

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--August 23, 1977

The meeting of the Commission was called to order at 5:30 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman
Freddie Dixon
Sid Jagger*
Mary Ethel Schechter
Sally Shipman
Bernard Snyder**
Bill Stoll
James G. Vier

Absent

Gabriel Gutierrez

Also Present

Richard R. Lillie, Director of Planning
Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
Walter Foxworth, Planner
Lois Kluck, Clerk III
Tom Anderson, Parks and Recreation Department
Bill Lowery, Urban Transportation Department
Charles Graves, Director of Engineering
John German, Director, Public Works
Mac Allen, Public Works
John Meinrath, Legal Department
Ouida W. Glass, Senior Secretary

*Arrived at 5:45 p.m.

**Arrived at 5:40 p.m.

STREET VACATIONS

<u>C10v-77-11</u>	<u>Street Vacation</u> Waterfront from Interregional Highway to San Marcos Street
<u>C10v-77-12</u>	<u>Street Vacation</u> East Avenue and Cummings Street
<u>C10v-77-13</u>	<u>Street Vacation</u> Canadian Street and Bergman Avenue
<u>C10v-77-14</u>	<u>Street Vacation</u> Bogle Avenue, Canadian Street and Lynn Street Alley
<u>C10v-77-15</u>	<u>Street Vacation</u> Anthony Street, Bergman Avenue and Bogle Avenue
<u>C10v-77-16</u>	<u>Street Vacation</u> Lynn Street Alley and Bogle Avenue
<u>C10v-77-17</u>	<u>Street Vacation</u> Chicon Street, Bergman Avenue and Bogle Avenue
<u>C10v-77-18</u>	<u>Street Vacation</u> Salina Street and Riverview Street
<u>C10v-77-19</u>	<u>Street Vacation</u> Chalmers Avenue and Riverview Street
<u>C10v-77-20</u>	<u>Street Vacation</u> Comal Street and Haskell Street

Mr. Tom Knickerbocker of the Planning staff explained that Mr. Mac Allen of the Public Works Department would make the presentation on cases C10v-77-11 thur C10v-77-20. Mr. Allen explained that total streets were not being vacated by only certain footages thereof. Mr. Allen also explained the streets would be dedicated to the Parks and Recreation Department and the right-of-way would not be needed for public street purposes. This is a result of many years of planning and work on the part of many people in the City of Austin, the Town Lake Development Plan, and is the culmination of work on the part of the Public Works Department, the Urban Transportation Department, the Engineering Department, and many other City departments who have come up with a plan to allow construction of roadways, parking lots, and other facilities in the Festival Beach area by the Parks and Recreation Department. This is a coordinated effort and the request is to approve in effect giving the Parks and Recreation Department 7.4 acres of land for parks purposes in return for a little less than an acre of land. The Parks and Recreation Department needs this property to construct parking lots for their facilities at Festival Beach. The Parks and Recreation Advisory Board approved this joint vacation and dedication of rights-of-way.

STREET VACATIONS (continued)

It is intended to serve the citizens of Austin without generating traffic through the neighborhood area. The Parks and Recreation Department is in the process of preparing a subdivision of all their land in the City, including the Festival Beach area, and these old street rights-of-way must be vacated so the subdivisions can be approved.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Sam Hernandez, East First Street Neighborhood Center

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission was told there were no homeowners or persons living in the area that would be moved out. Mr. Hernandez stated there would not be any homes affected in the area and stated he and his group were in agreement with the street vacations. Parks and Recreation Department already owns this area of Festival Beach; some street rights-of-way is in what is now a park.

COMMISSION VOTE

Mr. Jagger moved the streets be vacated as recommended in Mr. German's memorandum of August 2 to the City Manager; subject to dedication of the park land for right-of-way. Mr. Stoll seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 3-0 VOTE.

PUBLIC HEARINGS

C12-77-009 Public Services

Wastewater approach main for St. Peter's
Methodist Church Subdivision (C82-77-009).

Mr. Tom Knickerbocker of the Planning staff explained that the existing City approach main policy requires that any time service is to be extended from off site that it constitutes an approach main. St. Peter's Methodist Church is requesting approval of a 140-foot extension of a wastewater line in order to provide services to their tract of land. This is recommended by the staff. The total City investment, if approved, would be approximately \$2,016.

