendations below.

RECOMMENDATIONS:

1. ERM discourages the use of fill in flood plain areas, but this depends to a great degree on the individual creek and floodplain being considered. In this instance, the floodplain is very broad, and is not a highly sensitive area environmentally. Therefore, we do not object to the idea of placing fill on lots 1 through 10, block D, but will be carefully reviewing the specific fill plans when the permit application comes in. (It is helpful that most of the rear lot lines are well removed from the centerline of the creek).
2. Lots 1 and 2, block D do have rear lot lines which come close to the centerline of the creek. ERM recommends that these lines be adjusted so that they are 50 feet from the centerline of Boggy Creek. This is to assure a greenbelt

C8-76-29 Beaconridge V---continued

of adequate width, especially since PARD has indicated an interest in buying a greenbelt through the area.

3. The plat indicates a wide drainage easement crossing the tract from the north. ERM recommends that the developer continue efforts to slow down the runoff by addition of check dams or other devices in the easement.

4. Lot 22, block D (the large lot through which the creek flows) should be left as it is, no vegetation removal or alteration of the creek.

INFORMATION:

We assume that lot 22, block D is to be reserved for future park acquisition. This should be shown on the plat.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BEACONRIDGE V subject to departmental requirements and recommendations including Environmental Resource Management's recommendation and note on final plat that title to Lot 22, Block D be transferred to the City of Austin for parks and recreational purposes.

Mr. Jack Bellamy, representing the owner, was present and agreed to the above conditions.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

C8-76-31 Slow Turtle Subdivision
Fast Fox Trail and Slow Turtle Cove

The staff reported that this subdivision consists of 20.35 acres with 17 lots, the average lot size being 160' x 275'.

The Plat Review Committee met on May 5, 1976 and recommended approval with the following conditions:

1. Subdivision is in the Lake Austin Study Area.
2. Waterway development permit required prior to final approval.
3. No septic tank can be approved within 75 feet of the centerline of a dry wash or stream.
4. A note required on final plat allowing no cutting, filling or erecting of fences within the flood plain.
5. A note required on the final plat which allows no building within 50 feet on either side of the centerline of the draw. All lots must have an adequate building site exclusive of setback lines and drainage easements.
6. Health Department approval for septic tanks required prior to approval of the preliminary plan.

C8-76-31 Slow Turtle Subdivision---continued

7. A variance required on the length of the cul-de-sac. Recommend to grant because of low density and topography.
8. Letter of approval for water service required from Travis County Water District Number 10. Wastewater service is not available from the City of Austin.
9. A variance required to delete fiscal requirements for wastewater.
10. Fiscal arrangements required for sidewalks along Toro Canyon Road.
11. Street and drainage required to be constructed to city specifications.
12. 25 and 100 year flood plain required prior to preliminary approval.

ADDITIONAL RECOMMENDATIONS AND COMMENTS:

1. The following comment is from Environmental Resource Management:

REQUIREMENTS:

1. Creek Permit. Applicant has not shown 100 year flood plain as requested for review of waterway treatment.

RECOMMENDATIONS:

1. Lot lines have been amended to follow creeks, and a 50 foot building setback has been indicated along them. A note should be added to the plat, and included in the deed restrictions, indicating that no cutting, filling, fences, structures, or vegetation removal is allowed within this building setback area.

2. Analysis based on the preliminary draft of the Lake Austin Plan indicates that this subdivision meets most of the standards which are being proposed by the consultants. The land falls within the "Limited Development Zone", and would have to obtain a Limited Development Permit. Such permit would be issued if certain standards are met; the most significant ones in this case are as follows:

- a) Maximum of 3 feet cut and 3 feet fill on all roads;
- b) Maximum clearing - 25% of lot on slopes of 15 to 25%, and 50% of lots on slopes below 15%;
- c) Buildings on slopes of 15 to 25% must be anchored to bedrock, and
- d) Septic tanks must meet strictly interpreted city standards and must obtain a Class One Operating Permit (must be checked yearly, renewed every two years and applies to developments of less than 25 units).

C8-76-31 Slow Turtle Subdivision---continued

2. Alignment of Fast Fox Trail must be modified to intersect with Toro Canyon Road at 90 degrees. (Urban Transportation)
3. Show right-of-way for Turtle Cove (50') and radius of cul-de-sac (50'). (Engineering)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SLOW TURTLE SUBDIVISION subject to departmental requirements as on file with the City of Austin Planning Department, GRANTING a variance to DELETE the fiscal arrangements as required in Items No. 9 and No. 10, including recommendation No. 1 and 2 of Environmental Resource Management, and DELETING Item No. 2 of Urban Transportation's additional recommendations and comments.

AYE: Messrs. Guerrero, Jagger and Stoll. Mmes. Chance and Mather

NAY: Mr. Rindy

ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

C8-76-32 620 Oaks

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

VOTED: To POSTPONE the preliminary plan of 620 OAKS till July 13, 1976 pending Health Department report.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

C8-76-33 Mesa Park, Phase III
Mesa Park Blvd. and Zuni Drive

The staff reported that this subdivision consists of 25.05 acres with 83 lots, the average lot size being 80' x 115'.

