

PLANNING COMMISSION

Regular Meeting--July 27, 1976

PRELIMINARY SUBDIVISIONS

C8-76-18 Twin Mesa
Adirondack Trail and Hyridge Drive

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 Existing preliminary and final plats (Westover Hills, Section 8, C8-71-169) required to be withdrawn prior to preliminary approval of this plan.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 easement 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.
19. Show centerline curve data.

C8-76-18 Twin Mesa---continued

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'.
4. Roadway easement between lots 47 and 48 should be 24' 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.
7. See Environmental Resource Management's comments as on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TWIN MESA subject to departmental requirements as on file with the City of Austin Planning Department GRANTING the variances for the length of Walhill Lane and Twin Mesa and the 15% slope on Hyridge Drive. The Commission ask the staff to report back on the percent slope when worked out on final plat and on the possibility of terminating Hyridge Drive in a cul-de-sac and revising plan to accommodate such.

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

C8-76-34 Gracywoods, Section Two
Eubank Drive and Knollpark Drive

The staff reported that this subdivision consists of 25.30 acres with 81 lots, the average lot size being 80' x 115.

The Plat Review Committee met on May 12, 1976 the recommended approval with the following conditions:

1. Sidewalks required on one side of Austin Park Lane and Knollpark Drive to match previous location requirements and to be specified on the final plat.
2. A variance is required on the length of blocks A and D. Recommend to grant because of topography, existing development, and adequate circulation is provided.
3. All lots required to have an adequate building site exclusive of setbacks and drainage easements.
4. Lots 9 and 13, block D required to have a 25' building setback line to the full extent of frontage on Pepperell Circle.

C8-76-34 Gracywoods, Section Two---continued

5. Subdivision required to be connected to city water and waste-water systems.
6. Waterway development permit required prior to final approval.
7. Show existing storm sewer facilities.
8. Creek permit required. Applicant should show location of the 100 year flood plain, so that a building site exclusive of setbacks, easements, etc. can be assured.
9. The 100 year flood plain in this area should be dedicated as a drainage easement, since it is probably not that much more extensive than the 25 year flood plain. Big Walnut Creek and its tributaries are subject to severe flooding, which is aggravated by continuing development. The City should assure adequate drainage easements in order to prevent as much as possible flooding problems.
10. Environmental Resource Management is concerned that lots backing up to the creek along Eubank Drive may not have sufficient depth to allow a building site, setbacks, and backyard in addition to required easements and still keep the creek area itself in a natural state. When flood plain information is received, it may be necessary to move Eubank Drive to the west in order to assure protection of the creek's natural state and abundant trees. Depending on the location of the flood plain also, a building setback on the backs of these lots may be necessary.
11. Environmental Resource Management recommends that residential development be required to retain runoff generated in excess of that generated in the land's natural state, or at least some portion of it. The downstream effects (i.e. increased flooding) of development should be a prime consideration in the design of a subdivision.
12. Centerline radius on unnamed street required to be 200 feet.
13. Change name of Pepperell Drive and Pepperell Circle. (duplication)
14. Drainage and utility easements as required.
15. Show all street names.

ADDITIONAL COMMENTS ON PRELIMINARY PLAN

- Urban Transportation
- (1) Centerline radius for unnamed street is not 200 feet as indicated but only 160 feet. Centerline radius for this street required to be 200'.
 - (2) Centerline radius of turn in Eubank Drive is drawn at 80 feet but labeled 70 feet. Must be consistent.
 - (3) Sidewalks required along Eubank Drive.

C8-76-34 Gracywoods, Section Two---continued

Environmental Resource Management's memo dated June 21, 1976 reads as follows:

REQUIREMENTS:

1. Creek Permit. A building and yard site exclusive of setbacks, easements, floodplain, etc., should be assured in a manner which will keep the creek and its immediate drainage area in its natural state. The two recommendations below offer alternative ways to achieve this requirement.

RECOMMENDATIONS:

1. As presently proposed, the lots along Eubank Drive which back up to the creek are not of sufficient depth to offer protection to the creek and preserve its "natural and traditional" character. This office has noted numerous examples of property owners who significantly alter the creeks which flow through their back yards, especially when the creek bank is a gentle slope. Insufficiently deep lots contribute to this situation. Since the Creek Ordinance itself mandates that the natural and traditional character of Austin's waterways be maintained to the greatest extent feasible, and the top two environmental goals of the Austin tomorrow program deal with preserving natural open space and natural creek areas, ERM offers the following recommendations:

(a) Move the Eubank Drive right of way approximately 80 feet to the east (toward the creek). This will eliminate lots 15 through 21, but will allow for four more lots on the ends of the existing blocks "C" and "B", for a net loss of three lots. Eubank Drive would then become single loaded, and the area between it and the creek would be dedicated to the Parks Department, which would maintain the area. This alternative has the advantage of offering clear protection of the creek, easy access for maintenance, and public access to a natural and heavily wooded area.

