

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- September 26, 1978

The regular meeting of the Planning Commission was called to order at 5:45 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Brian Schuller, Planner
Walter Foxworth, Planner
Joe Lucas, Water and Wastewater
Maureen McReynolds, Director of OERM
John Meinrath, Legal Department
Mac Allen, Public Works
Jo Ann Salas, Secretary

Absent

Sid Jagger

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PRELIMINARY SUBDIVISIONS

C8-76-29 Beaconridge V
Dittmar Lane & S. 1st Street

The staff reported that this preliminary plan consists of 14.17 acres with 28 lots, the average lot size being 50' x 120', and the density being 2.33 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the Dec. 17, 1975 Plat Review meeting and subsequent departmental reports:

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 of Austin water and wastewater systems.
3. Restriction required on final plat prohibiting vehicular access (driveways) onto Dittmar and S. 1st Street from adjacent lots.
4. Sidewalks required on one side (specify) of Elderberry Dr. and Strawberry Dr. and on subdivision side of Dittmar Ln. and S. 1st Street.
5. Appropriate sidewalk location note required on final plat inside city limits.
6. Contour lines required to be not more than 100 horizontal feet apart.
7. Show contour basis as City standard or U.S.G.S. Datum on the preliminary plan.
8. Minimum street centerline radius is 200' for residential streets except for right angle turn (centerline radius = 50-75')
9. Waterway development permit required prior to final plat approval.
10. Show 100-year flood plain data on the preliminary plan.
11. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
12. Drainage and/or public utility easements as required.
13. Minimum building slab elevation note required on the final plat for lots adjacent to waterway(s).
14. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
15. The 25-year flood plain required to be dedicated as a drainage easement.
16. Change name of Strawberry Drive.
17. Show survey tie across all existing streets bordering or traversing this subdivision.
18. Additional R.O.W. required, 40 feet from centerline for S. 1st St. Urban Transportation Dept. is requesting 45' from centerline for S. 1st St. and 40' from centerline for Dittmar Lane.
19. Show block numbers to avoid lot number duplications.
20. Show names of all adjacent (adjoining and across the street) property owners including owners of platted lots.
21. All interior lots required to be at least 50' wide at the building line and for a distance of 50' behind the building line, and all corner lots required to be 60' wide at the building line and for a distance of 50' behind the building line.
22. A 25' building setback line is required from Strawberry Drive for lot 2 in center block.

C8-76-29 Beaconridge V (cont'd.)

23. Main line advance required for natural gas service.
24. Dedication of Elderberry Drive across the Humble Pipeline Co. tract required on the final plat to provide area circulation. Such dedication will require participation (sign final plat) of Humble Pipeline Co.
25. Identify width of R.O.W. being dedicated for widening of Dittmar Lane.
26. Phillips Pipeline Co. required to participate (sign final plat) in final plat to effect dedication of Elderberry Drive across such easement.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Beaconridge V subject to staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-90 Sunridge Park
 Ben White E. of Montopolis Drive

The staff reported that this preliminary plan consists of 213.97 acres with 8 lots, the average lot size not being applicable, and the density being .04 lots per acre.

The staff recommended disapproval of this preliminary plan pending a zoning change, City Council approval of a Master Plan change (P.D.A.) and street alignment. The staff recommended that there be no public hearing at this time.

The Commission then

VOTED: To DISAPPROVE the preliminary plan of Sunridge Park pending a zoning change, City Council approval of a Master Plan change (P.D.A.), and street alignment.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-91 Geneva Estates, Section 3
 U.S. 290 & Lime Ledge Drive

The staff reported that the preliminary plan of Geneva Estates, Section 3 should be postponed pending receipt of a report from the Health Department, at which time it will be brought back for a public hearing. The Commission then

C8-78-91 Geneva Estates, Section 3 (cont'd.)