The Plat Review Committee met on August 27, 1975 and recommended approval with the following conditions:

1. Fiscal arrangements required for sidewalks along the south and west sides of Mesa Park Boulevard.
2. Intersection design of Mesa Park Boulevard and Duval Road requires approval from Urban Transportation and Engineering Departments.

C8-76-33 Mesa Park, Phase III---continued

3. Full right-of-way for Mesa Park Drive must be included on final plat.
4. Waterway development permit required prior to final approval.
5. Water service is available and wastewater service is available from existing lift station. Approach main fee may be required.

ADDITIONAL RECOMMENDATIONS AND CONDITIONS:

1. Inca Trail and Black Bear Bend street names must be changed as these are duplications of existing streets.
2. Wastewater service is not available at this time. The subdivision is located in the Upper Little Walnut Creek watershed.
3. Consideration of the run-off generated by the development and its effect on flooding problems downstream will be given during review of the creek permit.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of MESA PARK, PHASE III indefinitely pending the city's ability to serve with water and/or wastewater.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

The staff reported that a request for a six month extension has been received for the following three (3) preliminary plans and recommended that the extension be granted. The Commission then

VOTED: To GRANT a six month extension for the following preliminary plans subject to receipt of a letter of approval from Williamson County M.U.D. #1 who will determine availability of Water and wastewater services prior to final approval.

C8-75-31 Village 8 at Anderson Mill
Anderson Mill Road

C8-75-32 Village 9 at Anderson Mill
Anderson Mill Road

C8-75-36 The Woodland Village of Anderson Mill, Section 3
Anderson Mill Road and U.S. 183

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

PRELIMINARY SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following preliminary plan is being requested to withdraw the balance of the approved preliminary and recommends to grant this request. The Commission then

VOTED: To WITHDRAW the balance of the approved preliminary.

C8-59-46 Pearson's Place
Estrada Street and Valdez Street

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Gutierrez. Ms. Chance and Lewis-McGowan

PRELIMINARY/FINAL COMBINATION---FILED AND CONSIDERED

C8-76-22 Buckingham Estates, Phase 2, Section 2
Prince Valiant Drive and South 1st Street

The staff reported that this subdivision consists of 7.013 acres with 20 lots, the average lot size being 50' x 130'.

The Plat Review Committee met on April 7, 1976 and recommended approval with the following conditions:

1. Fiscal arrangements required for sidewalks along one side of Prince Valiant Drive and South 1st Street.
2. Show street name on cul-de-sac off of Prince Valiant Drive.
3. Subdivision required to be connected to city water and wastewater. Restriction required on final plat prohibiting building construction and occupancy until this connection is made.
4. Waterway development permit required prior to final approval.
5. Variance required on length of Block G adjacent to South 1st Street. Recommend to grant because of topography.
6. Show 100 year flood plain.
7. Easements required.
8. Wastewater service is not available as it is in the Onion-Williamson Creek Basin.
9. Within the drainage easements, slowing down of runoff should be considered.
10. Note required on final plat prohibiting the further resubdivision of Lot 15, Block G.
11. The area covered by this plan required to be deleted from existing final plat and such amended final plat will require redistribution.
12. Show survey tie across South 1st Street and verify that proposed R.O.W. line is 40' from the existing centerline.
13. Building permits required when annexed into the City.

C8-76-22 Buckingham Estates, Phase 2, Sec. 2---continued

ADDITIONAL RECOMMENDATIONS:

1. A note should be placed on final plat prohibiting driveway access from Lots 14, 15, 19, 20, 26 and 27 to South 1st Street.
2. Wastewater service is available at the present time.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BUCKINGHAM ESTATES, PHASE 2, SECTION 2 subject to departmental requirements and recommendations as on file with the City of Austin Planning Department.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Mmes. Chance and Mather
ABSENT: Messrs. Dixon and Gutierrez. Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat of BUCKINGHAM ESTATES, PHASE 2, SECTION 2 pending fiscal arrangements, note required on final plat prohibiting direct access from Lots 14, 15, 19, 20, 26 and 27 to South 1st Street, street name change required, wastewater not being available at this time and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The following two (2) final subdivision plats have appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval for these plats. The Commission then

VOTED: To APPROVE the following final plats:

<u>C8-76-10</u>	<u>Green Trails Estates</u>
	Hart Lane and Green Trail
<u>C8-76-30</u>	<u>Sweetbriar Village</u>
	Merrywood and Blueberry Hill

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following final plat pending the sidewalk note and the centerline radius on Wander Lane required to be 300 feet.