(b) In the alternative, move Eubank Drive at least 50 feet to the west. This would eliminate five lots and make lots 15 through 21 deeper. The rear 50 feet of these lots should then be restricted against use as a cleared back yard or building site, and should remain in a natural (unimproved) state. It should be pointed out that these types of restrictions are difficult to enforce on an individual lot basis unless the deeds to the lots are similarly restricted.

2. The plat as presently proposed does not provide protection to the creek, and unless this protection is provided, should be **DISAPPROVED.**

C8-76-34 Gracywoods, Section Two---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of GRACYWOODS, SECTION TWO subject to departmental requirements and comments DELETING Item No. 11 and Environmental Resource Managements additional recommendation 1(a), and modifying ERM's additional recommendation 1(b) from 50 feet to 15-20 feet and GRANTING the variance on the radius of Eubank Drive to 150 feet to accomplish such modification.

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

NAY: Mr. Rindy

ABSENT: Mr. Dixon. Mmes. Chance and Lewis-McGowan

C8-76-36 Rutland Village, Section One
Rutland Drive and Rutland Village

The staff reported that this subdivision consists of 17.69 acres with 58 lots, the average lot size being 60' x 110'.

The Plat Review Committee met on June 9, 1976 and recommended approval with the following conditions:

1. Sidewalks required on Rutland Drive and recommend sidewalks be required on one side of Rutland Village Drive (entire loop).
2. Restriction required on final plat prohibiting vehicular access from lots 1 and 41 to Rutland Drive.
3. Restriction required on final plat limiting driveway access on lot 42, zoned "GR", to the most westerly 200' on Rutland Drive.
4. Minimum centerline radius for Rutland Village Drive is 200' with 50' for right angle turns.
5. Zoning change (rollback) from "BB" to "A" required for lots 1-16, block B, and lots 1-41, block A. (all residential lots)
6. All lots required to have an adequate building site exclusive of setbacks and drainage easements.
7. Waterway development permit required prior to final approval.
8. All intersections required to be at or near 90 degrees.
9. 100 year flood plain to be dedicated as a drainage easement.
10. Existing trees near creek should be retained if possible.
11. Provision required for a flood storage area and retention structures for runoff generated by this development.
12. Show existing wastewater easement within the 60' drainage easement.
13. The area north of Little Walnut Creek is not included in this preliminary plan and will require further consideration.

C8-76-36 Rutland Village, Section One---continued

14. Drainage and utility easements as required.
15. Show street, drive, circle suffix on Rutland Village.

ADDITIONAL COMMENTS ON PRELIMINARY PLAN

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|----------------------|--|
| Engineering/Drainage | <ol style="list-style-type: none"> (1) Runoff detention required. (2) Fiscal arrangements required. (3) Little Walnut Creek is to remain within its natural channel and the existing 100 year flood plain boundary is to remain. (4) All slabs required to be one foot (1') above the 100 year flood plain elevation. |
| Urban Transportation | <ol style="list-style-type: none"> (1) Rutland Village Drive from the "T" intersection to Rutland Drive needs to be a collector street with 60' of right-of-way. (2) The southwest right-of-way line needs to be smooth with the 60' right-of-way changing to 50' at the "T" intersection. (3) Sidewalks required on one side of Rutland Village Drive. (entire loop) (4) Driveway permits required. |

Environmental Resource Management's memo dated June 9, 1976 reads as follows

REQUIREMENTS:

1. Creek Permit. A site visit showed that the creek area (Little Walnut) has already undergone channelization work, and that the remainder of the tract is an open field. The applicant's representative stated that they intended to contain the 100 year flood within the drainage easement, and that a flood storage area was to be provided on the tract for runoff generated by its development. Specific items which will be considered during Creek Permit review are listed in the recommendations below.