VOTED: To POSTPONE the preliminary plan of Geneva Estates, Section 3 pending receipt of a report from the Health Department.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-92 Autumn Woods
 Bliss Spiller Road

The staff reported that this preliminary plan consists of 186.81 acres with 79 lots, the average lot size being 220' x 410', and the density being .42 lots per acre.

The staff recommended disapproval of the preliminary plan pending Health Department approval for septic tank use.

The Commission then

VOTED: To DISAPPROVE the preliminary plan of Autumn Woods pending Health Department approval for septic tank use.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-93 Woodhaven II
 Katsura Lane & Constant Springs Dr.

The staff reported that this preliminary plan consists of 41.0 acres with 113 lots, the average lot size being 80' x 110', and the density being 2.76 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the July 26, 1978 Plat Review meeting and subsequent departmental reports.

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 of Austin water and wastewater system.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water and wastewater systems.
4. Variance required on the length of Titmouse Tr. cul-de-sac. Recommend to grant because of provision for future extension is made.
5. Variance required on the length of blocks C, A & E. Recommend to grant because of topography.

C8-78-93 Woodhaven II (cont'd.)

6. Sidewalks required on both sides of 60' portion of Wood Thrust Dr. and one side of all streets (specify).
7. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
8. Minimum street centerline radius is 200' for residential streets.
9. Waterway development permit required prior to final plat approval.
10. Show 100-year flood plain data on the preliminary plan.
11. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan. (if any)
12. Drainage and/or public utility easements as required.
13. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
14. The 25-year flood plain required to be dedicated as a drainage easement.
15. Change name of Oriole Cove, Oriole Way, Goldfinch Cove, Woodcock Court and Wood Thrush Trail.
16. Show survey tie across all existing streets bordering or traversing this subdivision.
17. Identify proposed ownership of park(s) and/or greenbelt(s) on the preliminary plan for purposes of taxation, maintenance, and use limitations.
18. Reverse building setback lines for Lot 6, Block "B".
19. Main line advance required for natural gas service.
20. If not annexed, Travis County Development Permit required prior to construction.
21. Access is prohibited to Soap Creek Saloon Rd.
22. Show new location of Wood Thrush Trail into Pinnacle Road as agreed and approved by Eanes School Board. Dedicate this access as public R.O.W. and revise subdivision boundary accordingly.
23. Show separate lot number for area shown as park and drainage easements.
24. Letter required from the Parks and Recreation Dept. approving dedication of park land prior to final approval.
25. Show ownership of narrow tract of land abutting north property boundary.
26. Show existing easements (if any).
27. All roads must intersect at or near 90° angles.
28. Show West Lake Hills ETJ boundary (north boundary of this subdivision).
29. Show portion of Wood Thrush Trail from Lot 3, Block F to Pinnacle Road as 60' R.O.W. and transition to 50' to the west, required because of number of lots served.
30. Identify the recipient of private access easement across Lot 13, Block D (Eanes I.S.D.)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Woodhaven II subject to staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter

ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-94 Woodstone Village VI
Eskew Dr. & Wakefield Dr.

The staff reported that this preliminary plan consists of 35.75 acres with 131 lots, the average lot size being 60' x 100', and the density being 3.66 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the July 26, 1978 Plat Review meeting and subsequent departmental reports:

