

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--February 22, 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*
Gabriel Gutierrez***
Sid Jagger****
Jean Mather
Dean Rindy**
Bill Stoll
Nellie White

Absent

Freddie Dixon

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
John German, Public Works Department
Evelyn Butler, Supervisor of Current Planning
Walter Foxworth, Planner
Brian Schuller, Planner
Bill Lowery, Urban Transportation Department
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative Secretary

*Arrived at 5:45 PM

**Arrived at 5:50 PM

***Arrived at 6:50 PM

****Left at 7:35 PM

PLANNING COMMISSION

Regular Meeting -- February 22, 1977

PRELIMINARY SUBDIVISIONS

C8-76-16 Balcones Oaks, Section Two
 Tanbark Trail & Longleaf Drive

The staff reported that this preliminary plan consists of 15.95 acres with 51 lots, the average lot size being 80' x 120'.

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

1. A variance for length of Block C required. Recommend to grant because of existing development.
2. Sidewalks required on one side (to be specified) of Tanbark Trail, Longleaf Drive, Kapok Lane, Shadyleaf Circle and Greenleaf Circle.
3. Recommend the 200' centerline radius of Kapok Lane be varied because of an existing house on Lot 3, Block D.
4. Subdivision required to be connected to City water and wastewater.
5. Show Tanbark Trail to transition from 60 feet to 50 feet R.O.W. and from 44 feet to 30 feet paving inside this subdivision on the final plat.
6. Recommend the 200' centerline radius on Tanbark Trail - Longleaf Drive be varied because such curve is a right angle turn.
7. Recommend no cul-de-sac be required at the Southeast end of Longleaf Drive, because only three (3) lots are served by such street.
8. Change name of Greenleaf Circle.
9. This preliminary plan was postponed on April 27, 1976 pending city ability to serve with water and wastewater under the moratorium. The applicant has requested consideration and approval since the moratorium has been lifted.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan of BALCONES OAKS, SECTION TWO, subject to all departmental requirements and GRANTING the variances involved.

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

ABSENT: Mr. Dixon

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

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PRELIMINARY SUBDIVISIONS---Continued

C8-76-72 Indian Summit
River Hills Road

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

VOTED: To POSTPONE the preliminary plan of INDIAN SUMMIT pending a favorable report from the Health Department.

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

C8-77-01 Woodbridge
Rutherford Lane and Woodcraft Drive

The staff reported that this preliminary plan consists of 78.25 acres with 246 lots, the average lot size being 70' x 125'.

The Plat Review Committee met on January 5, 1977 and recommended approval with the following conditions:

1. Show survey tie across Rutherford Lane and provide dedication of 35' from the existing centerline for an ultimate width of 70'.
2. Show all of the streets dedicated adjacent to this subdivision and the school tract on preliminary plan.
3. Full R.O.W. (70') required to be dedicated with fiscal arrangements for full development of Woodcraft Drive north of the school tract prior to final platting of abutting lots. (No lot can be approved abutting a half street.)
4. Sidewalks required on both sides of Woodcraft Drive, Hermitage Drive and Loralinda Lane, on the north side of Rutherford Lane and on one side (to be specified) of all other streets. Appropriate note required on final plat(s).
5. Show 25' building setback line on Lot 1, Block A. Also, identify use of such lot. If use is to be park, restriction required limiting use to same, and note required identifying ownership for maintenance and taxation purposes.
6. Subdivision required to be connected to city water and wastewater systems.
7. Variance required on the length of blocks A, E & H. Recommend to grant because of creek, existing development to the west, and adequate circulation is provided.
8. Fiscal arrangements required for construction of Woodcraft Drive from Rutherford Drive northerly.
9. School tract cannot be provided with any utilities until platted and provision is made for construction of abutting streets. Recommend variance to exclude school tract.

