

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--January 11, 1977

The meeting of the Commission was called to order at 7:00 P.M. in the Council Chambers.

Present

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

Absent

Mr. Jagger

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
Evelyn Butler, Supervisor of Current Planning
Bill Lowery, Urban Transportation Department
Dona Jakubowsky, Administrative Secretary

* Arrived at 8:15 PM

ZONING

C14-70-100	Victor Freidrichs, et al: 1101-1111 E. Riverside Drive	<u>"A" Residence, 1st H & A to</u> <u>"O" Office, 2nd H & A</u>
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Mr. Lillie reminded the Commission that they had requested that they begin to review pending zoning cases and this is one of those cases. The owner of the property has been notified of the meeting and what is to take place. He explained that their recommendation to the Council would be either to extend or to dismiss the case. He said that the staff report in 1970 indicated that the entire area was subject to deed restrictions of the Travis Heights area and that back in 1957 the deed restrictions were upheld by the courts. He continued that the Commission recommended that "O" Office, 2nd H & A be denied, but that "O" Office, 1st H & A be granted, subject to 10 feet of right-of-way for Riverside Drive and also recommended that the City Council consider purchasing the necessary right-of-way for Riverside Drive. He said that since 1970 the only lot which has had an ordinance passed would be the one lot west of Kenwood. He explained that the right-of-way requirements on this property deal primarily with an interstate highway program and any improvements that are made to that particular intersection of Riverside and I-35 would be the acquisition of right-of-way by the Federal Government, so at this point in time, the staff does not know what the right-of-way requirements are and any requirements would be subject to that intersection plan which has not been approved. He suggested that perhaps the Commission could allow this application to proceed to ordinance and delete the right-of-way requirements.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Rindy felt that the case should be dismissed. Ms. Mather said that she knew that the neighborhood did not know that the zoning was pending. Mr. Rindy said that if the deeds are restricted and the court has upheld them in the past, he did not think that these people should be forced to go to court again or that the zoning map should be changed which may confuse a potential buyer of the property and the residents. Ms. Mather wondered if the owner was present. He was not in attendance. Mr. Lillie said that the owner had been notified and would be notified again when the application appears before the City Council. Mr. Gutierrez reminded the Commission members that on the east frontage road off of Bentwood the Commission approved some "O" Office zoning because there was too much traffic there making the structures unsuitable for residences, and he felt that this was the same situation. He added that he felt the Commission should be consistent and approve the "O" zoning. Ms. Chance said that she thought there was ample reason for the neighborhood to have input on this case, and if it is denied and the applicant brings it back to the Commission requesting "O" Office it would be a public hearing and the neighborhood would have an opportunity to speak. Mr. Rindy made a motion to dismiss the request and Ms. Chance seconded the motion.

COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of Victor Freidrichs, et al for a zoning change from "A" Residence, 1st H & A to "O" Office, 2nd H & A on

C14-70-100 Victor Freidrichs, et al--Contd.

property located at 1101-1111 E. Riverside Drive.

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

C14-69-145 John J. McKay, Trustee:
 4600-4616 F.M. 969 &
 Springdale Road

"A" Residence, 1st H & A to
"C" Commercial, 1st H & A

Mr. Lillie reminded the Commission that they had requested that they begin to review pending zoning cases and this is one of those cases. The owners of the property has been notified of the meeting and what is to take place. He explained that their recommendation to the Council would be either to extend or to dismiss the case. He said that in this case, the City Council granted "C" Commercial zoning subject to the right-of-way, 120 foot building setback from Springdale or some depreciation agreement for improvements placed within the area of the proposed right-of-way acquisition for an anticipated crosstown expressway. He added that this plan is currently being worked on by the Austin Transportation Study Office, the City, County and State agencies and will probably have a preliminary recommendation within the next few months with respect to any need for right-of-way of this nature. He added that the staff's suggestion is that the case be extended until the Major Arterial Plan is far enough along that the Commission can decide how much right-of-way will be required on this particular tract.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Houston Holmes (Representing Applicant)

Nadine M. Whiteley, 5215 Basswood

Laymon Boatner, 5610 Chadwyck Drive

PERSONS APPEARING IN OPPOSITION

Olaf Schmidt

COMMISSION ACTION:

