

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--January 25, 1977

The meeting of the Commission was called to order at 5:00 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman  
Barbara Chance  
Freddie Dixon  
Gabriel Gutierrez  
Sid Jagger  
Jean Mather  
Bill Stoll  
Nellie White

Absent

Dean Rindy

Also Present

Richard Lillie, Director of Planning  
Tom Knickerbocker, Assistant Director  
of Planning  
Evelyn Butler, Supervisor of Current Planning  
Walter Foxworth, Planner  
Bill Lowery, Urban Transportation Department  
Luther Polneau, HCD Coordinator  
Jafus Cavi, Assistant Director of  
Environmental Resource Management  
John German, Assistant Director of Public  
Works  
Mac Allen, Public Works Department  
Lois Kluck, Clerk III  
Dona Jakubowsky, Administrative Secretary

## PLANNING COMMISSION

Regular Meeting---January 25, 1977

## PRELIMINARY SUBDIVISIONS

C8-76-76      Southland Oaks

Frate Barker Lane and Brodie Lane

The staff reported that this subdivision consists of 205 acres with 88 lots, the average lot size being 210' x 283'.

The Plat Review Committee met on November 24, 1976 and recommended approval with the following conditions:

1. Show survey tie across Frate Barker Lane and verify proposed dedication is 40' from the existing centerline.
2. Show building setback line from Brodie Lane in Block L.
3. Change Saddle Mountain Pass to Saddle Mountain Trail.
4. Change names of Sundown Drive, Southvale Drive and South Hollow Drive.
5. A variance is required on the length of Blocks A, F, G, H, I and L. Recommend to grant because of low density.
6. A variance is required on scale of the preliminary plan. Recommend to grant because of the size of the tract. Final plat(s) required to be drawn to the required scale of 1" to 100'.
7. All lots required to have an adequate building site exclusive of building setbacks and drainage easements.
8. Waterway development permit required prior to final approval.
9. Subdivision is located in the S.W.-A Moratorium area; services are not available from the City of Austin.
10. Show 100 year flood plain on the preliminary plan and final plat(s).
11. Health Department approval required for septic tank use prior to preliminary approval, and every lot required to be approved for septic tank use on a final plat prior to approval.
12. Health Department approval required for water supply and system prior to final approval.
13. Show Bench Mark monumented to U.S.G.S. 1929 Datum.
14. Minimum building elevation for lots in the 100 year flood plain required to be shown on the final plat(s).
15. Drainage and utility easements as required.
16. No sidewalks required. (Suburban)
17. Existing sink-holes on any lot may require further study prior to final approval.
18. Letter of approval required from the Texas Department of Health Resources for the water supply to this subdivision.
19. From percolation tests submitted and flood plain data shown on the plat, all lots in this subdivision cannot be approved for septic systems.

C8-76-76 Southland Oaks---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SOUTHLAND OAKS subject to all of the departmental requirements DELETING Item No. 9 and subject to the combining of lots which can be approved for septic tank systems with lots that cannot be approved.

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

ABSENT: Mr. Rindy  
(Mr. Jagger was out of the room while the vote was taken.)

C8-76-77 Woodland Village, Section IV  
Anderson Mill Road and Barkus Drive

The staff reported that this subdivision consists of 5.73 acres with 14 lots, the average lot size being 80' x 110'.

The Plat Review Committee met on December 8, 1976 and recommended approval with the following conditions:

1. Show survey tie across Anderson Mill Road - 40' from existing centerline required.
2. Recommend no driveway access be allowed onto Anderson Mill Road for adjoining lots.
3. Subdivision required to be connected to William County M.U.D. No. 1 water and wastewater systems. Letter required from the M.U.D.
4. Fiscal arrangements required along with final plat for sidewalks along the east side of Barkus Drive, one side of Burmaster Lane and the north side of Anderson Mill Road. Appropriate note required on the final plat.
5. Drainage and utility easements as required.
6. Waterway development permit required prior to final approval.
7. Minimum building slab elevation note required on final plat.
8. Show Travis County/Williamson County line on final plat.
9. Show 100 year flood plain data.
10. Proposed Barkus Drive required to be dedicated prior to or simultaneously with this tract. (May be included in larger final plat.)
11. Fiscal arrangements required for construction of streets, drainage, sidewalks, water and wastewater systems to city standards.