C12-77-009 Public Services (continued)

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Barbara Gee

PERSONS APPEARING IN FAVOR

John German, Director of Public Works

Felix Wolfe, Member of Mission Board who owns tract of land

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

In response to a question concerning the size of the total line it was explained that the approach main only constitutes that portion which is off-site in which the City would participate. That portion of the line that would be on the tract is the subdivider's responsibility.

COMMISSION VOTE

Mr. Dixon moved approval of the wastewater approach main for the St. Peter's Methodist Church as recommended by staff. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Jagger, Snyder, Stoll and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

OUT OF THE ROOM: Mr. Guerrero.

THE MOTION PASSED BY A 7-0 VOTE.

R1200 Public Services

Consider holding a special meeting for the purpose of reviewing approach main requests

- (a) Request by Jerry Angerman. Reference:
Williamson Creek, Phase B
- (b) Bull Creek, Lateral A

Mr. Richard Lillie, Director of the Planning Department, explained there were two important approach main studies that the staff was authorized to undertake by the City Manager's office. One was an extension of 11,800 feet from Western Oaks Subdivision to the Oak Hill area near the "Y" of 290 and 71, and is called under the Capital Improvements Program the Williamson Creek, Phase B. This was removed from the C.I.P. and recommended that the approach main policy be considered as the means to serve the area. The other line is located northwest of the City and is called Bull Creek Lateral A. This particular sewer line was also recommended to be taken out of the C.I.P. and made subject to approach main policy. Both reports are now complete and the request is made to schedule a special meeting to consider these two studies.

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R1200 Public Services (continued)

COMMISSION ACTION

The Commission heard the testimony as presented. There was discussion regarding whether or not there would be sufficient notice time to consider the request. Mr. Lillie explained that the Bull Creek Main is an oversizing issue and that it is critical that both be considered as soon as possible.

COMMISSION VOTE

Mr. Jagger moved the public hearing to consider the two requests be scheduled for Tuesday, August 30. Due to the short time for notification, Mr. Dixon moved the hearing be scheduled at 7:30 p.m., Thursday, September 1. The Commission agreed to this.

C2o-77-005 Zoning Ordinance Amendment

Consider recommending amendment to Chapter 45
14 (b) to require a 3/4 affirmative vote of the
City Council to overturn a negative recommenda-
tion of the Planning Commission.

Mr. Tom Knickerbocker of the Planning staff explained that as a result of court action in the early part of the summer this provision of the City Zoning Ordinance, as well as that of many other cities in the state of Texas, was declared invalid. Following that court ruling the State Legislature during the last session passed a new act making it legal. As a result the City must now re-enact this clause within its zoning ordinance in order to take advantage of it. The wording should be amended as follows:

"Any ordinance for the amendment, supplement, change or repeal of this chapter and any ordinance providing for zoning of property under the provisions of Section 45-14(d) shall either be proposed to the City Council by the Planning Commission or shall be referred by the City Council to the Planning Commission for consideration and report before any final action shall be taken thereon by the City Council. In the event the report of the Planning Commission on the proposed ordinance is adverse thereto, or in the event of a written protest against such change, signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change, or of the lots or land immediately adjoining the same and extending 200 feet therefrom, such amendment, change, supplement or repeal shall not become effective except by the favorable vote of three-fourths of all members of the City Council."

Mr. Knickerbocker explained that this provision would require six votes of members of the City Council.

COMMISSION ACTION

Mr. Vier asked how this would affect the vote of the Planning Commission and it was explained that it would have no effect on their vote. It only applies to the City Council. If the Planning Commission recommends denial of a case,

C2o-77-005. Zoning Ordinance Amendment (continued)

then in order for the Council to approve that case they will have to have six votes. This applies only to adverse votes. There was discussion regarding why it must be six votes rather than five. Mr. Meinrath of the Legal Department explained that the law requires 3/4 majority and five votes do not constitute the required 3/4. Further he explained that the new law would not apply to cases where zoning is being requested from interim zoning to permanent zoning. He explained this is important due to the fact that many of the cases heard are interim zoning cases.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

John McPhaul

Jay Johnson

COMMISSION ACTION

Mr. McPhaul was of the opinion that it was not 75 percent they were asking for but actually 85 plus percent. He explained that not all recommendations coming from the Planning Commission are unanimous, therefore, the applicant should have the right to express his desires before the Council.