The members reviewed the information presented. Mr. Rindy asked why the project had been held up. Mr. Houston Holmes, representing the applicant, explained that the property was acquired for the original purpose of putting a warehouse distribution center on the property, but with the merger of the Cullum Co., the original applicants, and Rylander's Food Stores this has not taken place. He said that they may decide to build a supermarket on the property instead of the warehouse. Ms. White wondered if this was a good location for the warehouse and if, in fact,

C14-69-145 John J. McKay, Trustee--Contd.

this would be a good use for this piece of property. Mr. Holmes responded that it was based on the area and the economics of the piece of property. Mr. Rindy said that the Planning Commission decided in 1969 that the property should not be zoned "C", but voted instead to zone it "GR". Then the City Council voted to zone it "C". Mr. Guerrero wondered if the Commission should consider recommending to the Council that the case be dismissed and ask the applicant to return with another application when the decision is made by the applicant exactly what he wants to build on that property. He continued that he felt that a grocery store would be more desirable than a warehouse and that there had been indications from the residents of the area that they preferred the market to the warehouse also. Mr. Holmes told Mr. Guerrero that, rather than have the case dismissed, they would prefer to go ahead with "LR" Local Retail or "GR" General Retail. Ms. Mather felt that it would be better if the applicant did refile so that a public hearing could be conducted and the Commission could go out and look at the area and consider what would be appropriate there. Mr. Lillie told the members that they could put this application on the agenda for a public hearing. The members were agreeable to that suggestion. Ms. Chance made a motion to set a public hearing for March 1, 1977. Ms. Mather seconded the motion. Mr. Rindy stated that he thought it was obvious that every applicant is going to prefer that the zoning be left as it is and the object of reviewing these cases is to remove cases that have been pending for as many as seven years. He added that he didn't think that any case should be continued unless the applicant has some imminent plans that they are about to move on, since the whole point is to clear the docket. Mr. Guerrero felt that each case could be considered on its own merit and they won't all be the same.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR MARCH 1, 1977 to reconsider the request of John J. McKay, Trustee for a zoning change from "A" Residence, 1st H & A to "C" Commercial, 1st H & A on property located at 4600-4616 F.M. 969 & Srpingdale Road.

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

ABSENT: Mr. Jagger

C14-69-190 W.L. Mayfield:
3625-3919 Cima Serena Drive

Int. "A" Residence, 1st H & A to
"BB" Residence, 1st H & A

Mr. Lillie reminded the Commission that they had requested that they begin to review pending zoning cases and this is one of those cases. The owners of the property have been notified of the meeting and what is to take place. He explained that their recommendation to the Council would be either to extend or to dismiss the case. He said that this application was a part of a total development plan by W.L. Mayfield in northwest Austin on approximately 400 acres of land. He explained that on this particular piece of property, the developer had requested a density of six units per acre and since this was

C14-69-190 W.L. Mayfield--Contd.

prior to the planned unit development ordinance the City did not have anything that allowed for clustering of development at low density. He continued that the only thing that would allow the development was "BB" zoning, which was granted, subject to a density of six units per acre. He told the members that because the planned unit development ordinance does now exist which allows this kind of density clustering and does not require the "BB" zoning, the staff suggests that the "BB" zoning is no longer needed and this application be recommended for dismissal.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement with the recommendation of the staff. Ms. Chance made a motion to recommend that the application be dismissed. Ms. Mather seconded the motion.

COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of W.L. Mayfield for a zoning change from Int. "A" Residence, 1st H & A to "BB" Residence, 1st H & A on property located at 3625-3919 Cima Serena Drive.