PRELIMINARY SUBDIVISIONS---Continued

C8-77-01 Woodbridge

10. Rutherford Lane is required to be constructed to urban standards with 44' of paving subject to policy determination by Engineering Department.
11. All intersections required to be at or near 90 degrees.
12. Show centerline curve data. Minimum of 300' for collector streets and 200' for residential streets.
13. Waterway development permit required prior to final approval.
14. Minimum building slab elevation note required on final plat.
15. Show existing drainage facilities adjacent to this subdivision.
16. Streets, drainage, sidewalks and utilities required to be constructed to city standards with appropriate fiscal arrangements.
17. Drainage and utility easements as required.
18. Existing structures shown on plat must be removed prior to final approval.
19. Building permits required prior to any construction.
20. Consideration of the designation of the 100 year flood plain as a greenbelt by the owner.
21. Several street names required to be changed.

Additional preliminary comments by Urban Transportation Department:

1. Rutherford Lane and Woodcraft Drive required to be constructed to urban standards with curb and gutter and 80' R.O.W. and 44' of paving.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of WOODBRIDGE, pending further consideration as related to the dedication of the 100 year flood plain as a greenbelt and additional information regarding the extent of cut and fill required for Brookhurst Drive.

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

ABSENT: Messrs. Dixon and Gutierrez

C8-77-03 Parker Heights, Section Four
Burleson Road and East Oltorf

The staff reported that this preliminary plan consists of 14.09 acres with 29 lots, the average lot size being 120' x 60'.

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PRELIMINARY SUBDIVISIONS---Continued

C8-77-03 Parker Heights, Section Four

The Plat Review Committee met on January 12, 1977 and recommended approval with the following conditions:

1. Recommend the zoning be rolled back from "GR" to "B" for Lots 2-14, Block A and Lots 4-13, Block B because multi-family can be developed in "B" zoning at the same density as "GR".
2. Show survey tie across Burleson Road and verify the 70' R.O.W. shown.
3. Waterway development permit required prior to final approval.
4. A note will be required on the final plat requiring sidewalks on both sides of Burton Drive, on the south side of Oltorf Street and along the east side of Burleson Road.
5. Drainage and utility easements required.
6. Iroquois Lane is misspelled on plat.
7. Show proposed use of Lots 1, 2, & 14, Block B, and Lots 1 & 15, Block A as commercial.
8. Driveways to all corner lots required to be approved by Urban Transportation Department prior to final approval.
9. Show centerline curve data on preliminary plan for Burton Drive. Minimum requirement is 300'.
10. Subdivision required to be connected to city water and waste-water systems.
11. Streets, drainage, sidewalks and utilities required to be constructed to city standards, (urban) with appropriate fiscal arrangements.
12. Show 100 year flood plain data and accurate contour data on preliminary plan.
13. Water (runoff) detention note required on final plat.

Additional preliminary comments:

1. (Planning Department) Although the Plat Review Committee recommended approval of this subdivision as submitted by the applicant, the Planning Department does not object to the plan proposed by the Urban Transportation and Public Works Departments. Such proposal will however require consideration of a variance to create a cul-de-sac approximately 750 feet in length. In consideration of such variance the Commission should be aware of the densities which the existing zoning (GR) or the zoning rollback to "B" would permit and the traffic which can be generated by such densities.

There are 23 proposed multi-family lots which would permit a minimum of six (6) two bedroom units each for a density of 138 units. The traffic generated by these units plus that generated by the two commercial lots would use the intersection at Burleson Road and the proposed cul-de-sac.

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PRELIMINARY SUBDIVISIONS---Continued

C8-77-03 Parker Heights, Section Four

Also, consideration should be given to the adequacy of public services to the above mentioned uses and densities such as fire and police protection, and garbage pick-up, etc.

If the Planning Commission determines that such cul-de-sac design is the best proposal for the development of this tract, the Planning Department has no objection to the granting of the required variance.

If the cul-de-sac design is approved, a different street name will be required for same because it will not be a continuation of Burton Drive.

2. Comments from Urban Transportation and Public Works Departments are on file in the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of PARKER HEIGHTS, SECTION FOUR with cul-de-sac subject to departmental requirements as listed; R.O.W. to be 60 feet and 40 feet of paving with restriction of four-plexes and work out design of cul-de-sac for emergency purposes with Urban Transportation.

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

NAY: Ms. Mather

ABSENT: Mr. Dixon

C8-77-06 West Rim
 Westlake Drive

The staff recommended this preliminary plan be postponed as requested by the owner and the Neighborhood Association "SAVE-OUR-LAKE" Group. The Commission then

VOTED: To POSTPONE the preliminary plan of WEST RIM for 30 days as requested by the owner.

