

PLANNING COMMISSION

Regular Meeting--October 26, 1976

PRELIMINARY SUBDIVISIONS

C8-75-15 Mountaintop Acres, Revised F.M. 620 and Teck Drive

The staff reported that this subdivision consists of 50.23 acres with 23 lots, the average lot size being 200' x 450'.

The Plat Review Committee met on September 22, 1976 and recommended approval with the following conditions:

1. Additional R.O.W. (30' from existing centerline) required on A.L. Stuart Road to be dedicated by this plat.
2. Identify future west R.O.W. line of F.M. 620; 75' from existing centerline.
3. Recommend variance to delete requirements for curbs, gutters, drainage, sidewalks and wastewater line in accordance with the recently adopted policy for "low density" urban standards.
4. Show acreage of all lots; minimum of two (2) acres required by policy.
5. Septic tank approval by Health Department required prior to preliminary approval and approval required for every lot on final plat.
6. Restriction required on final plat prohibiting resubdivision in compliance with "low density" policy.
7. Note required on final plat limiting use to conformity with the Master Plan of the City of Austin.
8. Letter required from Water District No. 17 stating financial arrangements have been made to serve this subdivision with water.
9. B.G. Bruder tract should be platted as a separate tract by short form process, to be submitted prior to final approval of this subdivision.
10. Show 100 year flood plain data.
11. Waterway development permit required prior to final approval.
12. Detention note required on final plat, and show existing drainage facilities in F.M. 620 and A.L. Stuart Road.
13. Change A.L. Stuart (should be Stewart) Road to Buffalo Gap Road as recognized on county maps.
14. Any proposed commercial usage will require note on plat limiting such use to low water usage until sewer is available.
15. Minimum centerline radius for Teck Lane is 200'. (County Engineer)
16. Variance required on the length of Block A. Recommend to grant because of low density and existing development to the west.
17. Drainage and utility easements as required.

C8-75-15 Mountaintop Acres, Revised---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of MOUNTAINTOP ACRES, REVISED subject to departmental requirements as listed and to GRANT the variances involved as stated in Item No's. 3 and 16.

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

ABSENT: Mr. Gutierrez

C8-75-28 Decker Hills Estates

Decker Lake Road and Natchez Trace

The staff reported that a letter had been received from the owner requesting a 30 day postponement. The Commission then

VOTED: To POSTPONE the preliminary plan of DECKER HILLS ESTATES for 30 days.

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

ABSENT: Mr. Gutierrez

C8-75-36 The Woodland Village of Anderson Mill Three, Revised

Anderson Mill Road and Millcreek Parkway

The staff reported that this subdivision consists of 48.2 acres with 153 lots, the average lot size being 70' x 120'.

The staff recommends approval of the revised preliminary plan subject to:

1. Recommend restriction be required on final plat prohibiting access onto Anderson Mill Road from the residential lots.
2. Provide a walkway easement from morning Dove Drive to park area. Include walkway in the park lot.
3. Show ownership of park area for taxation and maintenance purposes. Note required on final plat.
4. Variance required on block length for Block G. Recommend to grant because of park and adequate circulation.
5. Show survey tie across Anderson Mill Road and verify that proposed R.O.W. line is 40' from the existing centerline.
6. Fiscal arrangements required for sidewalks along one side of all streets, including Anderson Mill Road and Millcreek Parkway. Recommend sidewalks on both sides of Tangier Trail. Note required on final plat.
7. Contours required to be not more than 100 horizontal feet apart.