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

ABSENT: Mr. Jagger

<u>C14-71-231</u>	<u>Rundberg Lane Properties:</u>	<u>"B" Residence, & "BB" Residence,</u>
	Rear of 502-602 Rundberg Lane	1st H & A to
		<u>"O" Office, "GR" General Retail &</u>
		<u>"B" Residence, 1st H & A</u>

Mr. Lillie reminded the Commission that they had requested that they begin to review pending zoning cases and this is one of those cases. The owner of the property has been notified of the meeting and what is to take place. He explained that their recommendation to the Council would be either to extend or to dismiss the case. He said that the Commission and the Council had granted the "BB" zoning and the General Retail zoning and then this application came in to change a portion of it from "B" and "BB" to "O", "GR", and "B" and it's been pending because of the requirement of the subdivision. He suggested that the members consider deleting the subdivision requirement because, even if the case is dismissed, it will be back since it has intensive zoning all around it and it will not be developed for residential use.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Rindy asked what delayed the fulfillment of the requirement for the recording of the subdivision. Mr. Isom Hale, who is part owner of the property, answered that they have been waiting for the Rundberg Lane improvements. He added that they dedicated the right-of-way for the Rundberg Lane widening years ago, but they did not want to subdivide the property until the roadway was completed. Mr. Rindy asked if the applicant would have to file a subdivision plat anyway, even if they

C14-71-231 Rundberg Lane Properties--Contd.

removed the subdivision requirement. Mr. Lillie responded that that was correct, for a building permit. Ms. Mather made a motion to recommend that the subdivision requirement be deleted and that the City Attorney be authorized to proceed with the ordinance. Mr. Rindy seconded the motion.

COMMISSION VOTE:

To RECOMMEND the request of Rundberg Lane Properties for a zoning change from "B" Residence & "BB" Residence, 1st H & A to "O" Office, "GR" General Retail & "B" Residence, 1st H & A, located at the rear of 502-602 Rundberg Lane, be ALLOWED TO PROCEED TO ORDINANCE, deleting the subdivision requirement.

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

ABSENT: Mr. Jagger

C14-71-272 William Joe Gage, Sr.:
Rear of 1411 Morgan Lane

"A" Residence, 1st H & A to
"GR" General Retail, 1st H & A

Mr. Lillie reminded the Commission that they had requested that they begin to review pending zoning cases and this is one of those cases. The owner of the property has been notified of the meeting and what is to take place. He explained that their recommendation to the Council would be either to extend or to dismiss the case. He said that the owner made the application originally because he wanted to extend his trailer park into the next lot to the north and the requirement of the Commission was that a short form subdivision tying the subject tract to the existing mobile home park tract be filed. He explained that since this case was filed the ordinance has been changed to permit mobile homes outside of "GR" areas, so this particular zoning is not required. He added that the owner had been contacted and indicated that he would agree to a recommendation for dismissal as he no longer needed it.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend that the request be dismissed. Ms. Chance seconded the motion.

COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of William Joe Gage, Sr. for a zoning change from "A" Residence, 1st H & A to "GR" General Retail, 1st H & A on property located at the rear of 1411 Morgan Lane.

AYE: Messrs. Guerrero, Gutierrez, Rindy and Stoll; Mmes. Chance, Mather and White.

ABSENT: Mr. Jagger

OUT OF ROOM: Mr. Dixon

OTHER BUSINESS

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C2a-77-001 Amendment to Austin Development Plan: Expressway & Major Arterial Plan
 Consideration of alignment of William Cannon Drive through property owned by Mr. J.W. Smith.

Mr. Lillie reminded the members that at their meeting one month previous, they made a recommendation on the location for William Cannon Drive extension west of Brodie Lane. He continued that at a meeting after that they considered a subdivision by J.W. Smith that would effect that particular alignment. He said that the staff had had several meetings with Mr. Smith, his engineers and the Parks Department, and they have been working together to look for a district park in that area and tie down the alignment of William Cannon. He explained that the applicants had committed to present a map to the Commission on the alignment of William Cannon as it extends through Western Oaks and the Village, but the map was not submitted. He therefore suggested that the Commission delete this item from this agenda.

NO ACTION WAS TAKEN.

C17-77-001 Housing and Community Development
 Consideration of scheduling for reallocation of 1976-77 Housing and Community Development funds and for development of 1977-78 application.

Mr. Guerrero explained that this is just a report and consideration of the schedule for the reallocation monies, the 1.6 million dollars that was freed at the bond elections. Meetings of the subcommittees of the Planning Commission and the Community Development Commission have been scheduled and the Planning Commission will take action on January 25, 1977.