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

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivisions have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-76-49 Forest Park
Highway 290

C8-76-75 Evergreen Cemetery, Section F & G and a portion
of Outlot 25, Divn. B of The Government Outlot
E. 12th Street & Tillery

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

The staff reported that the owner has requested to vacate Lot 17 of this final plat to allow a short form plat to be recorded in Williamson County. The Commission then

VOTED: To VACATE Lot 17 in the following final subdivision:

C8-73-40 Buell Park
U.S. 183

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, sidewalks, cul-de-sac required on the west end of Hyridge Drive, street name changes and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-76-18 Twin Mesa
Hyridge Drive

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

FINAL SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, sidewalks, compliance with departmental requirements as on file with the City of Austin Planning Department, requires approval of Williamson County M.U.D. #1 and requires approval of the Texas Water Quality Board.

C8-76-44 Village Ten at Anderson Mill
Lake Creek Parkway

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

The Commission then

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

C8-76-47 LaCosta, Phase One, Section Two
I.H. 35 and LaPosada

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

The Commission then

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

C8-76-54 Oak Hill Industrial Park
Boston Lane

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

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FINAL SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, street name changes and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-76-67 Northwest Hills Village Center
Village Center Drive

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to DELETE fiscal requirements for street.

C8-76-70 Lakeway World of Tennis
R.R. 620 Intersection

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

The Commission then

VOTED: To DISAPPROVE the following two (2) final subdivisions pending fiscal arrangements, sidewalks and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-77-04 Yarrabee Bend, Section Two
S. Pleasant Valley Road
C8-77-05 Yarrabee Bend, Section Three
S. Pleasant Valley Road

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

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SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) 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 plats:

C8s-76-158 City of Austin Police Garage, CIP Project 96010
I.H. 35 and Sabine Street

C8s-76-227 Camelot West, Section Two
Bedwyr Road

C8s-77-16 Resub. Lots 17, 18 and 19, Gray & Becker Ind. Subd.
Gray Blvd. & Becker Circle

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

ABSENT: Messrs. Dixon and Gutierrez

The Commission then

VOTED: To APPROVE the following short form subdivision and GRANTING the variance to exclude the balance of the tract.

C8s-77-35 Arnold Addition
Platt Lane

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

ABSENT: Messrs. Dixon and Gutierrez

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.

C8s-75-101 Randall A. Miller Subdivision
U.S. 183

C8s-77-32 Resub. Lots 3, 4 and a part of Lot 5, Block 4,
Broadacres Subdivision
Clay Avenue

C8s-77-37 Charles Harris Addition
Garden Villa Lane & South Center Street

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

ABSENT: Messrs. Dixon and Gutierrez

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SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

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 and GRANTING the variance on the signature of the adjoining owner.

C8s-77-31 Jan-Fen Acres
Braton Lane
C8s-77-38 Ressig Subdivision
U.S. 290 West

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

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 variances on the signature of the adjoining owner and to delete the requirement for the cul-de-sac.

C8s-74-157 Teague-Buda Subdivision #1 Revised
I.H. 35 and Reagan Terrace

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

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 sidewalks and GRANTING the variance from that portion of the ordinance which requires a lot to be 50' wide, 50' behind the building line .

C8s-77-34 The Resub. of Lot 7, Block L, Peppertree Park,
Section 1 and Lots 8, 9, 10 and 11, Block L,
Peppertree Park, Section Three
Tallow Tree Drive and Jacaranda Drive

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, sidewalks, compliance with departmental requirements as on file with the City of Austin Planning Department and a variance letter on the signature requirement of the adjoining owner.

C8s-77-30 Resub. of a Part of Lot 9 and 10, Block 1,
Manchaca Estates
 Cannon League Drive and Becker Avenue

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

ABSENT: Messrs. Dixon and Gutierrez

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, R.O.W. required and a variance letter on the signature requirement of the adjoining owner.