C8-75-37 Grey Rock Village at Anderson Mill
Lake Creek Parkway

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

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

C8-74-26 Buckingham Estates, Phase 2, Section 1
Cooper Lane

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The staff reported the following planned unit development is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final P.U.D. subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

C814-75-05 Towne View
East Riverside Drive

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following P.U.D. pending street name change, compliance with departmental requirements as on file with the City of Austin Planning Department and access from Common Area #39 to Rundberg Lane to be prohibited.

C814-76-05 Quail Run, Section Two
Rundberg Lane

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following six (6) short form plats have complied with all departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-75-179 Pecan Square
Hartham Street, W. 6th Street and Blanco
C8s-76-07 W. D. Morrow Addition
F.M. 973 and Johnson Road
C8s-76-32 The Ames Subdivision
Del Valley Street
C8s-76-57 Industrial Properties Subdivision
Longhorn Blvd. and Neil Thompson Road
C8s-76-67 Manana Abe
Manana Street
C8s-76-83 N.W. Savings No. 2
Spicewood Springs Road

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on the signature of the adjoining owner and to delete the fiscal for wastewater because it is not available and to DELETE Urban Transportation's recommendation to provide for sidewalk construction at time Davis Lane is constructed to urban standards.

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

C8s-76-87 Mary Oaks Subdivision
 Davis Lane

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form
 plat and GRANTING the variance on the signature of the
 adjoining owner.

C8s-76-74 Resub. of Lots 30 and 31, Shadow Lawn
 Avenue G and E. 39th Street

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

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

C8s-76-92 W. H. Cook Subdivision
 Old Oak Hill - Bee Caves Road

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To DISAPPROVE the following short form plat pending completion
 of requirements.

C8s-76-29 Cinnamon Hollow, Section One
 Buffalo Pass and Stassney Lane

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then made a motion to reconsider their previous action to
DISAPPROVE and

VOTED: To APPROVE the short form plat of CINNAMON HOLLOW, SECTION ONE,
 above, since all requirements had been met.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following six (6) short form plats pending compliance with departmental requirements.

<u>C8s-76-88</u>	<u>Resub. Lots 1, 2 and 11, Block B, Koenig Terrace,</u> <u>Section One</u> Aurora Drive and Koenig Lane
<u>C8s-76-90</u>	<u>Resub. of Lots 16 and 17, Block "BJ" Spicewood</u> <u>at Balcones Village</u> Vista View Drive
<u>C8s-76-93</u>	<u>Resub. Lot 1, Block D, Aqua Monte</u> Lakeview Drive and Valleyview Drive
<u>C8s-76-95</u>	<u>Arthur K. Fehr Addition</u> 12th Street and Red River
<u>C8s-76-99</u>	<u>Resub. Lot 10, Block B, Quail Creek, Phase 2, Sec. 5</u> Parkfield Drive and Rundberg Lane
<u>C8s-76-102</u>	<u>Troupe Addition</u> Sprinkle Cut-off and M.K. & T. Railroad

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department and that final approval WILL NOT be given until AFTER October 1, 1976.

<u>C8s-76-42</u>	<u>Spring Gardens</u> Wild Basin Road
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AYE: Messrs. Guerrero, Jagger and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

Mr. Rindy was out of the room while vote was taken.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and RECEIPT of letter from Lakeway M.U.D. of approval.

<u>C8s-76-89</u>	<u>Lakeway, Section 33</u> Lohman's Crossing Road
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AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather

ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

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

The Commission then

VOTED: ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements and GRANTING the variance to exclude the balance of the tract.

C8s-76-91 Airport-King Subdivision, Section 2
Airport Blvd., M.L.K. Jr. Blvd.

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements and DENYING the variance to exclude the balance of the tract..

C8s-76-94 Resub. Lot 2³, Rundberg Addition
Middle Fiskville Road and I.H. 35

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following three (3) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department and RECEIPT of letter of approval from Williamson County M.U.D. #1 who will determine availability of water and wastewater services.

C8s-76-96 Village 11 at Anderson Mill
Millcreek Parkway and Lake Creek Parkway
C8s-76-97 Anderson Mill Center, Phase I
U.S. 183 and Lake Creek Parkway
C8s-76-98 Anderson Mill Center, Phase II
U.S. 183 and Lake Creek Parkway

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to exclude the balance of the tract.

C8s-76-100 Stassney Lane Commercial Center
S. 1st Street and Stassney Lane

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To POSTPONE the following short form plat pending a variance letter.

C8s-76-101 The Ralph Simonson Addition
Old U.S. 183

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

The Commission then

VOTED: To AFFIRM the telephone polling for final APPROVAL on June 15, 1976 for the following short form plat.

C8s-76-82 Austin World of Archery
State Highway #71

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

FINAL SUBDIVISIONS---CONSIDERED

The Commission then

VOTED: To AFFIRM the telephone polling for final APPROVAL on June 10, 1976 for the following final plats.