C8-75-36 The Woodland Village of Anderson Mill Three, Revised---continued

8. Subdivision required to be connected to the Williamson County M.U.D. water and wastewater system. Need letter of approval from M.U.D. prior to final approval.
9. Urban Transportation required to approve hike and bike trails in park area.
10. Waterway development permit required prior to final approval.
11. Change the name of Millcreek Parkway, Palma Path and change spelling of Pharos Path to Pharoahs Path.
12. Runoff detention note and floor elevation note required on final plat.
13. Show relationship of Village Nine at Anderson Mill. Village Nine required to be recorded prior to final approval of the lots adjacent to Millcreek Parkway or such street required to be dedicated as a part of this plat.
14. Cul-de-sac required at the south end of Lima Lane. If property at the end of Lima Lane is to be used for commercial as indicated on conceptual plan recommend cul-de-sac be shortened with lots platted around it and no extension.
15. Show 100 year flood plain data.
16. Combine Lots 9 and 10, Block B and dedicate necessary area for drainage easement and detention pond.
17. Show building setback line on park lot.
18. Minimum centerline radius for all residential streets is 200 feet.
19. Offset intersections required to be a minimum of 150 feet.
20. 25 foot building setback line required from Anderson Mill Road for Lots 10, 11, 12, 22, 23 and 24, Block A. (through lots)
21. Show building setback of not less than 15' from Millcreek Parkway on Lot 1, Block E.
22. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE WOODLAND VILLAGE OF ANDERSON MILL THREE, REVISED subject to all of the departmental requirements as listed and to GRANT the variance on the block length as stated in Item No. 4.

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

ABSENT: Mr. Gutierrez

C8-76-32 620 Oaks, Revised
F.M. 620 and Anderson Mill Road

The staff reported that a letter had been received from the owner requesting a 30 day postponement. The Commission then

VOTED: To POSTPONE the preliminary plan of 620 OAKS, REVISED for 30 days.

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

ABSENT: Mr. Gutierrez

C8-76-53 Rutland Village, Section Two
Mearns Meadow Blvd. and Macmora Road

The staff reported that this subdivision consists of 13.83 acres with 60 lots, the average lot size being 60' x 110'

The Plat Review Committee met on September 15, 1976 and recommended approval with the following conditions.

1. Sidewalks required along both sides of Mearns Meadow Boulevard and Macmora Road and along one side of Robinwood Circle and Pine Knoll Drive. Note required on final plat in lieu of fiscal arrangements specifying locations of such sidewalks.
2. Zoning change (rollback) from "BB" to "A" required prior to final approval.
3. Subdivision required to connect to City water and wastewater
4. Lots adjoining the creek required to have an adequate building site exclusive of setback line and drainage easement.
5. Waterway development permit required prior to final approval.
6. Plans to relocate the flow of Little Walnut Creek were approved with Section One comments.
7. Any structure located within the 100 year flood plain must comply with building code flood plain requirements.
(Finished floor elevation required to be one (1) foot above 100 year flood plain.)
8. Eliminate partial cul-de-sac on Robinwood Circle.
9. All intersections required to be at or near 90 degrees.
10. Minimum centerline radius is 300' for Macmora Road. Plan shows 300' but drawn (by scale) at 275'.
11. Show 100 year flood plain for existing creek channel.
12. Drainage and utility easements as required.

C8-76-53 Rutland Village, Section Two---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RUTLAND VILLAGE, SECTION TWO subject to all of the departmental requirements as listed DELETING Item No. 2 and instructed the staff to submit a memo to Building Inspection to withhold building permits pending said zoning rollback.

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

ABSENT: Mr. Gutierrez

C8-76-54 Oak Hill Industrial Park
Boston Lane and U.S. Highway 290

The staff reported that a letter had been received from the owner requesting a 30 day postponement. The Commission then

VOTED: To POSTPONE the preliminary plan of OAK HILL INDUSTRIAL PARK for 30 days.

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

ABSENT: Mr. Gutierrez

C8-76-55 Southwest Oaks
Manchaca Road and Ryder Lane

The staff reported that this subdivision consists of 31.118 acres with 122 lots, the average lot size being 70' x 112'.