Mr. Johnson explained that members of the Planning Commission should realize the awesome responsibility by declining in removing the citizen's right to continue; it is good to have, but if it is abused at this level, it is bad all the way around. It would remove property rights and that is one of the only things that we as a country hold different from any other countries. Mr. Knickerbocker explained this existing ordinance was declared invalid and the Commission should now move either to strike it or make it valid according to State statutes. Mr.

Guerrero explained that in approximately 95 percent of the zoning cases recommended to the Council last year, the Council went along with the recommendation of the Commission. He was of the opinion that the decision of the Planning Commission was a recommendation to the City Council and they have the right to decide. As a result of this, he felt the Commission took things more seriously and spent more time on the decisions; it also creates more incentive for the Commission. Mr. Jagger expressed the opinion that it would seem to him to be inherently wrong in a position where a majority is supposed to rule, that a situation is created where 85 percent of the vote of elected officials is required to approve something; it basically does not seem right; however, if the Commission recognizes the gravity of their actions, then it is probably not as bad as it could be, but he is not sure that is the way it always works. He would be more in favor of it if the vote could be 5-2 rather than 6-1. He, personally, would like some response from the Legal Department on whether or not there is any way that the vote could be made less and still have a valid ordinance.

C20-77-005 Zoning Ordinance Amendment (continued)

COMMISSION VOTE

Mr. Vier moved the amendment be denied. Mr. Jagger seconded the motion. Mrs. Shipman indicated she was not comfortable either way. Mr. Guerrero offered a substitute motion that the Commission pass this recommendation to the Council as written. Mr. Stoll seconded the substitute motion.

AYE: Messrs. Dixon, Guerrero, Snyder and Stoll. Mmes. Schechter and Shipman.

NAY: Messrs. Jagger and Vier.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 6-2 VOTE.

C20-77-006 Zoning Ordinance Amendments
 Consider recommending Amendments to
 Chapter 45 providing for non-profit
 recreational activities in more
 restrictive use districts.

Mr. Tom Knickerbocker of the Planning staff explained that the Planning Department received a letter in July from Mr. Bill Williams pointing out that the current City regulations dealing with recreation facilities require rezoning to "C" Commercial each and every time such facilities were proposed. His interpretation of that zoning was that it was intended for Commercial recreation, with which the staff agrees. It was his opinion that the interpretation that had been given through the ordinance being established and enforced by the Building Inspection Department required private non-profit recreational areas such as Little League ball parks and things of that nature to have to be rezoned before they could be established. It was also a mutual feeling that these things are sometimes temporary uses and not appropriate to rezone a lot in the middle of a subdivision which may later be used which the little league group was utilizing in the interim. That is the case now. Mr. Williams requested a differentiation between commercial recreational establishments and public and private non-profit such as little league, city parks and things of this nature. An amendment has been prepared as a result of this which would amend the ordinance to provide that parks, playgrounds and other publicly operated recreational activities; and recreational activities conducted by private non-profit organizations on private or public lands be allowed as a special use in any district in the city. This could be established temporarily or permanently, public scrutiny could still be had through hearings, and any reasonable limitations could still be provided.

C2c-77-096 Zoning Ordinance Amendments (continued)

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

William T. Williams, Jr.

Lonnie E. Davis, Director, Building Department

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Richard Horn

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented. It was explained for instance that a special permit could be obtained for a little league ball park and that is all that the land could be used for until it was zoned differently.

COMMISSION VOTE

Mrs. Shipman moved approval of the amendment as presented. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier.
Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 8-0 VOTE.

OTHER BUSINESS

C11-77-014 Traffic and Transportation

Determination of the number of parking spaces required for an automobile repair establishment at the southwest corner of Manchaca Road and Burkett Drive as required by Section 45-30 (12) of the Code of the City of Austin.

Mr. Tom Knickerbocker of the Planning staff explained that the ordinance provides that in cases where parking and loading and certain uses are prescribed, the Commission shall set the number of parking places to be provided in conjunction with such use. The staff recommends that 16 on-site parking spaces be provided.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

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C11-77-014 Traffic and Transportation (continued)

PERSONS APPEARING IN FAVOR

B. M. Taylor, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mrs. Schechter moved that 16 on-site parking spaces be provided. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Stoll and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

OUT OF THE ROOM: Messrs. Guerrero, Jagger and Snyder.

THE MOTION PASSED BY A 5-0 VOTE.