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 of Austin water and wastewater systems.
3. Variance required on the length of block A. Recommend to grant because of topography.
4. Sidewalks required on both sides of Eskew Drive and one side (specify) of Limestone Lane, Amethyst Avenue, Ruby Road, Flint Circle, Stonecraft Dr., Quartz Cove, Calcite Cove and Shale St.
5. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits; or appropriate sidewalk location note required on final plat if annexed prior to final approval.
6. All lots required to comply with subdivision ordinance requirements for width and area for subdivision served by a sewer system.
7. Contour lines required to be not more than 100 horizontal feet apart.
8. Minimum street centerline radius is 200' for residential streets.
9. Waterway development permit required prior to final plat approval.
10. Drainage and/or public utility easements as required.
11. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
12. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
13. The 25-year flood plain required to be dedicated as a drainage easement.
14. Change name of Flint Circle, Ruby Road, Amethyst Ave., Quartz Cove and Limestone Lane. Show Limestone Lane as a continuation of Stonecraft Dr.
15. Round (or clip) all street intersection corners on the preliminary plan.
16. Identify proposed ownership of park(s) and/or greenbelt(s) on the preliminary plan for purposes of taxation, maintenance and use limitations.
17. Show building setback lines on the preliminary plan 25' from all front streets; 25' from all rear streets on through lots, and 15' from all side streets. The front of a corner lot is the narrower dimension on a street.)
18. Submit letter requesting a variance on the signature of the adjacent owner and length of Block A stating reasons for such request.
19. Full R.O.W. (60') required to be dedicated and fiscal arrangements required for Eskew Drive with or prior to final plat approval of abutting lots; no lots can be approved on a final plat abutting a partial street and a partial street cannot be accepted. Such dedication will require participation of adjoining owner to the south.
20. Lots 7 & 8, Woodstone Village, Sec. III required to be included in final plat to effect dedication of Ruby Road to Wakefield Drive and combine remaining portion of Lot 7 into Lot 8; AND show "to be dedicated" instead of vacated on preliminary plan.

C8-78-94 Woodstone Village VI (cont'd.)

21. Recommend variance to delete cul-de-sac requirements on southern segment of Shale St. because of only one lot depth from an intersection on one side of such street.
22. Show lot number for parks tract and provide frontage on a public street for same.
23. Main line advance required for natural gas service.
24. Travis County development permit required prior to site work if not annexed to the City prior to final plat approval.
25. Establish a bench mark within subdivision and reference to U.S.G.S. 1929 datum.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Woodstone Village VI subject to staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS ---FILED AND CONSIDERED

C8-77-57 Bolding Commercial Park
 Wassen Rd. & Mahagony Rd.

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 staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the May 18, 1977 Plat Review Meeting and subsequent departmental reports:

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)
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'.

C8-77-57 Bolding Commercial Park (cont'd.)

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 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 staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-77-57 Bolding Commercial Park

The Commission then

VOTED: To DISAPPROVE the final plat of Bolding Commercial Park pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, and street name changes.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter.
ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-50 Convict Hill, Section One
Convict Hill Rd. & Hill Oak Dr.

The staff reported that this preliminary plan consists of 71.67 acres with 175 lots, the average lot size being 80' x 120', and the density being 2.80 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the Nov. 2, 1977 Plat Review Meeting and subsequent departmental reports.

C8-78-50 Convict Hill, Section One (cont'd.)

1. Waterway development permit required prior to final approval.
2. 100-year flood plain data required.
3. Drainage and utility easements as required.
4. Connection required to City of Austin water and wastewater system.
5. Subdivision is classified as urban and all streets, drainage, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
6. Show all centerline curve data. Minimum centerline radius for residential streets is 200' and 300' for collector streets.
7. Variance required for length of Sundance Pass cul-de-sac. Recommend that cul-de-sac be shortened to 400' to eliminate need for variance.
8. Show gradual transition of R.O.W. from 60' to 50' for Hill Oak Drive between street 1 and northwest property boundary.
9. Fiscal arrangements required to construct Convict Hill Road adjacent to subdivision to urban standards with fiscal arrangements for urban drainage facilities.
10. Street 1, street 2 and Sundance Pass required to have name change because of duplication.
11. Sidewalks required on both sides of Hill Oak Drive, the subdivision side of William Cannon Drive and Convict Hill Road, and on one side (specify) of all other streets. (Recommend south side of Kenosha Street, Sundance Pass and Wolfcreek Pass, and east side of streets 1 and 2 and Milner Pass.)
12. Show proposed uses for lots bordering northeast side of subdivision; show block number to avoid lot number duplication; show entire portion of tract within boundary survey in preliminary plan. (Exclude only that area covered by Bubba Subdivision short form and show lot number for lot at the northeast corner).
13. Show R.O.W. required for proposed William Cannon Drive. (120 foot R.O.W. required from existing easterly R.O.W. line.)
14. Access from this tract onto U.S. 290 required to be approved by State Highway Department.
15. All street grades required to be approved by the Engineering and Urban Transportation Departments.
16. Local residential streets required to have minimum centerline radius of 200'. Collector streets required to have minimum centerline radius of 300'.
17. Show survey tie (bearing and distance) on all existing streets abutting or bordering proposed subdivision.
18. Natural gas service is not available.
19. Variance required on length of block A on north side of subdivision. Recommend to grant because of topography.
20. Revise block numbers to eliminate duplications.
21. Show building setback lines 25' from front and rear street, 15' from side streets on corner lots, and recommend 25' from both streets on unnumbered lot or tract bordering U.S. 290 and Convict Hill Road.
22. Show all existing easements (if any).
23. Show date of preliminary plan.