C8s-77-33 Schirpik & Sane Tracts
 County Road and F.M. 620

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

ABSENT: Messrs. Dixon and Gutierrez

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 DENYING the variances on the width of Lot 1-A and Hopi Trail until the owner of the adjoining lot and the neighborhood group association have been contacted informing them of the proposed duplex construction at 3203 Bridle Path in case they wish to object to this type of construction.

C8s-77-36 Lots 1 and 2, Block 10, Tobin & Johnson Addition
 Bridle Path and Hopi Trail

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

ABSENT: Messrs. Dixon and Gutierrez

STREET VACATION

C10v(t)-77-001 Street Vacation-Travis County

Vacation of the cul-de-sac section of Rivercrest Drive.

Mr. Walter Foxworth, representing the Planning staff, told the members that Rivercrest Drive is located near Lake Austin, just north of St. Stephens School in a subdivision called Aqua Verde. He explained that the request is to vacate the cul-de-sac portion of a dead-end street, and this requires a variance because all dead-end streets are required by ordinance to terminate in a cul-de-sac. He said that the staff is recommending approval of the request for vacation because the lots which are affected by the roadway have frontage on Aqua Verde Drive, so they will have access. He continued that Rivercrest Drive provides access only to 13 small lots located across Rivercrest Drive from the four large lots fronting on Aqua Verde Drive and these small lots were created originally for use by the owners of the large lots to provide lake frontage. He said that these small lots are restricted from any structure for occupancy; therefore, Rivercrest Drive is not necessary for any access to any adjoining property.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Guerrero asked Mr. Foxworth if this would be a recommendation to the County Commissioners Court since the roadway is located outside the city limits. Mr. Foxworth replied that that was correct and the staff would forward their recommendation to the Commissioners Court of Travis County. Ms. Chance made a motion to recommend approval of the request for vacation of Rivercrest Drive. Ms. Mather seconded the motion.

COMMISSION VOTE:

To RECOMMEND APPROVAL of the vacation of the cul-de-sac section of Rivercrest Drive.

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

ABSENT: Messrs. Jagger and Dixon

THE MOTION PASSED BY A 7-0 VOTE.

OTHER BUSINESS

C11-77-002 Traffic and Transportation

Determination of number of parking spaces required for an automobile muffler installation facility to be located at 3501 S. Lamar Boulevard, as required by Section 45-30(12) of the Code of the City of Austin.

C11-77-002 Traffic and Transportation--Contd.

Mr. Tom Knickerbocker, representing the Planning staff, told the members that the request for 18 parking spaces, submitted by Mr. Jay Johnson, has been reviewed by the Urban Transportation, Engineering, and Planning Departments, and all agree that 18 parking spaces are adequate for the proposed operation.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Chance asked Mr. Jay Johnson if the mufflers would be installed inside the building or outside. Mr. Johnson replied that all activity would take place inside the building. Ms. Mather made a motion to approve the request for 18 parking spaces. Mr. Stoll seconded the motion.

COMMISSION VOTE:

To APPROVE 18 parking spaces for an automobile muffler installation facility to be located at 3501 S. Lamar Boulevard, as required by Section 45-30(12) of the Code of the City of Austin.

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

ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 7-0 VOTE.

C11-77-003 Traffic and Transportation

Determination of number of parking spaces required for an automobile repair garage to be located at 4401 South 1st Street, as required by Section 45-30(12) of the Code of the City of Austin.

Mr. Tom Knickerbocker, representing the Planning staff, told the members that the Urban Transportation, Engineering and Planning Departments have reviewed the request and recommend that 17 spaces be required.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather asked the applicant, Mr. Leonard Johnson, if he agreed with the recommendation of the staff for 17 spaces. Mr. Johnson replied that he did agree to that recommendation. Ms. Mather made a motion to approve 17 parking spaces. Ms. Chance seconded the motion.

COMMISSION VOTE:

To APPROVE 17 spaces for an automobile repair garage to be located at 4401 South 1st Street, as required by Section 45-30(12) of the Code of the City of Austin.

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

ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 7-0 VOTE.

C5-65-004 Brackenridge Urban Renewal Plan

To consider recommending removal of the 90-foot height limitation on two parcels of land within the Brackenridge Urban Renewal Project.