C11-77-015 Traffic and Transportation

Determination of the number of parking spaces required for an automobile repair establishment at 3500 South Lamar as required by Section 45-30(12) of the Code of the City of Austin.

Mr. Tom Knickerbocker of the Planning staff explained this was a request for an automobile repair shop to be located at 3503 South Lamar Boulevard to contain 14 parking spaces, leaving 10 spaces to be provided on-site. The staff recommends ten spaces.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Jay Johnson, for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mr. Vier moved approval of 10 on-site parking spaces. Mrs. Shipman seconded the motion.

C11-77-015 Traffic and Transportation (continued)

AYE: Messrs. Snyder, Stoll and Vier. Mmes. Schechter and Shipman.
ABSENT: Mr. Gutierrez.
OUT OF THE ROOM: Messrs. Dixon, Guerrero and Jagger.

THE MOTION PASSED BY A 5-0 VOTE.

C11-77-016 Traffic and Transportation

Determination of the number of parking spaces as required for an automobile repair and parts establishment to be located at the northeast corner of North Lamar and Deen Avenue as required by Section 45-30 (12) of the Code of the City of Austin.

Mr. Tom Knickerbocker of the Planning staff explained this is for an automobile parts sales facility and the staff recommends 30 on-site parking spaces for the facility.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

David Stuart, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mr. Vier moved that 30 on-site parking spaces be approved. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier.
 Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 8-0 VOTE.

C14p-66-011 Special Permit Revision

Reduction in area covered by Special Permit approved in 1966 for existing Fire Station at 5225 Balcones Drive

Mr. Tom Knickerbocker of the Planning staff explained that this case involves the sale of unused City property to an adjacent owner

Cl4p-66-011 Special Permit Revision (continued)

at 5307 Balcones Drive which is adjacent to an existing City fire station. A portion of that land which is to be conveyed was initially covered in a Special Permit which permitted the fire station to be constructed. That property was never utilized by the fire station and is not needed by the City for the operation of that station. It is, therefore, appropriate at this time that the unused portion of land be removed from the standing Special Permit.

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mrs. Schechter moved modification of the special permit as recommended by staff. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier.

Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 8-0 VOTE.

R141 Planning Commission Rules and Regulations
 Consider establishing Coordinating Committee
 composed of five members

Mr. Richard Lillie, Director of Planning, explained that the Commission has shown an interest in establishing a standing committee to help screen projects that come before the Commission and take care of all the basic work thereon so that it is ready for full Commission consideration. It is a good move, however, he pointed out that it would be well that the committee not be a quorum of the Commission. It would be much easier to work with a committee of four, with one alternate. The meetings could be held "on call" and not have to post official hearing notices. This would allow things to move much faster.

COMMISSION ACTION

Mr. Stoll explained that the idea was to have a standing committee meeting on a regular basis to determine the status and scheduling of current and proposed plans, ordinances and studies which fall under the authority and responsibility of the Planning Commission and report such findings with appropriate recommendations to the Planning Commission for action. Rather than going to an ad hoc basis and appointing various subcommittees, the idea was to have one central organization keep track of the various things the Commission is working on--where they are and what is happening--report back to the Planning Commission and also work with the staff of the Planning Department on status reports, where action needs to be taken, or where action needs to be speeded up.

R141 Planning Commission Rules and Regulations (continued)

Mr. Lillie suggested that at the Orientation Session on August 27, it might be well to forego any action at this time and have a look at the internal operation of the Commission and the relationship with the Department and other departments. This decision could be made then, along with a lot of other decisions that might be needed. Mr. Guerrero wanted everyone to be aware of what the magnitude of the committee would be--the amount of additional time that would be involved; and that the individuals involved know exactly what they would be involved with. Mrs. Shipman indicated that Mr. Stoll's comments were most appropriate at this time. Mr. Jagger felt that the ad hoc committees should not be completely abandoned. Mr. Snyder moved this be tabled until the meeting on August 27 in order to consider implications that most of the members do not understand; think it through; get an over-view of it; see what is involved; and then implement it. Mr. Stoll indicated that it would not be a policy making committee, but a housekeeping committee. It would be necessary to have at least one regularly scheduled meeting monthly, with an agenda. Mr. Jagger mentioned attendance and what this would do to all the members. Mr. Lillie indicated that he would get a ruling from the Legal Department before Saturday morning on what constitutes regular meetings vs. special called meetings. He explained that subcommittees consisting of three persons with a recommendation to the full Commission could be utilized.