C8-78-50 Convict Hill, Section One (cont'd.)

24. Show front and side building setback lines for lot 1-A, block "B" (Corner of Wolfcreek Pass and Hill Oak Drive) 25' from front street and 15' from side street. Show side building setback line on lot 1, block "B" (corner of Hill Oak Drive and Kenosha Pass) 15' from side street.
25. Show existing street R.O.W. line on north side of U.S. 290.
26. Water system improvements are necessary to provide for adequate water supply. Current pumping capacity if not adequate.
27. Show names of streets 1 and 2.
28. 70' R.O.W. (35' from centerline) required for Convict Hill Road.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Convict Hill Section One subject to staff recommendations and noting that the approval covers the modified plan which includes the greenbelt area.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

The Commission then

VOTED: To APPROVE the final plat of Convict Hill, Section One.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-52 Resub. Lot 2, Stone Subdivision
Camp Craft Road

The staff reported that this preliminary - final combination subdivision is to be considered as an emergency item. The Commission then

VOTED: To consider this subdivision as an emergency item.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The staff reported that this preliminary plan consists of 8.0 acres with 6 lots, the average lot size being 1.4 acres, and the density being .75 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the November 2, 1977 Plat Review Meeting and subsequent departmental reports:

C8-78-52 Resub. of Lot 2, Stone Subdivision (cont'd.)

1. Waterway development permit required prior to final approval.
2. Show 100-year flood elevation.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on final plat.
5. 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.
6. Connection required to City of Austin water and wastewater systems.
7. Variance required on length of proposed cul-de-sac. Recommend to grant because of proposed density and existing development.
8. Sidewalk required on one side (specify) of Easy Street.
9. Fiscal arrangements and sidewalk note required on final plat.
10. Vacation of existing cul-de-sac required prior to final approval.
11. Show lot lines perpendicular to straight street R.O.W. lines and radial to curved R.O.W. lines.
12. Natural gas service is not available.
13. Identify purpose of 50 foot easement between lots 3 & 4.
14. Letter of approval for water service to proposed subdivision from Water District 10 required or City Council approval for a water approach main, and letter of commitment from Jagger and Associates for wastewater service through Bee Caves and Zilker Park lift stations required prior to preliminary plan approval.
15. Show dashed lot line between lots 1 and 2 of original Stone Subdivision instead of solid line as shown.
16. Show extension of 35' drainage and public utility easement through lot 5.
17. Centerline curve radius for Easy Street required not to exceed 200'.
18. Show owners names and addresses for adjacent (adjoining and across the street) platted and unplatted property.
19. Show name and address of owner on preliminary plan. Show address of surveyor and engineer on preliminary plan.
20. Show topographic contour basis (U.S.G.S. or City Standard Datum).
21. Show acreage of subdivision on preliminary plan.
22. Topographic contours required not to exceed 100 horizontal feet apart.
23. Show centerline of existing waterway.
24. Label 25' building setback line within subdivision.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Resub. Lot 2, Stone Subdivision subject to staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman & Schechter.