<u>C8-75-30</u>	<u>Beaconridge III</u>
	South 1st Street and Mario Street
<u>C8-76-11</u>	<u>Buckingham Ridge, Section 5</u>
	South Congress and William Cannon Drive
<u>C8-76-13</u>	<u>Bee Caves West</u>
	U.S. Highway and Hamilton Pool Road

AYE: Messrs. Guerrero, Jagger, Rindy and Stoll. Ms. Mather
 ABSENT: Messrs. Dixon and Gutierrez. Mmes. Chance and Lewis-McGowan

PUBLIC HEARING

C14-67-212 Mrs. T.A. Bryant
 3405-3411 Oakmont
 1811-1815 W. 35th

Mr. Charles C. Cook, Dorothy Bryant Cook and Mae Minette Bryant, requesting an amendment to a restrictive covenant required as a condition to a previously approved zoning change.

Mr. Lillie told the Commission that this case had been referred to them by the City Council. He explained that a zoning change had been granted on the property by the Council in 1967, subject to a restrictive covenant requiring that the three parcels of land be combined into one site for commercial use. He added that the staff recommended that the request be granted.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Petition of 6 names of property owners in the vicinity

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. C.C. Cook (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented, which included a copy of a letter from Mr. Cook to the City Council and a Law Department Memo suggesting the wording to be used for amending the restrictive covenant. It was noted that the subject property had not yet been developed commercially, but that it was the intention of the owner to do so if the amendment to the restrictive covenant is granted. Ms. Mather was concerned with the zoning and wondered if it was appropriate for the area. Mr. Lillie responded that the zoning had

C14-67-212 Mrs. T.A. Bryant--Contd.

already been established there. The applicant, Mr. Cook, added that all the property to the east of Oakmont was commercially zoned and that, although the property to the west is zoned "A" Residence, the owners of these properties had not objected and he had a letter of approval from one of these owners. Ms. Mather felt that she needed more time to study the area and background information and suggested that it be postponed. Mr. Stoll was also concerned about the compatibility of the zoning with the surrounding area. Mr. Jagger thought it could be better for the area to develop the one lot commercially rather than the three lots together into one very large development. He then made a motion to grant the request, recommending the language suggested by the Law Department as follows:

To amend Paragraph 1 of the restrictive covenant adopted in 1968 as follows:

From - "That said property now legally identified as three separate lots, currently locally known as 1811 and 1815 West 35th Street, and 3405 Oakmont Boulevard, shall hereafter be considered and utilized as one parcel of land if developed or used for any purpose other than a purpose or use allowed in "B" Residential areas as permitted in the Zoning Ordinance of the City of Austin as of January 1, 1968."

To - "That of said property now legally identified as three separate lots, the two lots currently known as 1815 West 35th Street and 3405 Oakmont Boulevard shall hereafter be considered and utilized as one parcel of land if developed or used for any purpose other than a purpose or use allowed in "B" Residential areas as permitted in the Zoning Ordinance of the City of Austin as of January 1, 1968; provided, further, that said two lots may be utilized for a use permitted in an "LR" district when used in conjunction with, or as an accessory to, development on the third lot currently locally known as 1811 West 35th Street."

Ms. Chance seconded the motion.

COMMISSION VOTE:

To GRANT an amendment to a restrictive covenant placed on properties located at 3405-3411 Oakmont and 1811-1815 West 35th Street, requiring that the three separate lots be combined into one lot if developed commercially, using the recommended language of the Law Department for Paragraph 1 of the restrictive covenant adopted on January 27, 1968.

AYE: Messrs. Guerrero and Jagger; Ms. Chance

NAY: Ms. Mather and Mr. Stoll

ABSENT: Messrs. Dixon, Gutierrez and Rindy; Ms. Lewis-McGowan

PLANNED UNIT DEVELOPMENT

C814-73-12 Timberline Townhouses

A request for a one year extension of special permit approval and six month extension of preliminary subdivision approval.

Mr. Jagger spoke as the applicant and explained that he is requesting the extensions with the understanding that he will not proceed with the project without appearing before the Commission again.

COMMISSION ACTION:

Members reviewed the information presented. They asked Mr. Jagger to submit a letter stating that he would not proceed with the project before coming back to the Commission and he agreed. The members were in agreement to approve the extension.

COMMISSION VOTE:

To APPROVE the request of the owners of Timberline Townhouses for a one year extension of special permit approval and six month extension of preliminary subdivision approval, subject to submittal of a letter by the owner agreeing to further review by the Commission before the project is begun.

AYE: Messrs. Guerrero, Rindy and Stoll; Ms. Mather

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Dixon and Gutierrez; Mmes. Chance and Lewis-McGowan

OTHER BUSINESS

C20-76-002 Zoning Ordinance

Postponement of scenic zoning portion of the sign ordinance amendment, along MoPac and Loop 360 within the corporate limits. Ordinance is recommended for extension to December 31, 1976 by the staff.

Mr. Lillie explained to the Commission that this item was meant for their information only. He said that the extension had been recommended to the City Council and that it will be in effect for another six months to allow more time to study the scenic zoning portion of the sign ordinance amendment.

No action was required.