COMMISSION VOTE

Mr. Snyder moved that action be postponed until Saturday, August 27. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Gutierrez.

THE MOTION PASSED BY A 8-0 VOTE.

CITY PLANNING COMMISSION

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PRELIMINARY SUBDIVISIONS.

C8-77-43 Rio Robles
 Lisa Drive and Charlotte Drive

The staff reported that this preliminary plan consists of 130 acres with 42 lots, the average lot size being 250' x 325' and the density being .32 lots per acre.

The Plat Review Committee met on May 4, 1977 and recommended approval with the following conditions:

1. This subdivision is being submitted under the provisions of the "Low Density Urban Standards Policy".
2. Recommend a variance to delete requirements for curbs, gutters, sidewalks, storm sewer, and wastewater lines as provided by low density policy.
3. A variance is required from the low density to permit Lots 25-31 and Lot 42 to front less than 200' on a street. Recommend to grant because of cul-de-sac frontage.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Waterway development permit required prior to final approval.
6. 100 year flood plain data required.
7. Minimum building slab elevation note required on the final plat.
8. Drainage and utility easements as required.
9. Fiscal arrangements required for construction of streets to the low density standards and for water.
10. If water is available from a water district, subdivision will be required to connect with a letter from such district approving service.
11. If individual wells are to be used, Health Department approval for same is required prior to final approval. (Fiscal will still be required for water as an urban subdivision.)
12. Recommend owners seek vacation of Ascenco Road west of Lipan Trail prior to final approval to eliminate requirements for extending or terminating in a cul-de-sac.
13. Restriction required on final plat prohibiting resubdivision except as provided by the low density policy.
14. Variance required on length of all blocks and the length of Spotted Fawn Circle and Laurie Lane. Recommend to grant because of topography.
15. Submit evidence that Lisa Drive and all other streets out to Cuernavaca Drive have been accepted for maintenance by the county prior to final approval.

C8-77-43 Rio Robles---continued

16. Intersection of Charlotte Drive, Lisa Drive, Foggy Glen Cove required to be approved by Urban Transportation Department prior to final approval.
17. Ownership of greenbelt required to be identified on final plat for purposes of taxation and maintenance and use thereof.
18. Show city limit line on final plat. (504.9 contour line)
19. All streets required to intersect at or near 90 degrees.
20. Change names of Charlotte Drive and Lisa Cove.
21. All streets required to be a minimum of 60' R.O.W.
22. Variance required to delete fiscal requirements for water. Recommend to grant because service is not available. (See letter submitted by the Engineer on file with the City of Austin Planning Department.)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RIO ROBLES subject to all of the departmental requirements and GRANTING the variances as indicated.

AYE: Messrs. Guerrero, Dixon, Vier and Stoll
Mmes. Shipman and Schechter

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Gutierrez and Jagger

C8-77-57 Bolding Commercial Park
Wasson Road and Mahogany Drive

The staff reported that this preliminary plan consists of 15.85 acres with 26 lots, the average lot size being 70' x 125' and the density being 1.64 lots per acre.

The Plat Review Committee met on May 18, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on both sides of Coldwater Coves and Mahogany Drive and subdivision side of Wasson Road.
4. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)

C8-77-57 Bolding Commercial Park---continued

5. Show survey tie across Wasson Road and provide for 35' R.O.W. (from existing centerline).
6. Construction of Wasson Road to urban standards may be required by the Director of Engineering Department. (Department Policy Decision).
7. Waterway development permit required prior to final approval.
8. Minimum building slab elevation note required on the final plat.
9. All lots required to have an adequate building site, 50' x 50' for sewer lots and 60' x 50' for septic tank lots, exclusive of setback lines and drainage easements.
10. Minimum centerline radius for collector streets is 300'.
11. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use of Lot 11.
12. Detention note required on final plat.
13. Show ownership across Wasson Road.
14. Show zoning boundary line between the "C" and the "A" adjacent to Williamson Creek.
15. Lot 11 required to front 50' on a public street or be 50' wide at the building line.
16. Change name of Coldwater Coves.
17. Mahogany is misspelled on preliminary plan.
18. Show existing wastewater easement in Williamson Creek.
19. Drainage and utility easements as required.
- *20. Recommend Lot 11 be dedicated to the City for a greenbelt.