ABSENT: Jagger.

 The Commission then

VOTED: To APPROVE the final plat of Resub. Lot 2, Stone Subdivision and to GRANT the variance on the sidewalk.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter.

ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C8-78-86 Bannockburn V
 Bannockburn Drive

The staff reported that this preliminary plan consists of 7.82 acres with 25 lots, the average lot size being 80' x 110', and the density being 3.5 lots per acre.

The staff recommends APPROVAL of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the June 7, 1978 Plat Review meeting and subsequent departmental reports:

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 of Austin water and wastewater systems.
3. Restriction required on final plat prohibiting vehicular access (driveways) onto William Cannon Drive from lot(s) 5, 6, 7, 8, 15, 16, 17, Block L.
4. Sidewalks required on both sides of Bannockburn Drive, one side of (specify) Edinburgh Circle, Glenmore Circle and Robert Burns Drive and subdivision side of William Cannon Drive.
5. Appropriate sidewalk location note required on final plat inside city limits.
6. Waterway development permit required prior to final plat approval.
7. Drainage and/or public utility easements as required.
8. If there is no 100-year flood plain within subdivision, show such note on plat.
9. Change name of Glenmore Circle.
10. Identify cul-de-sacs as Cove or Court rather than Circle.
11. Main line advance required for natural gas service.
12. Reverse setback lines on lot 8, block K.
13. All intersections required to be at or near 90 degrees.
14. Subdivision is located inside Austin's corporate limits.
15. Fiscal arrangements required for this owner's portion of the construction costs for William Cannon Drive.
16. R.O.W. for William Cannon Drive required to be dedicated to the public unless deed to City was a street R.O.W. deed.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Bannockburn V subject to staff recommendations.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman, Schechter
ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

PRELIMINARY/FINAL COMBINATION SUBDIVISION--continued

C8-78-86 Bannockburn V

The Commission then

VOTED: To DISAPPROVE the final plat of Bannockburn V pending fiscal arrangements, compliance with departmental requirements, plat corrections and street name changes.

AYE: Guerrero, Dixon, Vier, Stoll, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

PLANNED UNIT DEVELOPMENTS -- FILED AND CONSIDERED

The Commission then

VOTED: To APPROVE the following planning Unit Development.

C814-78-004 The Valley at Lost Creek, Phase 2
 Lost Creek Blvd.

AYE: Guerrero, Dixon, Vier, Stoll, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval pending fiscal arrangements, variance to delete fiscal requirements for water, variance required to delete State Health Department and City approval of plans and specifications for a private water and wastewater treatment and collection systems in an urban subdivision, and letter required from Texas Department of Health and Director of Water and Wastewater Department of the City of Austin approving plans and specifications for private water and wastewater treatment plants, distribution and collection systems.

The Commission then

VOTED: To APPROVE the following final plat and to GRANT the variances subject to a final letter of approval from the Director of the Water and Wastewater Department.

C8-77-96 Pflugerville Northwest, Section Two
 Ramble Creek Drive & Parkway

AYE: Guerrero, Dixon, Vier, Stoll, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED--continued

The staff reported that the following final plat has been before the Commission in the past and has met all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final subdivision.

C8-78-66 McKalla Drive Business Park
 Burnet Rd. & F.M. 1325

AYE: Guerrero, Dixon, Stoll, Vier, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

The staff reported that the following final plat is appearing before the Commission for the first time and has complied with all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final subdivision.

C8-77-59 Southwest Park, Sections 2, Amended
 Sahara Ave. & Turtle Creek Blvd.

AYE: Guerrero, Dixon, Stoll, Vier, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

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

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, and street name changes.

C8-77-121 Lost Creek Woods One
 Lost Creek Blvd.

AYE: Guerrero, Dixon, Stoll, Vier, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED--continued

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements and street name changes, and to GRANT the request for a name change from the Hills of Lost Creek to Lost Creek Hill Top.