C8-76-77 Woodland Village, Section IV---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WOODLAND VILLAGE, SECTION IV subject to all of the departmental requirements.

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

ABSENT: Mr. Rindy

(Messrs. Guerrero and Jagger were out of the room while vote was taken.)

C8-76-79 Pflugerville Farms  
Pflugerville Loop and Rabbit Run Road

The staff has recommended that this preliminary plan be postponed pending Health Department approval for septic tank use. The Commission then

VOTED: To POSTPONE the preliminary plan of PFLUGERVILLE FARMS pending Health Department approval for septic tank use.

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

ABSENT: Mr. Rindy

C8-76-80 Thoroughbred Estates  
F.M. 812 and Clinger Road

The staff has recommended that this preliminary plan be postponed pending Health Department approval for septic tank use. The Commission then

VOTED: To POSTPONE the preliminary plan of THOROUGHbred ESTATES pending Health Department approval for septic tank use.

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

ABSENT: Mr. Rindy

C8-76-81 Balcones Woods, Section Four  
Balcones Woods Drive and Alhambra Drive

The staff reported that this subdivision consists of 82 acres with 194 lots, the average lot size being 80' x 115'.

C8-76-81 Balcones Woods, Section 4---continued

The Plat Review Committee met on October 3, 1976 and recommended approval with the following conditions:

1. Lot 7, Block F required to have a minimum width of 50' at the front property line.
2. Lot 12, Block C required to have a minimum chord width of 33' at the street line and 50' at the building line.
3. A variance is required on the length of Blocks A, B, E, F, G and K. Recommend to grant because of proposed park to the north, proposed parkway and adequate circulation is provided.
4. A variance is required on the length of Madrid Circle. Recommend to grant because of proposed parkway.
5. Sidewalks required on both sides of Balcones Woods Drive, Calle Verdi Drive and proposed Duval Road, and on one side of all residential streets. Appropriate note required on the final plat(s).
6. Sidewalk curb ramps required at street intersection.
7. Note required on the final plat identifying ownership of tracts A and B for taxation and maintenance purposes.
8. Identify L.C.R.A. easement as affecting tracts A and B.
9. Show building setback lines on tracts A and B.
10. Show R.O.W. width of all streets.
11. Proposed Duval Road required to have another name prior to recording.
12. Change name of Toledo Drive and Toledo Circle.
13. Show correct ownership of adjoining tract to the north.
14. Label and dimension all building setback lines.
15. Contours required to be not more than 100 horizontal feet apart.
16. Waterway development permit required prior to final approval.
17. Minimum centerline radius for collector streets is 300' and 200' for residential streets. Several curves do not comply. Show curve data to indicate compliance with these requirements.
18. Show solid line between Tract B and the lots on each side.
19. Show 100 year flood plain data on the preliminary plan.
20. Show all existing drainage facilities.
21. Building permits required prior to any construction.
22. Subdivision is required to be connected to the city water and wastewater systems.
23. Drainage and utility easements as required.
24. Subdivision layout conflicts with some existing wastewater mains. Any relocation of mains will be at the owners expense.
25. Due to existing flooding downstream on Big Walnut, the drainage criteria for all subdivisions on this creek must include plans for water retention.
26. Maximum retention of existing trees is recommended.
27. Show existing drainage and utility easements,

C8-76-81 Balcones Woods, Section 4---continued

28. Fiscal arrangements required for construction of all streets, drainage and utility lines to city standards.
29. Area crosshatched in blue requires further consideration as related to Mo-Pac Boulevard alignment, proposed Duval Road alignment, and anticipated land uses.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan BALCONES WOODS, SECTION 4 subject to all of the departmental requirements RECOMMENDING a 200' setback from the centerline of the railroad and provisions for noise abatement construction and RECOMMENDING provision for water retention in the drainage plans.

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

ABSENT: Mr. Rindy

PRELIMINARY/FINAL COMBINATION

C8-76-78 Western Oaks I-E  
McCarty Road and One Oak Road

The staff reported that this subdivision consists of 7.047 acres with 14 lots, the average lot size being 100' x 150'.