*This is not an ordinance requirement and cannot be required unless agreed to by the owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BOLDING COMMERCIAL PARK subject to all of the departmental requirements and to encourage the owner to dedicate Lot 11 to the City as a greenbelt as stated in Item #20.

AYE: Messrs. Guerrero, Dixon, Vier, Stoll and Snyder.
Mmes. Shipman and Schechter

ABSTAIN: Mr. Jagger

ABSENT: Mr. Gutierrez

C8-77-59 Southwest Park, Section Two
Woodhue Drive and Turtle Creek Boulevard

The staff reported that this preliminary plan consists of 32.24 acres with 155 lots, the average lot size being 60' x 120' and the density being 4.80 lots per acre.

The Plat Review Committee met on July 13, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on both sides of Woodhue Drive and Turtle Creek Boulevard; on one side of Sahara Avenue, Boxcar Run, Williams Way, Wood Lane and Amber Pass.
4. Variance required on the length of Block C. Recommend to grant because adequate circulation will be provided and existing development.
5. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
6. Corner Lots 1 and 2, Blocks D, E and F required to contain a minimum area of 6,900 square feet.
7. Waterway development permit required prior to final approval.
8. Minimum building slab elevation note required on the final plat.
9. Show existing storm sewers.
10. Change name of Wood Lane and use only one name for Williams Way and Boxcar Run.
11. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SOUTHWEST PARK, SECTION TWO subject to all of the departmental requirements and GRANTING the variance as stated in Item #4.

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder.
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

C8-77-60 Resub. of Lot 42, Block 14, Lost Creek, Section One
Lost Creek Boulevard and Bluff Bank Drive

The staff reported that this preliminary plan consists of 17.52 acres with 43 lots, the average lot size being 70' x 140' and the density being 2.45 lots per acre.

The Plat Review Committee met on July 20, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to Lost Creek M.U.D. water and wastewater systems.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and sewer system.
4. Sidewalks required on one side of Bend of the River Drive, Bluff Bank Drive and Bluff Bank Cove and subdivision side of Lost Creek Boulevard.
5. Sidewalk note required on final plat. Fiscal arrangements required. (outside city)
6. Variance required on the length of Bend of the River Drive and Bluff Bank Drive. Recommend to grant because of topography.
7. Variance required on the length of all blocks. Recommend to grant because of topography.
8. Waterway development permit required prior to final approval.
9. Minimum building slab elevation note required on the final plat.
10. 100 year flood plain data required.
11. Drainage and utility easements as required.
12. Show survey tie across Lost Creek Boulevard and provide for 80' R.O.W.
13. Contours required to be not more than 100 horizontal feet apart.
14. Contours required to be no greater than 5' vertical intervals.
15. The tract crosshatched in blue is required to be included in the final plat with a lot number designation.
16. Area to be dedicated to the M.U.D. district for park or greenbelt purposes must coincide with signed agreement pertaining thereto by the City and original owners and must be platted as a lot with frontage on a public street, and requires approval by the Parks and Recreation Department prior to preliminary approval. If layout is affected by such area, preliminary plan required to be modified accordingly.

C8-77-60 Resub. of Lot 42, Block 14, Lost Creek, Section One---continued

17. Change name of Bluff Bank Drive and Bluff Bank Cove.
18. Recommend deed restrictions be provided to prohibit driveway access to Lost Creek Boulevard from Lots 1, 22-26 and 43.

Environmental Resource Management recommends the following conditions:

- *1. Noise attenuation provisions and landscaping should be considered for Lots 10, 11 and 12 since these are near the treatment plant.
- *2. The area indicated as a drainage and utility easement should be dedicated to the City as park land.
- *3. Development on slopes 25 percent and greater, on Lots 1-11, should be of pier and beam construction and no cuts and fills should be allowed on these steep slopes.
- *4. Erosion - sediment control and spoil disposal plan should be developed for City staff review.
- *5. Temporary and permanent storm water detention should be required.
- *6. ERM favors the use of variable height curbed streets and the use of overland drainage.