C8-78-59 Lost Creek Hill Top
 Lost Creek Blvd.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SHORT FORM SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following short form plats have appeared before the Commission in the past and have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following plats:

C8s-78-155 Civitan Park
 Vargas Rd. & Valdez Rd.
C8s-78-185 Shoal Creek Medical Center
 Shoal Creek Blvd.
C8s-78-198 J.T. Ltd., Resub. NO. 3
 Wonsley Dr. & Gessner Dr.
C8s-78-200 Resub. of Woodcreek, Lt. 2
 Greystone Dr. & Woodhollow Dr.
C8s-78-228 Safeway Addition No. 13
 Rundberg Ln. & N. Lamar
C8s-78-240 M-Y Subdivision
 Lamplight Village Ave. & Parmer Ln.
C8s-78-242 Resub. of Lot E, Oak Knoll Addition
 Oak Knoll Dr. & Research Blvd.
C8s-78-243 Second Resub. of the Elsass Subdivision
 Burnet Rd. & W. 42nd St.
C8s-78-244 Resub. of Lots 9 & 10, Blk. B, Fortune Estates, Sec. 4
 Airole Way & Wilke Dr.
C8s-78-257 Houston Square
 Charlotte St. & W. 11th St.

AYE: Guerrero, Stoll, Dixon, Vier, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SHORT FORM SUBDIVISIONS--continued

The Commission then

VOTED: To POSTPONE the following short form subdivision.

C8s-78-166 Bubba Subdivision
U.S. 290 W. of Convict Hill Road

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The Commission then

VOTED: To APPROVE the following plat and to GRANT the variance to exclude the balance of the tract and to delete fiscal for sewer.

C8s-78-222 Lindeman Addition
Hudson Bend Dr. S. of Beacon Dr.

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The staff reported that the following short form plats have appeared before the Commission in the past and have not complied with all departmental requirements and recommends that they be disapproved. The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, fiscal arrangements and street name changes, and to GRANT the variance to delete sidewalks.

C8s-78-171 Commerce Square
Thompson Rd.

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variances on the signature of the adjoining owner and on the street width.

C8s-78-256 Resub. of Part of Lots 4 & 5, Blk, 14, Maas Addition
Charlotte St. & W. 11th St.

SHORT FORM SUBDIVISION PLATS--continued

AYE: Guerrero, Stoll, Vier, Snyder, Danze, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The staff reported that the following short form plats are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommends the variances requested, but recommends disapproval pending completion of all other requirements. The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and current county tax certificates.

C8s-78-265 The Sloan Addition, Section 2
Airport Blvd. & E. 38½ Street

AYE: Guerrero, Stoll, Vier, Danze, Snyder, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements and current city and county tax certificates.

C8s-78-266 Resub. of Lots 2 & 3, Jacob Bauerle Addition
S. Lamar Blvd. & Kinney Ave.

C8s-78-274 Johnie F. Plumley Addition
Rawhide Trail & Circle Dr.

C8s-78-277 Resub. of Lot 6, Koger Executive Center, Unit 3
Spicewood Springs Rd. & Hart Lane

AYE: Guerrero, Stoll, Vier, Danze, Snyder, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and current city and county tax certificates and to GRANT the variance on the scale of the plat.

C8s-78-267 1st Resub. Lot 21, Gracywoods 2-A & Lot 19, Section One
Knollpark Dr. & Austin Park Lane

AYE: Guerrero, Stoll, Vier, Danze, Snyder, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SHORT FORM SUBDIVISIONS--continued