RECOMMENDATIONS:

1. This office's main concern with the proposal is the treatment of runoff generated by development of the tract and its effect on the existing flooding problems downstream on Little Walnut. The city is spending considerable money to rectify the bad situation downstream. Continued development upstream will adversely affect these efforts unless these new projects are designed to provide storage for their runoff. Therefore, ERM recommends retention structures for flood storage. This may require some layout changes when we receive more detailed information.

2. The few existing trees near the creek should be retained if at all possible.

C8-76-36 Rutland Village, Section One---continued

Environmental Resource Management's memo continued. Preliminary plan comments dated July 2, 1976.

REQUIREMENTS:

1. Creek Permit. ERM recommends and supports containment of the 100 year floodplain within the proposed drainage easement, and the provision for flood storage to handle runoff generated by development of this tract. The reasons for requiring these measures were stated in the pre-application meeting comments, preceding this.

RECOMMENDATIONS:

1. Again, the few existing trees near the creek should be retained if at all possible.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RUTLAND VILLAGE, SECTION ONE subject to departmental requirements DELETING Urban Transportation's additional comments and recommendations Item No.'s 1 and 2 and that Engineering/Drainage Item No. 3 is to be resolved by the application of the creek permit.

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

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

C8-76-37 Shiloh Subdivision, Phase Two 700 |
Davis Lane and Greenback Drive

The staff reported that this subdivision consists of 98.01 acres with 330 lots, the average lot size being 65' x 130'.

The staff recommended that this preliminary plan be postponed for a period of thirty (30) days as requested by the owner to allow them additional time so a presentation can be made to the City Council outlining improvements to the water system in the Southwest "A" Study Area. The Commission then

VOTED: To POSTPONE the preliminary plan of SHILOH SUBDIVISION, PHASE TWO for thirty (30) days.

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

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

C8-76-38 Mesa Village
Spicewood Springs Road and Mesa Drive

The staff reported that this subdivision consists of 28.19 acres with 58 lots, the average lot size being 80' x 120'.

The staff recommended that this preliminary plan be postponed for thirty (30) days as requested by the owner. The Commission then

VOTED: To POSTPONE the preliminary plan of MESA VILLAGE for thirty (30) days.

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

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

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following two (2) final subdivisions have complied with departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-74-55 The Woodland Village of Anderson Mill,
 Section II, Phase 2
 Anderson Mill Road
C8-76-12 The Homestead
 The Great Divide Drive

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

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

The Commission then

VOTED: To POSTPONE the following final subdivision pending modification of this plat.

C8-76-35 Sonesta West, Section One - Amended
 Balcones Club Drive

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

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

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following planned unit development pending fiscal arrangements, easements, street names need changing and compliance with departmental requirements as on file with the City of Austin Planning Department.

C814-76-07 Old Town, Section Two, Phase Two
Old Town Drive

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following eight (8) short form subdivisions have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-75-137 2nd Resub. Lot 2, Northgate Terrace, Section One
Northgate Blvd. and Colony Park Drive
C8s-75-191 Cameron Ridge, Phase 2
Cameron Road
C8s-75-201 Rosewood Village, Section 10
Rosewood Avenue and Northwestern Avenue
C8s-76-15 Woodrow Knappe Subdivision
Goodwin Avenue
C8s-76-73 Treadwell Addition, Section 5
Burnet Road
C8s-76-94 Resub. Lots 2 and 3 of Rundberg Addition
Rundberg Lane
C8s-76-102 Troupe Addition
Sprinkle Cut-off Road
C8s-76-115 Millrun Park
Millright Parkway

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

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

The Commission then

VOTED: To POSTPONE the following short form subdivision
until the Lake Austin Development Plan is completed.

C8s-75-151 Little Bee Creek Estates
The High Road

AYE: Messrs. Gutierrez, Jagger and Stoll. Ms. Mather

NAY: Mr. Guerrero

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

The Commission then

VOTED: To WITHDRAW the following short form subdivision as
requested by the owner.

C8s-76-39 Burnet Road Commercial Subdivision
F.M. 1325

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

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

The Commission then

VOTED: To GRANT the variance to DELETE fiscal requirement
for wastewater because service will not be available
until Big Walnut Trunk Main is constructed and to
APPROVE the following short form subdivision.

C8s-76-66 Yager Acres
Yager Lane

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

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

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

The Commission then

VOTED: To POSTPONE the following short form subdivision
pending submission of a variance letter by the owner.

C8s-76-95 Arthur K. Fehr Subdivision
Red River Street

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following
short form subdivision pending compliance with departmental
requirements as on file with the City of Austin Planning
Department and subject to connection to water and wastewater.