The Plat Review Committee met on August 25, 1976 and recommended approval with the following conditions:

1. Sidewalks required on the west side of Manchaca Road, both sides of Ryder Lane and Manassas Road, and on one side of all other streets including culs-de-sac. Appropriate notes required on final plat in lieu of fiscal letter. Curb ramps for sidewalks required at all intersections.
2. Recommend variance on the signature requirement of Doris Granberry because she does not wish to participate.
3. Show relationship of the approved preliminary plan of Cherry Creek South at the northwest corner of this subdivision.
4. Offset intersections required to be a minimum distance of 150' centerline to centerline.
5. Show centerline curve data. Minimum radii standards are 300' for collector streets and 200' for residential streets.
6. All streets required to intersect at or near 90° degrees.

C8-76-55 Southwest Oaks---continued

7. Variance required on the block north of Ryder Lane and Manassas Road. Recommend to grant because adequate circulation will be provided.
8. Subdivision required to be connected to city water and waste-water systems.
9. Area labeled "Future Development" not included in this preliminary plan for action. Requires further considerations.
10. Show 100 year flood plain data.
11. Note required on final plat prohibiting driveway access onto Manchaca Road from Lots 1 and 110.
12. Waterway development permit required prior to final approval.
13. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
14. Recommend note be required on final plat requiring noise abatement construction on Lots 1 and 110 because of proximity with Manchaca Road.
15. Existing oak trees should be preserved to the maximum extent feasible.
16. Small triangle at southwest corner of Lot 19 required to be dedicated as R.O.W. for Manassas, or deeded to the Granberrys prior to final approval.
17. Subdivision is located in the Southwest Area and the Williamson Creek wastewater moratorium areas.
18. Fiscal arrangements required for full urban construction.
19. Water service is not available until completion of Phase 2, Southwest A Water System improvements. Wastewater service is not available at this time, and may require upgrading of downstream and/or existing Shiloh lift station.
20. Runoff detention note may be required on final plat.
21. Change name of Redrock Lane and Cove, Rockland Drive, Ryder Lane and Court. Near duplications.
22. Drainage and utility easements as required.
23. Show survey tie across Manchaca Road and verify 100' R.O.W. shown.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SOUTHWEST OAKS subject to all of the departmental requirements as listed and GRANTING all the variances involved as stated in Item No's. 2 and 7.

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

ABSENT: Mr. Gutierrez

C8-76-56 Northwest Hills, Section 12
Mesa Drive and Walnut Clay Drive

The staff reported that this subdivision consists of 22.8 acres with 44 lots, the average lot size being 100' x 125'.

The Plat Review Committee met on August 25, 1976 and recommended approval with the following conditions:

1. Sidewalks required on both sides of Mesa Drive and Walnut Clay Drive and on one side of Firstview Drive, Edward's Mountain Drive, and Ridgeback Drive. Appropriate fiscal arrangements and/or notes required on final plat.
2. Offset intersection required to be a minimum distance of 150'.
3. Variance required on the length of the blocks on both sides of Walnut Clay Drive. Recommend to grant because of topography.
4. Walnut Clay Drive required to be paved with 44' of paving and transitioned from 60' R.O.W. to 50' with a 5' sidewalk easement on both sides.
5. Walnut Clay Drive required to be renamed prior to final approval.
6. Suggest Ridgeback Drive be eliminated because of topography and short block. (Not needed from Planning standpoint.) Owner desires to provide this street.
7. All intersections required to be at or near 90° degrees.
8. Subdivision required to be connected to city water and wastewater systems.
9. Minimum centerline radius is 300' for collector streets and 200' for residential streets. Show compliance.
10. Maximum grade for collector streets is 15% and 20% for local residential streets.
11. Waterway development permit required prior to final approval.
12. Show 100 year flood plain data on preliminary plan.
13. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
14. The unnatural topography resulting from previous installation of a sewer line will require reshaping of the slopes behind Lots 24-33 and should be covered with some type of vegetation after re-grading.
15. Recommend post and beam construction be required on the steeper lots.
16. Fiscal arrangements required for full urban construction.
17. Show existing storm sewer and existing wastewater lines and easements.
18. Drainage and utility easements as required.
19. Water approach main fee may be required for those lots outside the city limits.