C9-75-002 Lower Waller Creek Development Plan

Presentation by the Waller Creek Joint Venture Consultants of their Lower Waller Creek Development Plan.

Mr. Dick Halsted of the Construction Management Department, introduced Mr. Dick Mireck, representing the consulting firm of Taniguchi, Shefelman, Vackar, Minter, Freese and Nichols, who gave a slide presentation of the

C9-75-002 Lower Waller Creek Development Plan--Contd.

proposed Lower Waller Creek Development Plan. He stressed that the proposals in the Plan were suggestions only and subject to change.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather brought up the fact that when the University of Texas Longhorn Stadium was constructed, that portion of Waller Creek nearest to the site was clogged with cement which was dumped into it. She said she wished the Commission would go on record as recommending that the spring be tapped in this area. Mr. Mireck explained that, as that part of the creek is on University property, it was not a part of the City's plan. Mr. Rindy asked what the cost of Phase A was estimated to be. Mr. Mireck told him it would cost about 1.4 million dollars. He went on to explain that Phase A included the development in the area of the 6th Street bridge and the hike and bike trail which will connect with the hike and bike trail already constructed at Town Lake. Dr. Wiley Jordan was in attendance to speak for the Parks Board and offer their support of the Plan. Ms. Mather made a motion to approve funding for Phase A of the Waller Creek Plan. Mr. Dixon seconded the motion.

COMMISSION VOTE:

In that the Lower Waller Creek Development Plan, sponsored by the Parks and Recreation Department and presented to the Commission by members of the Waller Creek Joint Venture, is consistent with the policies and goals of the City and in that it is fitting that Waller Creek be one of the City's major bicentennial projects, the members of the Planning Commission hereby recommend that the Lower Waller Creek Plan be adopted and Phase A be funded as proposed in the Plan to assure its success.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Ms. Mather

ABSENT: Mmes. Lewis-McGowan and Chance

C6-76-001 Capital Improvements Program
Consideration of the 1976-1981 Capital Improvements Program.

COMMISSION ACTION:

Members considered first the draft of the letter of transmittal for the C.I.P. The letter read as follows:

Mr. Dan H. Davidson
City Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

Dear Mr. Davidson:

As required by the City Charter, the Planning Commission's recommendations for capital improvements for five years, 1976-81, are submitted for presentation to the City Council. The proposed

C6-76-001 Capital Improvements Program--Contd.

Capital Improvements Program has been prepared through the coordinated efforts of City department heads and their staffs and reviewed by the entire Planning Commission.

A different C.I.P. review method was used this year by the Planning Commission. The review of the C.I.P. emphasized an "issue-oriented" approach. Four City boards and commissions played a major role in the review process. The Environmental Board, the Community Development Commission, the Urban Transportation Commission, and the Austin Tomorrow On-Going Goals Committee reviewed the C.I.P. for compatibility with the environment, low and moderate income area needs, transportation concerns, and the Goals document. Work sessions with individual department heads and their staffs were then scheduled to get first hand information on specific proposals. Although this thorough review process resulted in severe time constraints, the procedure does serve to emphasize the real issues of the C.I.P.

The proposed program for general government projects during the period 1976-81 requires \$143,347,000, not including the utilities-funded traffic signalization projects. Of this total, \$56,119,000 is required during FY 76-78. All the general government projects in FY 76-78 are funded except for the proposed human services centers. The three centers require bond authority of \$843,000, and the Commission recommends their inclusion in the forthcoming bond election. A total of \$87,228,000 in requirements are included in the last three years of the program.

The five-year total funding required for utilities functions is \$599,633,000, with \$394,875 required in the first two years. The bonding capacity for the Electric Utility and Traffic Signalization functions, together with anticipated revenues, is adequate to meet the entire five-year demand of \$426,598,000 for this function, but additional bond capacity is needed for the Water and Wastewater functions. The proposed Water and Wastewater Bond Program totals \$92,700,000, total system requirements for the first three years.

The total program recommended for all City functions requires \$742,980,000 for the five years period. Although the program is \$103,407,000 less than last year, most of the decrease is attributable to a decrease in utility requirements. The five year general government requirements have increased by \$24,095,000 or 20 per cent. As was true of last year's Commission, it is our opinion that we can expect no relief from steadily increasing capital improvements requirements in the future and must prepare ourselves to accept continually increasing demands for expanding facilities, especially in the general government area of services.

The Commission welcomes the opportunity to discuss with you or the City Council any aspect of this recommendation.

Respectfully yours,

Miguel Guerrero, Chairman
Planning Commission

C6-76-001 Capital Improvements Program--Contd.