NO ACTION WAS TAKEN.

C6-77-001 Capital Improvements Program
 Consideration of 1977-78 Capital Improvements Program format and process.

Mr. Lillie introduced Mr. Jorge Carrasco, Capital Budget Officer, and explained to the Commission members that the staff would like them to instruct the staff as to how they would like the administration to proceed in the development of information on the CIP. Mr. Carrasco, said that there were four areas discussed at the Planning Commission's work session that they may wish to consider. The first is the need for a list of priorities. The second matter has to do with the instructions on which projects would need to be resubmitted. The third item is the sequence of events that the Commission may want to follow in terms of receiving information from Boards and Commissions, the general public, and from the staff. The last matter is the need for a briefing on the financial

C6-77-001 Capital Improvements Program--Contd.

resources that would be available for the Capital Improvements Program, with particular attention paid to an explanation of cash flow and other areas the Commission may want more details on.

Mr. Stoll suggested that the Chairman appoint one or two individuals to meet with Mr. Carrasco and plan a more specific outline on all the items listed. He explained that his reason for suggesting this was to come up with a logical sequence of events, which would aid new appointees to the Commission in June. Mr. Guerrero asked the members if they would agree to request that the City Council extend the present Commissioners appointments for one month to give more time to meet the Capital Improvements Program deadline of June 30. Mr. Guerrero asked Mr. Lillie to prepare this request for the Commission to go to the City Council. The Commission then decided to put this item on the agenda for January 25 for discussion and action on February 8.

NO ACTION WAS TAKEN.

C10-54-1 MoPac StudyConsideration of Subcommittee recommendation on MoPac Study.

Mr. Bill Stoll, Chairman of the Subcommittee appointed to review the MoPac Study, presented the Commission with a list of priorities compiled by the Subcommittee. After discussion the members adopted the following policies and priorities for the MoPac Study.

COMMISSION ACTION:

After consideration, the Commission members offered the following recommendations.

The Planning Commission endorses the MoPac Environmental Design Study and recommends its adoption by the City Council. The "Limited Expansion" Alternative Future concept that is the basis of the MoPac Study provides the most compatible growth alternative to issues raised in the Goals Program. The Planning Commission also recommends the consideration of several priorities to begin implementation of the findings of the Study.

POLICIES

1. To commit MoPac as a roadway handling local intracity traffic.
2. To incorporate the Highway Impact Overlay Zone into appropriate codes and ordinances (in particular, strip commercial development should be prohibited).
3. To eliminate through truck traffic on MoPac.
4. To eliminate construction of Barton Skyway and of the Far West Boulevard street traffic extension to Shoal Creek Boulevard.

C10-54-1 MoPac Study--Contd.

CAPITAL IMPROVEMENTS

1. Noise barriers and landscaping measures should be instituted immediately on existing sections to alleviate already current noise pollution problems.
2. West 35th Street should be widened to six lanes, while limiting traffic on Westover, Windsor, and Enfield with physical constrictions.
3. Bicycle and pedestrian facilities should be built as part of the MoPac roadway system.
4. Dense landscaping should be instituted along Great Northern Boulevard.
5. MoPac should be constructed north to U.S. 183.
6. Drainage system of MoPac should be designed to protect and not increase run-off into Barton Creek and Shoal Creek as part of the MoPac contract.

COMMISSION VOTE:

To RECOMMEND consideration by the City Council of priorities for policies and capital improvements for the MoPac Study implementation as drafted.

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

ABSENT: Mr. Jagger

COMMISSION ACTION:

In addition, we recommend that the MoPac southern extension to Loop 360 be restudied in consideration of possible adverse environmental impact, urban sprawl inconsistent with the Goals for Austin Tomorrow Program, and need for county land use controls.

COMMISSION VOTE:

To RECOMMEND that the MoPac southern extension to Loop 360 be restudied in consideration of possible adverse environmental impact, urban sprawl inconsistent with the Goals for Austin Tomorrow Program, and need for county land use controls.