C8-76-56 Northwest Hills, Section 12---continued

Following these comments, the staff presented the review comments related to the proposed Lake Austin Growth Management Plan (LAGMP) as on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, SECTION 12 subject to all of the departmental requirements as listed GRANTING the variance on the length of blocks on both sides of Walnut Clay Drive because of topography and AMENDING Item No. 15 to read as follows:

"Note required on final plat to be consistant with the recommended interim standards regarding type of construction on lots with slopes exceeding 25%."

Mr. Chuck Stahl, representing the owner, was present and agreed to this.

AYE: Messrs. Guerrero, Dixon, Jagger, Rindy and Stoll
Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

C8-76-57 Village Six at Anderson Mill
F.M. 620 and Lake Creek Parkway

The staff reported that a letter had been received from the owner requesting a 30 day postponement. The Commission then

VOTED: To POSTPONE the preliminary plan of NORTHWEST HILLS, SECTION 12 for 30 days.

AYE: Messrs. Guerrero, Dixon, Jagger, Rindy and Stoll
Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

C8-76-58 J.W. Smith's Western Oaks II
Beckett Lane and Convict Hill Road

The staff reported that this subdivision consists of 72 acres with 161 lots, the average lot size being 85' x 115'.

C8-76-58 J.W. Smith's Western Oaks II---continued

The Plat Review Committee met on November 27, 1974 and recommended approval with the following conditions:

1. Sidewalks required on both sides of Woodcreek Road, the north side of Convict Hill Road, the east side of Beckett Lane, and on one side of all other streets including culs-de-sac. Fiscal arrangements and appropriate notes required on final plat.
2. A variance is required on the length of Beckett Circle, South Creek Circle, Woodcreek Circle, and West Pond Circle. Recommend to grant because of limited density around culs-de-sac, provision for continuous greenbelts, and adequate circulation will be provided.
3. A variance is required on the length of all blocks. Recommend to grant because of topography and adequate circulation is provided.
4. If Convict Hill Road becomes William Cannon Drive, recommend driveway access thereto be prohibited. Access should be provided from internal streets and private drives within the common areas.
5. Homeowners Document reference required on final plat with relation to ownership of greenbelts and common areas for maintenance and taxation purposes.
6. Subdivision required to be connected to City water and wastewater systems.
7. Show survey tie across Beckett Lane and Convict Hill Road. Show R.O.W. required to be 35' from existing centerline on both streets.
8. Waterway development permit required prior to final approval.
9. Minimum centerline radius for residential streets is 200'.
10. Offset intersections required to be a minimum distance of 150' apart.
11. All intersections required to be at or near 90° degrees.
12. Show 100 year flood plain data.
13. Restriction required on final plat relating to construction and occupancy and connection to a sewer system.
14. Change Beckett Lane to Beckett Road and change names of South Creek Trail, South Creek Circle, West Park Circle and Burkett Cove.
15. Drainage and utility easements as required.
16. Environmental Resource Management's comments are as follows:
 1. The undefined nature of the drainageway and the lack of significant vegetation in that area result in a waterway of low environmental value. Consequently, channel alterations are probably acceptable in this case if needed to reduce the floodplain area.

C8-76-58 J.W. Smith's Western Oaks II---continued

2. This subdivision, while in the Williamson Creek watershed, is in the recharge area of the Edwards aquifer. The runoff from rains will go directly into the aquifer in this area. A low density development with a large amount of open space is appropriate in such a geologic region. Until such time as the technology is readily available to mitigate the pollution resulting from normal urbanization, only very low density development should be allowed in the recharge zone.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of J.W. SMITH'S WESTERN OAKS II subject to all of the departmental requirements Item No's. 1 thru 15 GRANTING the variances involved as stated in Item No's. 2 and 3 and take NOTE of comment No. 16 of Environmental Resource Management not required as a condition of approval.