The staff has recommended approval based on departmental reports and the following conditions:

1. Zoning change required on the driveway easement between Lots 6 and 7 from "BB" to "O" and on Lots 1-14 from "BB" to "A". Council action on the "BB" to "O" change required prior to final approval of this plat.
2. Identify ownership of Common Area Lot E-1 for purposes of taxation and maintenances.
3. Driveway easement required to be a part of Common Area Lot E-1.
4. A variance is required on block length. Recommend to grant because of proposed use of the adjoining tract. (Shopping Center)
5. Show boundary survey around and a lot number for the shopping center tract.
6. Additional R.O.W. required for 120' overall width for the east-west portion of McCarty Lane. (William Cannon Drive) Alignment required to be approved by Urban Transportation and Engineering Department.
7. Intersection at McCarty Lane and McCarty Lane (N.E. corner of tract) required to be worked out with Urban Transportation Department prior to final approval of the shopping center tract.

C8-76-78 Western Oaks I-E---continued

8. Provision required for 90' R.O.W. (45' from existing centerline on the north-south portion of McCarty Lane.
9. Sidewalks required on the south and west sides of McCarty Lane and on the north and east sides of One Oak Road. Appropriate note required on the final plat.
10. Recommend driveway access be prohibited to McCarty Lane from Lots 1 and 14.
11. Subdivision required to be connected to the city water and wastewater systems.
12. Development permit required prior to final approval.
13. Change McCarty Road to McCarty Lane.
14. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WESTERN OAKS I-E subject to all of the departmental requirements; and

VOTED: To APPROVE the final plat of WESTERN OAKS I-E and to authorize the WITHHOLDING of the signatures and recording of the plat pending receipt of the fiscal letter.

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

ABSENT: Mr. Rindy

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following two (2) final subdivisions have been before the Commission in the past and have now met all departmental requirements. The staff recommends that these subdivisions be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

<u>C8-76-57</u>	<u>Village Six at Anderson Mill</u>
	<u>F.M. 620 and Lakecreek Parkway</u>
<u>C8-76-68</u>	<u>Kellywood Estates, Section 2</u>
	<u>Kellywood Drive</u>

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

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

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

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, fiscal arrangements and street name changes required.

C8-76-37 Shiloh Subdivision, Ph. 2, Section 1  
Shiloh Drive & Stone River Drive

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

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

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 and to GRANT the variance to DELETE Public Utility Easements on rear of lots in Blocks U, W and Y because service will be provided from the street.

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

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

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

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, street name changes and note required on the plat.

C8-76-71 The Village at Western Oaks I  
Beckett Lane and Convict Hill Road

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

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



Planning Commission, Austin, Texas

Reg. Mtg. 1/25/77

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PLANNED UNIT DEVELOPMENT---FILED AND CONSIDERED

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

VOTED: To APPROVE the following P.U.D.

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

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

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) short form subdivisions have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-76-25 Greenway Plaza, Section 5  
Rundberg Lane  
C8s-76-221 Lundell Addition  
Walnut Avenue  
C8s-76-223 Baker Hills  
Bee Caves Road  
C8s-77-01 James A. Maxwell Addition  
Bonnie Lane and Robin Hood Road

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

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

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

The Commission then

VOTED: To APPROVE the following short form subdivision and GRANTING the variance on the fiscal requirements for city water because the lot will be served by Water District No. 18.

C8s-76-222 Lake Ridge Estates, Section 2-B  
Lake Hills Drive

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

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

The Commission then

VOTED: To DISAPPROVE the following two (2) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-04 Decker Lake Estates  
Blue Bluff Lane  
C8s-77-06 Onion Creek, Resub. #3  
Pinehurst Drive South

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and that all lots must satisfy ordinance requirements for width and area.

C8s-77-05 Parker Heights, Section One-B  
Iroquois Lane and Burleson Road

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

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

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

The Commission then

VOTED: To DISAPPROVE the following three (3) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department and current tax certificates.

C8s-77-02 1st Resub. Lot 10, Block F, Community of Fairview  
Greenheart Drive

C8s-77-07 U-Haul Addition  
North Lamar Blvd. and Houston Street

C8s-77-10 1st Resub. Block D, Industrial Terrace  
Industrial Terrace and Business Drive

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, creek permit required and letter of variance on the signature of the adjoining owner is required.