C8s-76-117 Resub. of Lots 5,6,7 and 8, Block 12,
Fruth Addition
W. 31st Street and Cedar Street

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short
form subdivision pending compliance with departmental
requirements as on file with the City of Austin Planning
Department and subject to connection to water
and wastewater and GRANTING the variance on the signature
requirement of the adjoining owner.

C8s-76-119 Beacon Ridge Baptist Church Addition
South 1st Street

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

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

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision and GRANTING the variances on the signature requirement of the adjoining owner and to delete fiscal requirements for wastewater service because service is not available with Health Department approval of septic tanks.

C8s-76-120 Framar Subdivision
Riddle Road

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision 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-76-121 Catholic Women's Fraternal of Texas KJZT Subd.
Ben White Blvd.

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature requirement of the adjoining owner.

C8s-76-123 North Austin Commercial Subdivision
Reid Drive and U.S. 183

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll. Ms. Mather
ABSENT: Messrs. Dixon and Rindy. 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 subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature requirement of the adjoining owner.

C8s-76-124 Tex-Pop Addition
Anderson Lane and Watson Street

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

The Commission then

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

C8s-76-125 Resub. of Lots 4 and 5, Block B, J. W. Smith's
Western Oaks I-A
Woodcreek Road and Bent Oak Circle

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

The Commission then

VOTED: To DISAPPROVE the following two (2) short form subdivisions pending the city's ability to serve with water and/or waste water.

C8s-76-118 Casador Mesa Subdivision
Longview Road
C8s-76-122 Aery Addition
West View Road

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

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

The Commission then

VOTED: To APPROVE the request to POLL when all conditions and departmental requirements have been met for the following short form subdivision:

C8s-76-105 Cannon Professional Park
William Cannon Drive

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

OTHER BUSINESS

C814-73-006 Old Town, Phase II, Section 1 (Revised)
Release of public utilities easement in Old Town, Phase II, Section 1, a Planned Unit Development.

Mr. Lillie told the Commission that this was a request to vacate a portion of a private drive and utilities easement. He added that this conforms to the plan as approved by the Planning Commission and revised by the City Council. The staff recommends approval of the request.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the release of public utilities easement in Old Town be approved. Mr. Stoll seconded the motion.

COMMISSION VOTE:

To APPROVE the release of the public utilities easement in Old Town, Phase II, Section 1, a Planned Unit Development.

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

C12-76-002 Public Facilities
Presentation of the Facilities Coordinating Committee's recommendations for future municipal service facilities.

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, presented the recommendations of the Facilities Coordinating Committee, established by the City Manager in June, 1975 to develop a Municipal Service Facilities Plan. The Plan was commissioned in response to concerns of the City Council, various boards and commissions and the user departments about the future of the existing service

C12-76-002 Public Facilities--Contd.

yards and the needs for future facilities. He explained that the Committee analyzed the present condition of existing service yards, the needs of the departments in the future and the various methods being utilized by other cities to provide service facilities for city functions. The plan calls for the establishment of four Service Delivery Zones in the city based on population and service requirements and that four service centers be established, one each in the north, south, east and central portions of the city. These would be located at Kramer Lane (north), Harold Court (east) and two yet to be selected sites for the south and central zones. Upon completion of these centers the following facilities should be closed as service yards: 12th and Hargraves, River Street, Koenig Lane, Webberville Road, South 1st Street and changes in operations would occur in the 3rd and West center, Fiesta Gardens and Deep Eddy areas. He presented copies of the draft of the plan to the Commission for its consideration, which he asked be completed by the August 10, 1976 meeting. Mr. Knickerbocker stated the Committee was recommending the city obtain a qualified consulting architectural/engineering firm to do preliminary engineering and site selection for the four centers and to establish definite cost data. At the present the Committee was not able to provide detailed cost analysis but had received estimates of \$150,000 to complete the tasks. Once the costs were known the Committee recommended a bond proposal be presented to the citizens to provide the necessary funds. The Committee also recommended the city set aside \$30,000 to develop a city/county coordinated communications system for service delivery in time of emergencies. The total amount recommended for 1976-77 was \$180,000 which the Committee recommended, be a budget item in the city's general fund.