The Commission then

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

<u>C8s-78-268</u>	<u>Sharmark Plaza</u>
	MoPac Blvd. & Steck Ave.
<u>C8s-78-270</u>	<u>Brodie Lane Commercial Center II</u>
	Brodie Lane & Riddle Rd.
<u>C8s-78-271</u>	<u>Spring Hill Village, Resub. Lots 6 & 7, Blk. J.</u>
	Spring Hill Lane at Patrick Place
<u>C8s-78-272</u>	<u>Grays Anderson Lane Addition</u>
	E. Anderson Lane E. of IH-35
<u>C8s-78-273</u>	<u>Finch Addition</u>
	E. 34th St. E. of Tom Green St.
<u>C8s-78-276</u>	<u>The Oehler Addition</u>
	Camp Craft Rd.
<u>C8s-78-278</u>	<u>Richard Marshall Addition</u>
	IH-35 N. of F.M. 1626
<u>C8s-78-279</u>	<u>Investors Commercial Subdivision</u>
	Ben White Blvd. & Manufacturing Blvd.

AYE: Guerrero, Stoll, Vier, Danze, Snyder, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance on the signature of the adjoining owner:

<u>C8s-78-269</u>	<u>Powell Acres, Section One</u>
	Powell Ln. W. of Georgian Dr.

AYE: Guerrero, Stoll, Vier, Danze, Snyder, Dixon, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS -- FILED AND CONSIDERED

C8-78-42 Great Hills Commercial Two
U.S. 183 & Loop 360

The staff reported that this preliminary plan consists of 152.11 acres with 5 lots, the average lot size being 30.42 acres per lot and the density being 30.42 acres per lots.

The staff recommends approval of this preliminary plan subject to 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 of Austin water and wastewater system.
3. Variance required on the length of both cul-de-sac(s). Recommend to grant because of topography.
4. Variance required on the length of block. Recommend to grant because of topography and adequate circulation is provided.
5. Sidewalks required on both sides of Chula Vista Drive and Agate Cove, and on the subdivision side of Great Hills Trail, Loop 360, and U.S. 183.
6. Appropriate sidewalk location note required on final plat inside city limits.
7. Contour lines required to be not more than 100 horizontal feet apart.
8. Waterway development permit required prior to final plat approval.
9. Show 100 year flood plain data on the preliminary plan.
10. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan. (if any)
11. Drainage and/or public utility easements required.
12. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s) or note stating that 100 year flood plain is contained within drainage easements shown.
13. The 25-year flood plain required to be dedicated as a drainage easement.
14. Show survey tie across all existing streets bordering or traversing this subdivision.
15. Round (or clip) all street intersection corners on the preliminary plan.
16. Compliance with Lake Austin Ordinance required. (Refer to LAGMP report)

17. Show additional 100' of R.O.W. to be dedicated for U.S. 183.
18. Show building setback lines 25' from Chula Vista Drive.
19. 60' radius cul-de-sac required at end of Chula Vista Drive and Agate Cove.
20. Show names of all adjacent (adjoining and across the street) property owners including owners of platted lots.
21. Show R.O.W. boundary opposite subdivision for Loop 360 and US 183.
22. Include vacated portion of Jollyville Road in lot(s) to be platted. Revise boundary of subdivision appropriately and show full boundary survey.
23. Median break design required to be approved by the Urban Transportation Department and Texas Department of Highways and Public Transportation prior to final plat approval.
24. Show location of center line of all existing waterways.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Great Hills Commercial Two subject to staff recommendations and subject to the conditions of the Lake Austin Report.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

The Commission then

VOTED: To DISAPPROVE the final plat of Great Hills Commercial Two pending compliance with departmental requirements, Lake Austin data, and City Council approval of Zoning Ordinance.

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The staff reported that the following final plat has been before the Commission in the past and has met all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final subdivision.

C8-78-39 Great Hills Commercial One
 Great Hills Trail

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SUBDIVISION LOCATED IN THE LAKE AUSTIN WATERSHED--continued

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED--continued

The staff reported that the following final subdivision plat is appearing before the Commission for the first time and has not complied with all of the departmental requirements. The staff recommends disapproval of this plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements, plat corrections, Lake Austin data, and City Council approval of Zoning Ordinance.