The Commission then reviewed and approved the following:

REVIEW AND ANALYSIS

OF

CAPITAL IMPROVEMENTS PROGRAM

1976-81

City of Austin, Austin, Texas

by

Planning Commission

June 29, 1976

The review and development of the Capital Improvements Program was different from prior years. All City department heads were still asked to submit needed capital improvements in the light of system requirements and citizen concerns. However, the initial review of this year's program, unlike last year, was "issue-oriented" with four of the City's boards and commissions playing a major role in the review process. The commissions' review of the C.I.P. emphasized their area of interest. They included/

1. Environmental Board - compatibility with environmental concerns;
2. Community Development Commission - compatibility with needs of low and moderate income areas;
3. Urban Transportation Commission - compatibility with current Austin Transportation Study program, and;
4. Austin Tomorrow On-Going Committee - compatibility with the adopted goals document.

Meetings were held with representatives of these boards and commissions. Their findings and conclusions were presented to the Planning Commission for their consideration.

Public hearings were scheduled where citizen participation was encouraged. The Commission then reviewed these proposals and interviewed each of the department heads in order to obtain first-hand information about the various departments' requests. A total of nine work sessions were held.

The recommended program is within the City's ability to finance and accomplishes projects that meet the City's most urgent physical needs.

C6-76-001 Capital Improvements Program--Contd.

It is of special note that the Commission:

1. concentrated on the first two years of the proposed program, recognizing the opportunity for subsequent evaluation of the last three years of the C.I.P.,
2. reviewed the program in the context of all existing plans and policies of the City of Austin; and,
3. placed high priority on the physical needs of the central city, especially in areas of low and moderate income families.

PUBLIC WORKS

This Commission and its predecessors have expressed concern about the City's ability to accomplish many important street improvements which consistently appeared over a period of years in annual Capital Improvement Programs. The failure of the Water and Wastewater Bond Election in December, 1975 resulted in the postponement of many paving projects scheduled for the current fiscal year. Hence, the number of paving projects scheduled for FY 76-77 appears ambitious. The first year of the C.I.P., however, includes projects for which engineering is complete. Once utility relocation funding is available, these projects can continue on schedule.

The Commission recommends the postponement of the following projects for one year:

1. 73/62-30 Stassney Lane Widening - Congress to Manchaca. Engineering and right-of-way acquisition will be completed in FY 76-77. Construction would be completed in FY 77-78.
2. 75/67-03 Replacement of Wooden Bridges at Griswold and Pecan Springs Road. This will delay construction of the bridges until 1977-78.
3. 76/65-24 Culvert - Jain Lane at Boggy Creek. Construction of the culvert needs to be delayed pending completion of a lift station at this site.

Modifications to the timing and funding of two other projects is recommended:

1. 73/79-02 Central Service Center
\$75,000 in FY 76-77 and \$75,000 in FY 78-79.
\$75,000 in the first year will include new restrooms, new lockers, and other remedial repairs. Other proposed modifications should be delayed in anticipation that this facility

C6-76-001 Capital Improvements Program--Contd.

will be moved to a new Central Service Yard once the Facilities Plan is complete. At that time, this site would be available for the Waller Creek Development Project.

2. 76/70-09 Johnson Creek Drainage
Decrease of \$27,000 in the scope of the project and allocate \$100,000 in FY 76-77 and \$103,000 in FY 77-78.

Bike lanes should be included as part of the following two paving projects:

1. 76/62-21 William Cannon Drive - Brodie Lane to Manchaca Road.
2. 73/62-30 Stassney Lane - Congress to Manchaca

The Commission recommends, based on Environmental Board testimony, that funds be allocated for the restoration of the eastern bank of Shoal Creek downstream from West 20th Street. Erosion and damage to the creek bank should be corrected.

It should be noted that the proposed projects comply with the goals program and with the Commission's concern for upgrading public facilities within the core area of the City, especially in low and moderate income areas.

CEMETERIES

The Commission accepts the proposed improvements as reasonable and necessary and concurs with the goal of having this function achieve fiscal self-sufficiency by 1978.

AVIATION

The Commission recommends deferral for one year of the FAA and Weather Service Office Building (73/81-03) and endorses the remainder of the Aviation C.I.P. program. Implementation and timing of these projects should comply with the Airport Master Plan.

AUDITORIUM

This project was included in the 1975-80 C.I.P. as a priority item. The proposal did not receive voter approval in the December, 1975 Bond Election. The Commission still believes the project deserves consideration but does not feel that it is appropriate to ask for voter approval at this time.

CITY MUNICIPAL BUILDING

The Commission last year reexpressed a desire to place before the community the concept of new municipal facilities along Town Lake.

C6-76-001 Capital Improvements Program--Contd.

Current land study and acquisition activities are compatible with this concept. Very careful planning should precede construction of additional improvements at this location.

FIRE

The Fire Department's proposed C.I.P. complies with the Plan for Fire Protection adopted by the City Council in 1975. Because of cash flow requirements, the Commission recommends deferral of the Training and Prevention Facility (75/83-01) for one year. Top priority should be given to fire station construction. In the interim, it is suggested that joint training facilities for the Police and Fire Departments be considered.

HOSPITAL

The proposed hospital C.I.P. is compatible with the long range development plan for the hospital. Austin's hospital needs, however, should be carefully monitored to preclude overcapacity. Annual review of the C.I.P. should enable future commissions to insure orderly and systematic development of the hospital facility.