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

ABSENT: Mr. Gutierrez

C8-76-59 The Homestead of Shenandoah
Shenandoah Drive and Black Gap

The staff reported that this subdivision consists of 60.03 acres with 187 lots, the average lot size being 80' x 135'.

The Plat Review Committee met on September 29, 1976 and recommended approval with the following conditions:

1. Requires Williamson County Health Department approval for septic tanks prior to preliminary approval.
2. Minimum centerline radius for 50 foot streets is 200 feet. Show compliance.
3. Provisions required for sidewalks along both sides of Cades Drive and along one side of all other streets. Fiscal letter and note on plat required.
4. A variance on the length of cul-de-sac required for Creek Cove. Recommend to grant because of topography.
5. A cul-de-sac is required on the north end of Stone Gap.
6. A variance is required for the length of Blocks C and H. Recommend to grant because access is provided to adjoining properties.
7. Lot 7, Block A, Shenandoah required to be a part of this subdivision and be dedicated. (Black Gap)
8. 25 foot front setback and 15 feet on the side street for corner lots is required. (Narrow dimension of corner lot is front of lot.)

C8-76-59 The Homestead of Shenandoah---continued

9. Waterway development permit required prior to final approval.
10. Drainage and utility easements as required.
11. Street name changes required.
12. Recommend Black Gap be paved with 36 foot paving instead of 30 feet because such street will provide the only immediate access to this subdivision.
13. All lots required to have an adequate building site exclusive of drainage easements and setbacks and sufficient area for septic tanks and drain fields.
14. Fiscal arrangements required for construction of water, wastewater, paving, curbs and gutters and drainage facilities to full city urban standards.
15. Channel modification should be kept to a minimum
16. Curb ramps required at all intersections.
17. All lots required to have a minimum area of 9000 square feet (or more if required by Health Department) and not less than 60 foot width at the building line around cul-de-sacs for septic tank use.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of THE HOMESTEAD OF SHENANDOAH for 30 days pending applicant and adjacent owner to the east resolving access problems.

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

ABSENT: Mr. Gutierrez

PLANNED UNIT DEVELOPMENT

The staff recommends that this planned unit development be postponed pending Council action on water and wastewater approach main problem. The Commission then

VOTED: To POSTPONE the planned unit development THE COURTYARD for two (2) weeks pending Council action on water and wastewater approach main problem.

C814-75-002 The Courtyard

Loop 360 and Ranch Road 2222

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

ABSENT: Mr. Gutierrez

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-47 Horseshoe Bend, Section 3, Phase 1
Matterhorn Drive and Rockingham Drive

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

The Commission then

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

C8-76-46 Cherry Creek, Phase VI, Section 3
Headley Drive

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following five (5) 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-76-79 Shoal Creek Square
Shoal Creek Blvd. & Anderson Lane
C8s-76-145 Resub. of Green Trails Estates
Hart Lane
C8s-76-153 First Resub. Tract A, Allen Subdivision
Rutland Drive and McKalla Drive

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

C8s-76-155 Marjo Addition

Cameron Road and U.S. 290

C8s-76-176 Resub. Lot 1-B, Block A, Cherry Creek Commercial
Stassney Lane

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

The Commission then

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

C8s-76-183 Weatherford Addition

I.H. 35 and E. 49th Street

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following three (3) short
form subdivisions pending compliance with departmental
requirements as on file with the City of Austin Planning
Department and REQUIRES connection to city water and
wastewater.

C8s-76-182 First Resub. Benoit-Bailey Addition

Luckinger Lane

C8s-76-184 Christ Memorial Baptist Church Addition

Kramer Lane

C8s-76-185 Resub. of Lot 1, Block C, Spring Hill Village

Old Pflugerville Road

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending the City's ability to serve with water and wastewater.

C8s-76-181 Bradford Addition
U.S. Highway 183

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements for water, current tax certificates, Engineering report and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-76-42 Spring Garden Subdivision
Wild Basin Road

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez.