AYE: Messrs. Dixon, Rindy and Stoll; Mmes. Mather and White

NAY: Messrs. Guerrero and Gutierrez; Ms. Chance

ABSENT: Mr. Jagger

ADDITIONAL COMMENT BY THE COMMISSION:

These above priorities, where appropriate, should be incorporated into the 1977-78 Capital Improvements Program for review and approval by the Planning Commission and City Council. It is also recommended that studies prepared for Capital Improvements' priorities one through six be submitted to the Planning Commission for review and comment. Finally, the Planning Commission and City Council should consider a policy on purchasing adequate right-of-way for buffering along major transportation arteries.

C2-77-001 Planning Theory

Consideration of Coordinated Codes Approach submitted by the staff.

Mr. Lillie told the members that last September the staff distributed a proposal dealing with several options on amending codes and ordinances in relationship to the master plan program. He then introduced Mr. Tom Knickerbocker, Assistant Director of Planning, who explained that the staff, in collaboration with the Legal Department, had researched all the state statutes that deal with growth management and prepared an analysis of what is and is not considered to be proper procedure in the state by the courts and other jurisdictions as to what the City of Austin can do, providing its ordinances are written to do so. He continued that the first part of the paper intended to set the ground work of establishing the kind of authority that the Commission can exercise that is defensible and acceptable should there ever be a litigation situation. He said that the result is that with the judicious use of the existing authority granted by the state, virtually all of the goals established in the Master Plan, the Lake Austin study and others can be enacted by developing a series of codes and ordinances that place their authority under the proper state statutes. He told them that the second half of the paper was intended to give the Commission some idea of what a coordinated codes approach means and it has some serious political implications as well as administrative implications. He explained that codes could be written that amend everything that exists now or the responsibilities of separate codes under the boards and commissions that have been established can be singularized. He said that this kind of project had never been attempted in any city that he knew of, so the staff felt that before the codes were written, they should have the sanction and approval of what this means to the alignment of the administration of the city as well as the boards and commissions and how that is going to relate to the state statutes. He suggested that the Commission could consider this item at their meeting of January 25, or they may want to hold a work session to discuss it.

NO ACTION WAS TAKEN.

C3-77-001 Environment

Consideration of Planning Commission recommendation on boat racing on Town Lake.

Mr. Lillie told the Commission members that they were to have included in their packets a report from the Navigation Board concerning boat racing on Town Lake but it had inadvertently been omitted. He continued that an action from the Commission was not required.

COMMISSION ACTION:

Ms. Mather stated that although an action was not required of the Planning Commission, that body had indicated that it wished to make a recommendation to the City Council. She added that because she resides near the lake and is president of the neighborhood association for that area she would abstain from action in this case. She stated that the boat clubs had requested that

C3-77-001 Environment--Contd.

they be allowed three races a year as a compromise and the South River City Citizens were on record as opposing that plan as being too many weekends for racing. Mr. Gutierrez said that he was opposed to any boat racing on Town Lake and felt that the boat clubs could race on Decker Lake or some other lake. He felt that the noise caused by the races was more than any resident should be asked to bear and pointed out that there were many homes and apartments very close to Town Lake. He then made a motion that the Planning Commission recommend that boat racing on Town Lake be eliminated completely. Mr. Stoll seconded the motion. Mr. Dixon asked the staff what kind of income the city derived from the Aqua Festival. Mr. Knickerbocker said that he had heard a total of \$100,000 that the Chamber of Commerce estimated that Austin brought in during the Aqua Festival for admission fees, hotels, restaurants, etc. Mr. Dixon felt that that was too much for the city to lose and thought that perhaps one weekend a year for the Aqua Festival would be the best compromise. Mr. Dixon asked if Mr. Gutierrez would accept an amendment to his motion to allow one major boat race per year to be held on two consecutive days. Mr. Gutierrez accepted the amendment. Mr. Stoll seconded the amended motion.

COMMISSION VOTE:

To RECOMMEND that one major boat race per year to be held on two consecutive days be allowed to occur on Town Lake.

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

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the November 2, 1976 Planning Commission minutes.