The Commission is encouraged by the ongoing construction of the hospital parking tower and by the remodeling of the School of Nursing. The remodeling of kitchen facilities in the North Building (77/84-01) is presently unfunded. Should savings be realized from the construction of the parking facility, funding the kitchen improvements should be considered.

LIBRARY

Although the Library Commission recommended funding of a fifth floor for the Central Library, the Commission feels priority should be given to the continued development of branch libraries. Savings realized from the Central Library contract award should be earmarked for construction of the North Austin Regional Library (FY 76-77 \$305,000) and a new Carver Branch Library (FY-77-78 \$742,000). The Commission suggests the reduction in size of the Carver Branch to enable financing with available funds.

PARKS AND RECREATION

The Commission re-emphasizes the need for a comprehensive plan for the development of parks and recreation facilities and programmatic activities. Only with this information can the Commission consider the total recreation needs of the community.

The review of this year's program was directed toward meeting the needs of the central city neighborhoods, especially in low and moderate income areas. In this regard, partial or full funding for the following projects was moved back into unfunded years to make funds available for more urgently needed projects:

C6-76-001 Capital Improvements Program--Contd.

1. 73/86-13 Garrison Park Improvements (\$40,000)
2. 73/86-46 Walnut Creek Improvements (\$150,000)
3. 75/86-08 Bailey Playground Improvements (\$15,000)
4. 75/86-09 Shipe Park Improvements (\$20,000)
5. 75/86-21 Walsh Boat Landing Improvements (\$60,000)
6. 75/86-32 Median and R.O.W. Beautification (\$10,000)
7. 75/86-45 Southeast District Park Development
(Tennis courts) (\$120,000)
8. 75/86-13 Major Greenbelt Acquisition (\$50,000)

Two projects were moved back into unfunded years because of special circumstances:

1. 76/86-12 Webberville Road District Park (\$528,000)
This project was delayed from FY 76-77 to FY 78-79 pending the completion of the Wastewater Treatment Facility at this site. It is necessary that this work be completed prior to use of the site by Parks and Recreation.
2. 76/86-26 Natural Science Center Renovation (\$100,000)
\$50,000 in FY 76-77 will include remedial repairs to the existing facility. Once the interpretive center in Zilker Park is completed, we can program \$100,000 in FY 79-80 to convert this facility to a community recreation center.

Partial funding for the following two projects was moved into the second funded year to meet cash flow requirements.

1. 75/86-44 Waller Creek development (\$500,000)
2. 76/86-06 Bartholomew Park Recreation Facility
Improvement (\$60,000) - Tennis Courts.

The Commission recommends that \$50,000 be deleted from the Northwest Austin Recreation Center (73/86-54). The proposed amount should still meet the needs of this service area.

With the funds made available by the preceding recommendations, the Commission proposes funding of the following new projects:

1. A junior swimming pool at Martin Junior High School and in Montopolis. (\$300,000 for each facility);
2. A new diving well and a filter system for the Kealing pool. (\$123,000); and
3. An additional \$83,000 for the acceleration of the Clarksville Playground Development (76/86-38).

C6-76-001 Capital Improvements Program--Contd.**POLICE**

The Commission concurs with the ongoing construction program planned for the Police Department. Continued care should be given to expansion activities as related to Waller Creek. All plans should be compatible with the Waller Creek Development program.

URBAN TRANSPORTATION

The Commission strongly endorses this program and commends the City Council and the administration on the prudent use of existing federal and city funds. The program represents a commitment to mass transit. Every effort should be made to improve service to every area of the City.

HEALTH

The Commission continues to endorse the concept of a decentralized health organization, with neighborhood facilities serving the public health function. The neighborhood program should be developed to meet the needs of the service area.

The following modifications to the Health Department's C.I.P. are recommended:

1. 76/91-02 Health Department Administrative Services Building. Defer to 1977-78 and decrease scope of project from \$1.2 million to \$1.073 million.
2. 76/91-04 Montopolis Health Clinic. Increase scope of project from \$60,000 to \$150,000. Funds deleted from Administrative Services Building can be used for this purpose.
3. 76/91-05 Neighborhood Health Centers. Defer the health center planned for far South Austin to FY 77-78.

The Commission expressed concern for more careful planning of health facilities. Although the neighborhood centers received high priority, the Commission did not feel the administrative building was well planned. Consideration should be given to the following alternatives:

1. leasing of private space,
2. combining the Administrative Building with a neighborhood health center, or
3. using City-owned land near the City Annex.

C6-76-001 Capital Improvements Program--Contd.

HUMAN SERVICES

The Commission places high priority on human services centers (77/91-01) and recommends including these centers in the forthcoming bond election. Should bond authority be approved for these centers, multi-purpose (health/human services) centers should be considered.

The Commission recommends HCD or Revenue Sharing funding if bond authority is not approved.