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following five (5) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-76-187 Resub. of Lots 31 and 32, Block "BJ" Spicewood at
Balcones Village, Section Six
Talleyran Cove and Talkyran Drive

C8s-76-188 Resub. of Lots 16 and 17, Block 2, Barton Hollow
Barton Hills Drive and Hollow Creek Drive

C8s-76-190 Brockbrent Subdivision #3
Burleson Road

C8s-76-191 Enemencia Rodriguez Addition
McAngus Road and Bain Road

C8s-76-192 Lanier Village, Section One
Lamar Blvd. and Fairfield Drive

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two
(2) short form subdivisions pending compliance with departmental
requirements as on file with the City of Austin Planning
Department and to GRANT the variance on the signature of
the adjoining owner.

C8s-76-186 Resub. of Lots 25 and 26, Block 4 of Broadacres
Jeff Davis Avenue

C8s-76-189 Resub. of Vaught Tract
Burnet Road

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

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 to GRANT the variance to exclude the balance
of the tract.

C8s-76-193 Walnut Hollow
F.M. 969 and Johnny Morris Lane

AYE: Messrs. Guerrero, Jagger and Rindy. Mmes. Chance, Mather and White
ABSENT: Mr. Gutierrez

(Messrs. Dixon and Stoll were both out of the room while the vote was taken.)

OTHER BUSINESS

C2a-76-001 Amendment to Austin Development Plan: Expressway and Major Arterial Plan.
Consideration of alternative locations for extension of William
Cannon Drive west of Brodie Lane.

Mr. Lillie explained that this item had been postponed from the October 12 Planning Commission meeting at the request of the Commission. He added that they had asked for an aerial photographs of the area with all development indicated on it. He produced the aerial photograph and pointed out to the members all current and proposed development in the area. Mr. Lillie then informed the Commission members that their action would be in the form of a recommendation to the City Council to amend the Expressway and Major Arterial Plan.

C2a-76-001 Amendment to Austin Development Plan--Contd.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger asked Mr. Bill Moore, Chairman of the Urban Transportation Commission, why the Commission had recommended Alternative "D". Mr. Moore responded that there were four basic reasons for the choice: (1) it is minimally destructive to the development in the area; (2) it provides for development without opening up all of the southwestern part of the county; (3) the grades of the roadway offer good visibility and the "T" intersection of William Cannon Drive and U.S. 290 offers the best sight distance; and (4) it will provide the needed east/west arterial for south Austin. Mr. Moore added that in further consideration, the Commission felt that the proposed design would be compatible with the other part of William Cannon Drive that is already constructed from I.H. 35 to Manchaca Road. He continued that the planned 24-foot roadway with a 36-foot median provides for growth. Ms. Mather said that this plan would provide only 17 feet of buffered area and wondered if that would be adequate for this kind of a roadway which passes through residential areas. Mr. Moore told her that this 17 feet was proposed to be used for bicycle lanes and sidewalks. Ms. Chance asked Mr. Moore what the objection to the 36-foot median had been at the Urban Transportation Commission's public hearing. Mr. Moore answered that the feeling of those who objected was that more buffered area was desirable. He said that the Commission felt, however, that when the time comes for the roadway to be widened, it would be much better to take the land from the median than from people's yards. Ms. Mather said she agreed that it was wise to have a wide median for the future but that she was still concerned that the right-of-way was too narrow for proper buffering. Mr. Bulloch told her that the right-of-way along William Cannon as it is proposed is the widest that is proposed on any street in the city. Ms. White thought that if there was concern about urban sprawl, Alternative "A" would be the most desirable. She asked about the right-of-way for this alternative. Mr. Lillie told her that there are no subdivisions in that area. Mr. Jagger felt that Alternative "C" was inadequate because it comes too close to residences and that Alternatives "A" and "B" were also inadequate because they cross the creek. Ms. Mather preferred to eliminate Alternative "A" because it would connect to MoPac and she felt that the choice of this alternative would cause pressure to complete the MoPac facility. Mr. Rindy disagreed and said that most of the pressure for completion of MoPac would be caused by increased development. Ms. White stated that if Alternative "A" is chosen, there would be less chance of widening Brodie Lane. Ms. Chance said that the subsidiary traffic problems could not be handled by Brodie Lane, that it would serve residential traffic, but the people living in that area would be traveling to I.H. 35 and an east/west arterial is badly needed there. She said that some bad traffic problems would result but that there were going to be some very bad problems caused anyway by the stadium that is being constructed near the area and that Alternative "A" would be the least desirable when this facility is taken into consideration. Ms. White said that this would not have to be a major arterial, but could be built to serve only the subdivisions in the area. Ms. Chance made a motion that Alternative "D" be recommended. Mr. Jagger seconded the motion. Ms. Chance then told the staff