C8s-77-03 The Rosie Addition  
Towery Drive

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

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

The Commission then

VOTED: To 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 of the adjoining owner.

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continuedC8s-77-08 E-Z Addition

Lamar Blvd. and Nelray Blvd.

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

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

The Commission then

VOTED: To 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 lot width.

C8s-77-09 Resub. Lots 15 and 16, Block F, Elm Wood Estates  
Woodcliff Drive

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending approval from Water District No. 17 and L.C.R.A. for water and septic tank use.

C8s-76-229 Resub. Lot 3, Eck Lane Addition  
Eck Lane

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

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

## PUBLIC HEARINGS

CL7-77-001      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 presented the Commission members with the following recommendations for the reallocation of HCD funds from the Joint Subcommittee of the Planning Commission and Community Development Commission.

The joint subcommittee has held seven meetings including three public hearings since January 10, 1977. During these meetings the subcommittee reviewed the needs identified at neighborhood meetings in 1976, projects which addressed these needs, citizen requests at public hearings held on January 12, 13, and 15, and proposals submitted by City departments and other public and private organizations.

The following recommendation is presented in two parts.

I. FIRST PRIORITY PROJECTS

Shady Lane bridge	\$ 279,000
Webberville Road reconnection at Boggy Creek	79,000
Housing Rehabilitation	500,000
Model Cities Clinic acquisition	175,000
Home management/maintenance counseling	72,000
South Austin Recreation Center repair and development of grounds	180,000
Civitan Park improvements	50,000
Buttermilk Creek Park improvements	100,000
Rosewood Park tennis court/lighting improvements	23,000
East 1st Street Neighborhood Center land acquisition and construction	281,000
Revolving fund for historic preservation	150,000
Contingency and 1975 HCD cost overruns	44,000
TOTAL	\$1,933,000

This list of projects includes the following considerations which are an integral part of the recommendation:

1. Strong consideration should be given to the combination of the Model Cities Clinic and the East 1st Street neighborhood center as a single project similar to the Rosewood-Zaragosa center. It is anticipated that considerable savings in land acquisition, site development, parking, etc. would result from such a combination and that the mutually reinforcing activities would benefit the residents of the neighborhood.

CL7-77-001 Housing and Community Development--Contd.

2. Initial proposals for the construction of the Shady Lane bridge and reconnection of Webberville Road included paving improvements which although "necessary" are not essential to implement the projects. It is recommended that these attendant paving improvements be included as part of the projects but funded by street bonds.

Shady Lane paving from E. 7th Street  
to Airport Blvd.

\$121,000

Webberville Road paving from E. 7th  
Street to Northwestern Avenue

\$135,000

3. The closing of Webberville Road at Boggy Creek has hurt businesses and residents of not only the adjacent property, but in the entire neighborhood. To avoid similar situations in the future it is strongly recommended that neighborhood residents and property owners be notified and diligently informed of proposed street pattern changes and street vacations.

II. SECOND PRIORITY PROJECTS - the following projects are listed in priority order and are recommended should any additional funds become available.

Rosewood Park - completion of tennis court  
and lighting improvements

\$ 27,000

Ricky Guerrero Park - parking

20,000

West Bouldin Creek - hike & bike trail

350,000

The subcommittee formally voted on these recommendations on January 19, 1977. Agreement was unanimous with Mr. Miguel Guerrero abstaining on the Webberville Road project.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Dixon made a motion that the Home management/maintenance counseling project be voted on separately. Ms. Mather seconded the motion. Mr. Guerrero amended the motion to include the Webberville Road reconnection at Boggy Creek. Mr. Dixon accepted the amendment and Ms. Mather seconded the amended motion. The motion carried, with Mr. Dixon and Mr. Guerrero abstaining. Mr. Guerrero referred the members to a letter from Mr. Reuben Rountree, Director of the Public Works Department, which recommended that the Shady Lane Bridge and Webberville Road Reconnection projects be delayed until funds are available to proceed with completing the projects. He asked Mr. John German, Assistant Director of Public Works, to explain this letter. Mr. German explained that there were problems in setting up a project and then only partially funding that project. He continued that there could be two effects caused by this: (1) if there are no street bond funds available to cover the remaining cost, the project may not be implemented or may not be completed until those additional bond funds are available, and (2) if this were a high priority project the money would have to come from an existing approved funded paving project delaying another proj.