*These are not ordinance requirements and cannot be required unless agreed to by the owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RESUBDIVISION OF LOT 42, BLOCK 14, LOST CREEK, SECTION ONE subject to all of the departmental requirements, GRANTING the variances as stated in Item No's. 6 and 7 and subject to Environmental Resource Management comments No's. 1, 2 and 3 which the owner has agreed to comply with; Item #4 to be MODIFIED to read "Erosion - sediment control and spoil disposal plan should be developed for City Engineer review." Item #5 to be DELETED and Item #6 to be MODIFIED to read "ERM favors the use of variable height curbed streets and the use of overland drainage, subject to approval by the Director of the Engineering Department."

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder.
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

C8-77-61 Rutland Drive Business Park, Section 6
Rutland Drive and Running Bird Lane

The staff reported that this preliminary plan consists of 29.06 acres with 10 lots; the average lot size being 200' x 400' and the density being 3 acres per lot.

The Plat Review Committee met on July 27, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on both sides of Mearns Meadow Boulevard, Street B and Cul-de-sac A and subdivision side of Rutland Drive and Running Bird Lane. Recommend a variance to delete sidewalks, except on Running Bird Lane because of industrial use.
4. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
5. Contours required to be not more than 100 horizontal feet apart.
6. Waterway development permit required prior to final approval.
7. 100 year flood plain data required.
8. Minimum building slab elevation note required on the final plat.
9. Show survey tie across Rutland Drive and provide for 35' R.O.W. (from existing centerline)
10. Variance required on the length of Cul-de-sac A. Recommend to grant because of low density and use.
11. Rutland Drive Business Park, Section 5 required to be recorded prior to final approval of this plat to dedicate Running Bird Lane.
12. Detention note required on final plat.
13. Show street names for cul-de-sac A and Street B.
14. Drainage and utility easements as required.
- *15. Recommend that developer place trees for buffering on east side of Lots 2, 4, 6, 8 and 10.
- *16. Recommend access to Mearns Meadow Boulevard be prohibited from Lots 2 and 4.

*This is not an ordinance requirement and cannot be required unless agreed to by the owner.

C8-77-61 Rutland Drive Business Park, Section 6---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RUTLAND DRIVE BUSINESS PARK, SECTION SIX subject to all of the departmental requirements, GRANTING the variances as stated in Item No's. 3 and 10 and MODIFYING Item #3 to read as "Recommend a variance to delete sidewalks, except on Running Bird Lane and on one side of Street B and Mearns Meadow Boulevard because of Industrial use". Also, REQUIRING Environmental Resource Managements comments #15 and #16 as agreed to by the owner.

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

FINAL SUBDIVISIONS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivisions:

C8-76-75 Evergreen Cemetery, Section F & G, ^{Revised} ~~Amended~~
Avenue G and East Main Street.
C8-77-02 Rutland Drive Business Park, Section 5
Rutland Drive
C8-77-04 Yarrabee Bend, Section Two
South Pleasant Valley Road

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

The staff reported that the following final subdivision has complied with all departmental requirements and recommend approval and to grant a variance from the ordinance requirements for cul-de-sac's on Wild Onion Drive and Ladybug Street. The Commission then

VOTED: To APPROVE the following final subdivision and GRANTING a variance from the ordinance requirements for cul-de-sac's on Wild Onion Drive and Ladybug Street.

C8-77-05 Yarrabee Bend, Section Three
Onion Creek Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

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

The staff reported that the following final subdivision has complied with all departmental requirements and recommends approval and to grant several variances on the setback lines. The Commission then

VOTED: To APPROVE the following final subdivision and GRANTING the variances from departmental policy to reverse the 25' and 15' setback lines on Lots 1 and 5, Block A; Lots 14 and 18, Block B; Lots 1, 5, 22, 26 and 34, Block C; Lot 10, Block D; Lot 1, Block E; Lots 19, 25 and 26, Block F and a 25' setback line required from Colonial Drive on Lot 18, Block F and Lot 8, Block G (front).

C8-77-39 Onion Creek, Section Three
Pinehurst Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Stoll and Snyder
Mmes. Shipman and Schechter
ABSTAIN: Mr. Vier
ABSENT: Mr. Gutierrez

The staff reported that the following final subdivisions are appearing before the Commission as new finals and is recommending disapproval pending departmental requirements. The Commission then

VOTED: To DISAPPROVE the following final subdivision:

C8-77-45 Wagon Crossing, Section 3-A
Stassney Lane and Jacaranda Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter
ABSENT: Mr. Gutierrez

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, and GRANTING a variance to DELETE the fiscal requirements for sewer.