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

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

Short Form and Final Subdivisions as listed on the Subdivision Memorandum. Action taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivisions are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements:

C8-76-75 Evergreen Cemetery, Sec. F & G, a portion of Outlot 25,
Division B of Government Outlots
East 12th Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Rindy and Stoll; Mmes. Mather and White

ABSENT: Ms. Chance and Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, provision for sidewalks, and compliance with departmental requirements:

C8-76-73 Forest North Estates, Ph. IV-A
Broadmead Avenue

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To POSTPONE the following final subdivision pending approval of the preliminary plan:

C8-76-74 Forest North Estates, Ph. IV-B
Parliament House Road

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

ABSENT: Mr. Jagger

The following final planned unit development has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of this plat. The Commission then

VOTED: To APPROVE the following final planned unit development:

C814-76-08 Summerwood, Section 5
Steck Avenue

AYE: Messrs. Guerrero, Dixon, Gutierrez, Rindy and Stoll; Mmes. Mather and White

ABSENT: Ms. Chance and Mr. Jagger

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The following short form subdivisions are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements:

C8s-76-233 Gary Logsdon Subdivision
Toro Canyon Road

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending the City's determination of ability to provide water service:

C8s-76-232 Resub. Lot 1, Valley View Acres Rev.
Silvermine Dr., Little Deer Crossing

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements and granting a variance on signature of the adjoining owner to the west. Recommend to grant if same person owns Lot 14 and the west half of Lot 15; if west ½ of Lot 15 is individually owned, recommend variance not be granted:

C8s-77-01 James A. Maxwell Addition
Bonnie Road and Enfield Road

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

ABSENT: Mr. Jagger

The following short form subdivisions have appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of these plats. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-76-157 Senior Citizen's Activity Center
Lamar Blvd. & W. 29th Street

Short Form Subdivisions--Contd.

C8s-76-165 Resub. Lot 4, Blk. A, Dean Terrace
 Georgian Dr. & Dungan Street

C8s-76-228 Hecuba Addition
 Goodrich Avenue

AYE: Messrs. Guerrero, Dixon, Gutierrez, Rindy and Stoll; Mmes. Mather and White

ABSENT: Ms. Chance and Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-76-231 H.D. Taylor Subdivision #2
 Taylor Road & Riverhills Road

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-76-172 Riverside Divide, Section 3
 E. Riverside Dr. & S. Lakeshore

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivision, granting a variance from fiscal requirements for 8-inch water line:

C8s-76-217 Boyce Lane Subdivision
 Boyce Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Rindy and Stoll; Mmes. Mather and White

ABSENT: Ms. Chance and Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivision, granting a variance on signature of the adjoining owner:

Short Form Subdivisions--Contd.

C8s-76-230 The Old Homestead
Clayton Lane

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

ABSENT: Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivisions, granting a variance
 to exclude the balance of the tract:

C8s-76-220 7.73 Addition
Joseph Clayton Lane

C8s-76-224 Woodland Village of Anderson Mill, Sec. 2, Ph. 2,
 Lots 8a & 8B, Blk. O
 Millwright Parkway

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

ABSENT: Mr. Jagger

Ms. Evelyn Butler, representing the Planning staff, told the members that there is a request for a variance from ordinance requirements and Planning Commission Policy on construction requirements for a collector street in Decker Hills Estates. She said that this subdivision had appeared before the Commission on November 23, 1976 and it was approved with the condition that the two county roads in the subdivision would be developed to urban standards, which was based on the policy dealing with street construction standards in urban subdivisions adopted by the Planning Commission in April of 1976. She continued that after review by the Urban Transportation Study Office, Engineering Department, and Travis County Engineering Staff, the staff recommends that the variance from urban street standards be granted for Decker Lake Estates.

The Commission then

VOTED: To GRANT a variance from ordinance requirements and Planning
 Commission Policy on construction requirements for a collector
 street in the following final subdivision:

C8-75-28 Decker Hills Estates
Decker Lake Rd. & Conestoga Trace

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

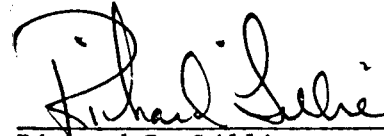
ABSENT: Mr. Jagger

Planning Commission--Austin, Texas

Reg. Mtg. 1/11/77

15

The meeting adjourned at 10:15 PM.



Richard R. Lillie
Executive Secretary