COMMISSION ACTION:

Members reviewed the information presented. Concern was expressed by the Commission about the amount of funds which must be allocated for the project. Mr. Knickerbocker answered their concern by pointing out that approximately one million dollars is being spent each year on the facilities as they are operating now. Mr. Jagger asked if there was a work program for the \$150,000. Mr. Knickerbocker answered that there was, but that the information was not finalized. Mr. Jagger said that he would like to see what was proposed for the \$150,000. Mr. Knickerbocker said he would obtain an outline of the tasks in the work program for the Commission prior to their next meeting. The members expressed general approval of the plan as it was presented.

No action was required at this meeting.

C3-76-002 Environment

Consideration of a resolution of Lake Austin interim controls.

Mr. Lillie told the members that the Lake Austin study was being printed and it would still be a few weeks before it would be ready for distribution. He said that the Planning Commission needed to submit to the City Council how the Lake Austin standards would be used until the study is completed and distributed. He added that no action was required at this meeting, but that

C3-76-002 Environment--Contd.

a resolution was being presented for their consideration. Mr. John Meinrath, Assistant City Attorney, explained that this was the only alternative available at the present time and it is meant only to preserve the status quo in the lake area while the study is being developed.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger wondered if variances could be granted under an interim control measure. Mr. Lillie told him that the Planning Commission could grant waivers under certain conditions. Mr. Jagger also expressed concern about some of the boundaries that are indicated. Mr. Lillie said he was aware of that concern. He added that there are 93 square miles of total area within the watershed which have been broken down into four development zones. He said that the total area did need to be included. Ms. Mather was concerned about those areas that are outside the study area but are also in need of controls. Mr. Lillie told her that the consultants were aware of these areas and were addressing them in the study.

No action was required at this meeting.

C2o-76-002 Zoning Ordinance

To SET A PUBLIC HEARING FOR AUGUST 24, 1976 to consider an amendment to the sign section of the Zoning Ordinance.

Mr. Lillie explained that this item was not being presented at this time for discussion but only to set a public hearing.

COMMISSION ACTION:

Ms. Mather made a motion to set a public hearing for August 24, 1976 for consideration of an amendment to the sign ordinance. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR AUGUST 24, 1976 to consider an amendment to the sign section of the Zoning Ordinance.

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

R141 Planning Commission

Consideration of amendments to the Planning Commission Rules and Regulations.

Mr. Lillie distributed a draft which was prepared by the staff, offering suggestions for changes to the Commission's Rules and Regulations.

There was no discussion and no action taken at this meeting.

C12-76-003(a) Public Services

Consideration of an approach main to Lakewood P.U.D.

Mr. Lillie told the members that this request had been submitted to the Water & Wastewater Department for a report which would be available to them at the August 10, 1976 meeting.

COMMISSION ACTION:

Members were in agreement to postpone this request. Mr. Jagger moved that it be postponed to the meeting of August 10, 1976 and Mr. Stoll seconded the motion.

COMMISSION VOTE:

To POSTPONE the request for an approach main to Lakewood P.U.D. to the meeting of August 10, 1976.

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

ABSENT: Mmes. Chance and Lewis-McGowan; Mr. Dixon

C12-76-003(b) Public Services

Consideration of an approach main to Twin Mesa.

Mr. Lillie told the members that this request had been submitted to the Water & Wastewater Department for a report which would be available to them at the August 10, 1976 meeting.

COMMISSION ACTION:

Members were in agreement to postpone this request. Mr. Jagger moved that it be postponed to the meeting of August 10, 1976 and Mr. Stoll seconded the motion.

COMMISSION VOTE:

To POSTPONE the request for an approach main to Twin Mesa to the meeting of August 10, 1976.

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

ABSENT: Mmes. Chance and Lewis-McGowan; Mr. Dixon

The meeting of the Planning Commission was called to order at 5:00 PM in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Gabriel Gutierrez
Sid Jagger
Jean Mather
*Dean Rindy
**Bill Stoll

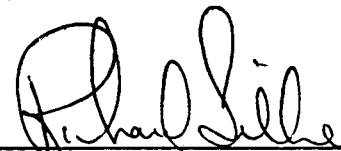
Absent

Barbara Chance
Freddie Dixon
Linda Lewis-McGowan

*Left at 7:55 PM
**Arrived at 5:25 PM

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
Maureen McReynolds, Director, Environmental
Resource Management
John Meinrath, Assistant City Attorney
Bill Lowery, Urban Transportation Department
Evelyn Butler, Supervisor, Current Planning
Walter Foxworth, Planner
Stephanie Storms, Environmental Resource
Management
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative Secretary



Richard R. Lillie
Executive Secretary