C8-77-44 Forest North Estates, Phase V
Effington Street & Braes Valley Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Ms. Schechter
ABSTAIN: Ms. Shipman
ABSENT: Mr. Gutierrez

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, waterway development permit, current tax certificates, compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING a variance to DELETE the fiscal requirements for sewer.

C8-77-62 Forest North Estates, Ph. IV-D
Parliament House Road

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Ms. Schechter

ABSTAIN: Ms. Shipman

ABSENT: Mr. Gutierrez

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following nine (9) short form subdivision have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-75-50 Thrasher Lane Subdivision, Section 2
Carson Ridge Road
C8s-76-190 Brockbrent Subdivision No. 3
Burleson Road
C8s-77-05 Parker Heights, Section One-B (Amended)
Burleson Road and Metcalfe Road
C8s-77-154 Dale Watkins Subdivision
Ben White Blvd. and Burleson Road
C8s-77-159 H. S. Wallace, Jr. Subdivision
Barton Springs Road and Toomey Road
C8s-77-161 Secnd Resub. of a Portion of Lot 55,
Northcross, Section Two
Anderson Lane and Rockwood Lane
C8s-77-166 Resub. of Lot A, H & H Addition
Ben White Blvd.
C8s-77-168 J. T. Ltd. Subdivision
Anderson Lane and Gessner Drive
C8s-77-183 1977 Replat of Church Addition
Cameron Road

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

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

The Commission then

VOTED: To APPROVE the following short form subdivisions
and GRANTING a variance on the signature requirement
of the adjoining owner.

C8s-77-173 Boggy Acres

Dittmar Road

C8s-77-180 1st Resub. of Lots 1,2,3 and a Portion of

Lot 4, Block 100, Orig. Townsite of City of Austin
Guadalupe and W. 8th Street

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

The Commission then

VOTED: To APPROVE the following short form subdivision
and GRANTING the variances on the signature requirement
of the adjoining owner and to exclude the balance of
the tract.

C8s-77-162 William S. Drake, Jr. Subdivision

South Congress and Willow Springs Road

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

The Commission then

VOTED: To APPROVE the following short form subdivision
and GRANTING the variance to DELETE sidewalk
requirements on Lot 1-B.

C8s-77-120 Resub. of Lot 1, Allandale Square, Section Two
Rockwood Lane

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

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

The Commission then

VOTED: To DISAPPROVE the following eight (8) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-182 Haupt Addition
F.M. 2244 and Canyon Rim Drive
C8s-77-184 O'Quinn-Helweger Addition
F.M. 969
C8s-77-187 Lakeway, Section 28-A
Clubhouse Drive
C8s-77-188 Lakeway, Section 28-B
Longwood Avenue north of Mineola Court
C8s-77-189 Lakeway, Section 28-C
Clubhouse Drive and Golf Crest Lane
C8s-77-190 Resub. of Lots 4, 5 & 6, Block B, Longhorn
Business Park No. 2
Brockton Drive and Braker Lane
C8s-77-191 William S. Drake, Jr. Subdivision No. 2
Industrial Boulevard
C8s-77-195 Resub. of Lots 13 & 14, Block F, Vista West II
Valley Drive west of Long Point Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. 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.

C8s-77-186 Bee Caves, Section Three
Tamarron Blvd. and Loop 1

AYE: Messrs. Guerrero, Dixon, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSTAIN: Mr. Jagger
ABSENT: Mr. Gutierrez

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

The Commission then

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

C8s-77-192 Courtlandt Place No. 3

Park Plaza and North Plaza

C8s-77-193 Resub. of Lots 22 and 23, Brentwood Place

Greenline Drive west of Hillview

C8s-77-194 Resub. of a portion of Lot 3, Koger Executive Center 2

Wood Hollow Drive and Executive Center Drive

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

The Commission then

VOTED: To WITHDRAW the following two (2) short form subdivisions:

C8s-76-145 Resub. of Green Trails Estates

Hart Lane

C8s-77-185 Metcalfe Subdivision No. 1

McCarty Lane

AYE: Messrs. Guerrero, Dixon, Jagger, Vier, Stoll and Snyder
Mmes. Shipman and Schechter

ABSENT: Mr. Gutierrez

The meeting adjourned at 9:15 p.m.



Richard R. Lillie
Executive Secretary