C2a-76-001 Amendment to Austin Development Plan--Contd.

that she would like something said about buffering along William Cannon and suggested that curb cuts be kept to a minimum and that the area be oriented to pedestrian and residential uses. Mr. Rindy made a substitute motion to recommend Alternative "A" and Ms. White seconded the motion.

COMMISSION VOTE:

To recommend that the Expressway and Major Arterial Plan remain unamended and that ALTERNATIVE "A" remain in the plans for the extension of William Cannon Drive west of Brodie Lane.

AYE: Mr. Rindy and Ms. White

NAY: Messrs. Guerrero, Dixon and Jagger; Mmes. Chance and Mather

ABSENT: Messrs. Gutierrez and Stoll

To amend the Expressway and Major Arterial Plan to recommend ALTERNATIVE "D" for the extension of William Cannon Drive west of Brodie Lane.

AYE: Messrs. Guerrero, Dixon and Jagger; Mmes. Chance and Mather

NAY: Mr. Rindy and Ms. White

ABSENT: Messrs. Gutierrez and Stoll

C10-76-004 Streets and Traffic

Presentation of I.H. 35/Town Lake proposals by the Texas Department of Highways and Public Transportation.

Mr. Lillie introduced Mr. Ben Alley who was representing the Texas Department of Highways and Public Transportation. Mr. Alley explained to the Commission that the Highway Department was proposing to build two frontage road bridges adjacent to the I.H. 35 bridge, across Town Lake. Mr. Alley then introduced Mr. Roland Gamble, also representing the Highway Department, who described the plans in detail to the Commissioners and others present in the audience. Mr. Alley said that the frontage road bridges were badly needed for safety because the Riverside Drive exit has caused heavy traffic congestion and it was anticipated that this traffic problem will increase when Riverside Drive is widened.

COMMISSION ACTION:

Mr. Jagger asked when the proposed project would be completed. Mr. Gamble answered that it would be at least one year before construction could begin. Ms. Mather asked if public hearings had been held to discuss the project and what the effect of these public hearings was. Mr. Gamble told her that a neighborhood public hearing had been conducted, the main purpose of which was to receive input before the environmental impact statement was prepared. He added that all comments were considered and that nothing was approved and final until it was on the ground. Mr. Dixon asked what the response of the neighbors was at the public hearing. Mr. Gambel said that the concern that was expressed most was the width between the bridges.

The discussion was closed. No action was required for this item.

The meeting of the Planning Commission was called to order at 5:00 PM in the City Council Chamber.

Present

Miguel Guerrero, Chairman
Barbara Chance
Freddie Dixon
Sid Jagger
Jean Mather
Dean Rindy
Bill Stoll*
Nellie White

Absent

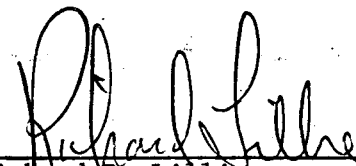
Gabriel Gutierrez, Jr.

* Arrived at 6:40 PM

The meeting was adjourned at 9:45 PM.

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor, Current
Planning
Bill Bulloch, Assistant Director of
Urban Transportation
Bill Lowery, Urban Transportation
Walter Foxworth, Planner
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative
Secretary


Richard R. Lillie
Executive Secretary