VEHICLE AND EQUIPMENT SERVICES

The Commission concurs with the need for a central purchasing facility (77/89-01) at the Kramer Lane Service Center. Funds are not available currently. This project will be a part of the Facilities Plan and should be scheduled for FY 1978-79.

TRAFFIC SIGNALIZATION

The projects proposed for this function are continuing in nature and follow the pattern of traffic control development that has been established in Austin over a period of several decades. The Commission endorses the proposals listed for this function.

ELECTRIC

The Commission was unable to review this program in detail within the time available. Rather than making specific project recommendations, the Commission transmits the following Environmental Board recommendation:

1. to postpone the conversion to oil-fired boilers at Decker (76/10-01) for at least one year until the solid waste study is completed; and
2. to allocate funds in 1976-77 to fund studies for environmental impact and for the installation of air pollution control equipment at Decker.

The complexity of the Electric Department's C.I.P., operating program and rate structure is such that an ongoing citizen board should be appointed. The Commission recommends establishment of an Electric Advisory Board to the City Council. This board could be of significant assistance to the Planning Commission in its annual review of the Electric Utility C.I.P.

Although specific project recommendations are not forwarded, the Commission recommends that the City Council should be assured that some expansion of the system is genuinely needed.

C6-76-001 Capital Improvements Program--Contd.

WATER AND WASTEWATER

The Commission does not have specific recommendations on program proposals and will await the Environmental Board's review of the water and wastewater bond program before submitting its comments to the City Council.

COMMISSION VOTE:

To APPROVE the "Review and Analysis of Capital Improvements Program, 1976-81", as amended, as the Planning Commission's recommendation to the City Council.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Ms. Mather

ABSENT: Mmes. Chance and Lewis-McGowan

C2o-76-003 Zoning Ordinance

To SET A PUBLIC HEARING FOR JULY 13, 1976 to consider an ordinance amending Section 45 of Article I of Chapter 45 of the City Code of Austin, 1967; redefining the term "accessory use"; suspending the rule requiring reading of an ordinance on three separate days; and providing an effective date.

COMMISSION ACTION:

Members reviewed the information presented and agreed to set a public hearing to consider this ordinance amendment for July 13.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR JULY 13, 1976 to consider an ordinance amending Section 45 of Article I of Chapter 45 of the City Code of Austin, 1967.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Ms. Mather

ABSENT: Mmes. Chance and Lewis-McGowan

R140 Planning Commission

Consideration of committee memberships

COMMISSION ACTION:

Mr. Guerrero told the other Commissioners that several committee memberships needed to be discussed. The first was the Zoning Committee and after a discussion of the various options open to the Commission, the general consensus was that the Zoning Committee be made up of five permanent members with alternates and that all other members would be invited to attend the Committee meetings. Mr. Jagger suggested that a special subcommittee be established for consideration of non-routine items which come before the Commission on occasion and that the subcommittee study those items, meet with department heads and other boards and commissions, and make recommendations to the Planning Commission. Part of

R140 Planning Commission--Contd.

the responsibility of this subcommittee would be to review the Capital Improvements Program each year. Discussion then turned to the existing special subcommittee memberships, which, it was decided must be identified and reviewed for possible replacement. This item will be discussed further at the Planning Commission meeting on July 13, 1976. The Commission then decided that the time of the Planning Commission meeting scheduled on the fourth Tuesday of each month to hear subdivision applications should be changed from 3:00 PM to 5:00 PM.

COMMISSION VOTE:

To APPROVE the following:

- (1) establishment of a permanent Zoning Committee of five members;
- (2) establishment of a special subcommittee to consider non-routine items;
- (3) set July 13, 1976 Planning Commission meeting as the time to identify and review memberships of existing special subcommittees for possible replacement; and
- (4) change the time of the Planning Commission meeting scheduled on the fourth Tuesday of each month to hear subdivision applications from 3:00 PM to 5:00 PM.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Ms. Mather

ABSENT: Mmes. Chance and Lewis-McGowan

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the April 27, 1976 and May 11, 1976 Planning Commission Minutes.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Ms. Mather

ABSENT: Mmes. Chance and Lewis-McGowan

The meeting of the Planning Commission was called to order at 4:15 PM in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Barbara Chance¹
Freddie Dixon²
Gabriel Gutierrez³
Sid Jagger
Jean Mather
Dean Rindy⁴
Bill Stoll⁵

Absent

Linda Lewis-McGowan

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
Jorge Carrasco, Capital Budget Officer
Maureen McReynolds, Director, Environmental
Resource Management
Harry Savio, Research and Budget Office
Bill Lowery, Urban Transportation Department
Stephanie Storms, Environmental Resource
Management
Evelyn Butler, Supervisor, Current Planning
Walter Foxworth, Planner
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative Secretary


¹Left at 7:00 PM

²Arrived at 8:00 PM

³Arrived at 7:45 PM

⁴Arrived at 4:55 PM

⁵Arrived at 4:10 PM



Richard R. Lillie
Executive Secretary