C17-77-001      Housing and Community Development--Contd.

which has already been considered in the C.I.P. process. Ms. Mather told Mr. German that the Committee felt that these were needed projects, but did not want to cut out other projects to complete them, so they decided that they would partially fund them to allow the bridge (in one case) to be built with just the immediate approaches and in the other project, pave the road without building the sidewalks. Ms. Mather went on to explain that, in the case of Webberville Road, the Urban Transportation Department had proposed, for safety, that Webberville Road be changed so that it no longer crossed the railroad tracks, but turned instead and connected to 7th Street. She said that this plan took the traffic off of that portion of Webberville that has existed for years and has some small businesses established on it. Ms. White stated that she had some real problems connected with building roads from HCD funds and felt that funds for this purpose should be made available from roadway funding. Ms. Mather responded that everyone was in agreement with that but the feeling was that these projects were urgently needed and roadway funds were not available. Mr. Jagger made a motion to approve the Webberville Road reconnection at Boggy Creek project. Mr. Dixon seconded the motion. The motion carried with Mr. Guerrero abstaining. The members then turned to discussing the home management/maintenance counseling project. Mr. Guerrero explained that this was a proposal made by the Austin Urban League, to provide \$72,000 for home counseling and management of household budgets, care and maintenance of the home, housing educational seminars, improvements of housing and living situations, and utilization of community resources and this will be carried out in connection with the Housing and Community Development Rehabilitation Program. Mr. Gutierrez made a motion that the home management/maintenance counseling project be approved. Ms. Mather seconded the motion. The motion carried with Mr. Dixon abstaining. Mr. Dixon then made a motion to approve the recommendations of the Joint Subcommittee of the Planning Commission and Community Development Commission for the reallocation of Housing and Community Development funds, changing the word "necessary" in consideration number 2 to "important". Mr. Guerrero seconded the motion. Ms. White stated that she wished to go on record as being opposed to using HCD funds for roadway projects.

## COMMISSION VOTE:

1. To APPROVE the reallocation of Housing and Community Development funds to provide \$79,000 for the Webberville Road reconnection at Boggy Creek as recommended by the Joint Subcommittee of the Planning Commission and Community Development Commission.

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

ABSTAIN:    Mr. Guerrero

ABSENT:     Mr. Rindy

2. To APPROVE the reallocation of Housing and Community Development funds to provide \$72,000 for Home Management/Maintenance Counseling as recommended by the Joint Subcommittee of the Planning Commission and Community Development Commission.

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

ABSTAIN:    Mr. Dixon

ABSENT:     Mr. Rindy

C17-77-001      Housing and Community Development--Contd.

3. To APPROVE the recommendations as submitted by the Joint Subcommittee of the Planning Commission and Community Development Commission for the reallocation of Housing and Community Development funds, changing the word "necessary" in consideration number 2 to "important".

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

ABSENT:        Mr. Rindy

## OTHER BUSINESS

R141-77      Planning Commission Rules and Regulations

To consider an amendment to the Planning Commission Rules and Regulations to hear a maximum number of zoning cases each month.

Mr. Lillie explained that this item was on the agenda to determine how the Commission wants to handle the zoning cases. Mr. Guerrero said that the members had received information from the Legal Department indicating that the Commission could put a ceiling on the number of zoning cases it hears per month. He said that the same memorandum said that it was also legal to recess to the next day. Mr. Lillie said that was correct although there were some technical procedures that must be taken for recess, but these do not present a problem.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather said that she was afraid that if they do limit the number of zoning cases heard each month, it would cause a backlog of cases. Mr. Lillie said that it would continue to build. Ms. White felt that the Commission should recommend that, if they are not through the meeting by midnight or 1:00 AM, the meeting should be continued to the next day. Ms. Chance thought that she would prefer to go ahead and continue the meeting until they are through without adjourning and meeting again the next day. She said that the members, because of the different subcommittee meetings, were in the position of attending several meetings per month and this would just be adding more to their schedule. Ms. Mather said she agreed with her, but it was not good to have people waiting in the audience so late, sometimes 3:00 AM or 4:00 AM. Ms. White agreed and said it was an improper way to handle business. She suggested that perhaps the meetings could start at 5:00 PM and not go beyond 12:00 PM. Mr. Jagger felt that a reasonable limit should be established for the number of zoning cases heard and if another meeting had to be scheduled to handle the backlog, they could do that. Mr. Stoll felt it was a good idea to start the meeting at 5:00 PM. The other members were in agreement. Mr. Dixon made a motion that the zoning meeting on the first Tuesday of each month begin at 5:00 PM, beginning in March, 1977. Ms. Chance seconded the motion.