Mr. Tom Knickerbocker, representing the Planning staff, told the members that this was a request from the Urban Renewal Board to amend the Brackenridge Urban Renewal Plan to eliminate the 90-foot height limitation on two lots, which are the only remaining lots within the Brackenridge Urban Renewal tract that have such a height limitation. He continued that the purpose of the request is to allow the Texas Employment Commission to construct a building on the site which they have completed their purchase agreements with the Urban Renewal Authority on, which is a continuation of the Capitol complex building program. He explained that the proposed building is to be 104-105 feet high and the city's future land use plan in that area indicates a 200-foot building height limitation, though zoning does not presently exist at that height. All other tracts have been amended within the Brackenridge plan. He informed the Commission members that there are two options open to them: 1) to hold a public hearing, although there is no requirement to hold a public hearing on the plan; or 2) to make a recommendation at this meeting which will be forwarded to the City Council.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Chance asked Mr. Knickerbocker if the staff felt that it would be appropriate to hold a public hearing. Mr. Knickerbocker answered that at this point, there have been at least three public hearings in that area and there have been modifications to the Plan in the last several years. He said also that there were extended hearings that went on when the original Brackenridge Plan was put together. He added that all the land has been sold and conveyed and this is the last tract that has any kind of incumbrance at all, so he did not see any reason to hold a public hearing. Mr. Paul Jones, representing the applicant, presented a map to the Commission showing the uses already existing at the proposed height for this tract. He explained that in 1966 when the planning was taking place for this, the two subject tracts were held at a lower height because, at that time, there was some controversy concerning the Westgate Office Building and whether the State was going to condemn it and there was some difficulty also at that time in height restriction because of blocking the view of the Capitol. Ms. White said she felt there was a need for a lower building here because of the step-down effect toward the park. Mr. Jones responded that the building will be 105 feet, which is only a few feet above the 90-foot limitation. Ms. Mather asked if the proposed building would occupy both lots. Mr. Jones answered that it would occupy only the lot on the corner. Mr. Gutierrez made a motion to recommend approval of the request to amend the Brackenridge Urban Renewal Plan to remove the 90-foot height limitation on lots 13 and 14a located within the Brackenridge Urban Renewal area. Ms. Mather seconded the motion.

C5-65-004 Brackenridge Urban Renewal Plan--Contd.

COMMISSION VOTE:

To RECOMMEND APPROVAL of the request of the Urban Renewal Agency to amend the Brackenridge Urban Renewal Plan to remove the 90-foot height limitation on lots 13 and 14a located within the Brackenridge Urban Renewal area.

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

ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 7-0 VOTE.

C814-76-012	Omega Investment Company: 2330 Bergstrom Highway	A 640-unit residential planned unit development called, <u>"River Hills"</u> .
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Mr. Guerrero told the members that the applicant had requested an indefinite postponement of this application.

COMMISSION ACTION:

Ms. Mather made a motion to postpone indefinitely the request of Omega Investment Company for a planned unit development. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To POSTPONE INDEFINITELY the request of Omega Investment Company for a 640-unit residential planned unit development called, "River Hills", to be located at 2330 Bergstrom Highway.

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

ABSENT: Ms. Chance; Messrs. Dixon, Gutierrez and Rindy

THE MOTION PASSED BY A 5-0 VOTE.

C1-76

C1-77 Minutes

COMMISSION ACTION:

Mr. Gutierrez made a motion to approve the December 14 & 28, 1976, January 4, 11 & 25, 1977 and the zoning portion for release to the City Council of the February 1, 1977 Planning Commission minutes. Mr. Rindy seconded the motion.

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C1-76

C1-77 Minutes--Contd.

COMMISSION VOTE:

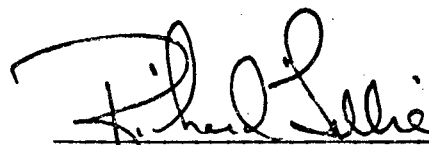
To APPROVE the December 14, 1976, December 25, 1976, January 4, 1977, January 11, 1977, and January 25, 1977 Planning Commission minutes and to APPROVE for release to the City Council the zoning portion of the February 1, 1977 Planning Commission minutes.

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

ABSENT: Ms. Chance; Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

The meeting adjourned at 8:55 PM.



Richard R. Lillie
Executive Secretary