R141-77      Planning Commission Rules and Regulations--Contd.

## COMMISSION VOTE:

To MOVE THE MEETING TIME of the Planning Commission meeting held on the first Tuesday of the month from 7:00 PM to 5:00 PM.

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

ABSENT:        Mr. Rindy

C2-77-001      Planning Theory  
Consideration of Coordinated Codes Approach submitted by the staff.

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Tom Knickerbocker, representing the Planning staff, presented information entitled "Growth Management in Austin" which had been distributed at an earlier meeting of the Commission. He said that there were three alternatives that were considered in studying the growth management system of the City: (1) a single large development agency, (2) modifying the existing ordinances, and (3) the coordinated codes system. He continued that, before the codes are written, general agreement from the Planning Commission and the City Council is needed, that this is the desirable system under which they want to operate. Ms. Mather asked Mr. Knickerbocker what the adoption of the Codes Approach would mean to City Departments and to the Commission. Mr. Knickerbocker answered that each department would be responsible for a specific ordinance in the code so that applicants would not have to receive several departments approvals for the same thing. Commissions would also assume a singular responsibility so that two or more would not be involved with a single issue. The exception would be the Planning Commission which by charter has overall planning authority. She asked specifically about the role of the Environmental Board. Mr. Knickerbocker responded that it places this Board more in the role of a monitor and a critic in looking at systems and how they operate. As an example, rather than reviewing individual plats the Board would monitor the effects of the ordinance and work toward the development of better environmental techniques and ordinances. Mr. Dixon asked that the staff provide the Commission with a flow chart. Mr. Knickerbocker said that it is being worked on by the staff and will be provided to them. Mr. Jagger felt that a public hearing should be conducted to give the citizens of Austin an opportunity to offer their opinions. Mr. Knickerbocker responded that work was continuing on the definitions of the codes and how they can work. Mr. Guerrero explained that the Commission just needed to let the staff know whether or not they accepted the third alternative, which is the coordinated codes approach.

NO ACTION WAS TAKEN.

C10-54-1      MoPac Study  
Request by Mrs. White to amend minutes of the Planning Commission meeting of January 11, 1977 reflecting her vote.

Mr. Guerrero explained that Mrs. White had requested that the Planning Commission minutes of January 11, 1977 be amended reflecting her vote. He then presented to the members the following letter from Mrs. White.

C10-54-1      MoPac Study

*It has been brought to my attention that since we own property near the central section of MoPac (Loop 1), I should not have participated in the vote on the recommendation that the Planning Commission made to the City Council concerning the MoPac Environmental Design Study. Therefore, please record me as "abstaining" on the first motion, pertaining to the central section. Allow my vote "for" the second motion, pertaining to the southern extension to remain. This will not change the action as the vote was 8-0 favoring the recommendation.*

*Please forward a copy of this letter to the City Council with the two letters from the Planning Commission dated January 12 and January 14 concerning this action.*

*Thank you for bringing this to my attention.*

Mr. Guerrero further explained that, according to Robert's Rules of Order, a motion is needed only, with no discussion.

**COMMISSION ACTION:**

The members reviewed the letter presented by Mrs. White. Mr. Dixon made a motion to change Mrs. White's vote from "AYE" to "ABSTAIN" on the first action taken on the MoPac Environmental Design Study by the Commission on January 11, 1977. Ms. Mather seconded the motion.

**COMMISSION VOTE:**

To ALLOW A CHANGE IN THE VOTE taken on case number C10-54-1, MoPac Study at the meeting of January 11, 1977, to show Mrs. White voting to "ABSTAIN" instead of voting "AYE".

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

ABSTAIN:   Mmes. Chance and White; Mr. Jagger

ABSENT:    Mr. Rindy

The meeting adjourned at 9:00 PM



Richard R. Lillie  
Executive Secretary