C8-78-89 Great Hills Commercial Three
Great Hills Trail

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED

The staff reported that the following short form plat has appeared before the Commission in the past and has not complied with all departmental requirements and recommends that it be disapproved. The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements and compliance with departmental requirements and to GRANT the variances on the signature of the adjoining owner and to consider reduction of fiscal for wastewater as determined by formula - Estimated cost per foot x lot frontage x 2.

C8s-78-229 George Cox Subdivision
Research Blvd. S. of Hamilton Lane

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

The staff reported that the following short form plat has appeared before the Commission in the past and has complied with all departmental requirements and recommends that it be approved. The Commission then

VOTED: To APPROVE the following short form plat:

C8s-78-202 Resub. of Lots 1,2,3, & 6 Blk. L, Westhill Estates Sec. 1
Yucca Dr. & Yaupon Dr.

AYE: Guerrero, Stoll, Vier, Dixon, Danze, Snyder, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED--continued

SHORT FORM SUBDIVISIONS--continued

The staff reported that the following short form plat is appearing before the Commission for the first time and has not met all departmental requirements. The staff recommends the variances requested, but recommends disapproval pending completion of all other requirements. The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variances on the lot depth and to delete setback requirements on lot 26A of the "Resubdivision of Portions of Arroyo Seco, and Northwest Hills, Section Four."

C8s-78-275 Resub. of Portions of Arroyo Seco & Northwest Hills,
Section 4
Hillbrook Dr. & Paseo Del Toro

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Shipman and Schechter
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

C14-78-105	Tom W. Bradfield et al:	Interim "A" and "AA" Residence,
	2099-1101 Loop 1 (MoPac)	1st H&A to "O" Office, 1st H&A
	1398-1200 Loop 1	on Tracts 1, 7, 8 & 10, "GR"
	1213-1209 Spyglass Dr.	General Retail, 1st H&A on Tracts
	901-831 Loop 1	3, 4, & 5, "BB" Residence, 1st
	702-708 Columbus Dr.	H&A on Tract 9 and deletion of
	(continued from 9-26)	Tracts 2 and 6 (as amended)

Mr. Guerrero explained that the hearing had been closed on September 26 and this was for action only.

PERSONS APPEARING IN FAVOR

Tom Bradfield
Robert Mueller
Robert Cummings

PERSONS APPEARING IN OPPOSITION

Phillip S. Blackerby, 1712 Kenwood
Beth Sebesta, 2600 Rockingham

COMMISSION VOTE

Mr. Stoll moved that the Planning Commission grant "O" Office zoning for Tracts 1, 7, 8, 10, and 4; "GR" General Retail zoning for Tracts 3 and 5; "BB" Residence for Tract 9; omitting Tracts 2 and 6 and limiting density to 15 units per acre on the entire acreage on the "BB", including the "BB". His reasons for this recommendation is because the applicant has agreed to limit 15 units on the entire acreage. This recommendation therefore does decrease the permissive zoning on Tract 4 which is a large tract and changing that to "O" Office would be a reasonable compromise. He repeated the motion. To grant "O" Office on Tracts 1, 7, 8, 10, and 4; "GR" on Tracts 3 and 5; "BB" on Tract 9; omitting Tracts 2 and 6; and restrict the entire acreage to 15 units per acre. Mr. Vier seconded the motion.

Mr. Snyder asked about the change on Tract 3. Mr. Stoll stated he was not recommending that, and stated that since he is recommending that Tract 4 be zoned "O" Office, he did not wish to hold the applicant to recommendation No. 3, since he felt this to be a compromise. Mrs. Shipman asked if Mr. Stoll would be willing to consider not recommending anything on Tract 9 and expressed concern since this tract does not have access at this time, that it could become "apartment city" on top of Barton Creek. She felt that zoning, particularly on tract 9 might be more appropriate when MoPac is actually a reality and the tract does have access; and when it can be taken in context with what is going on in that area. Mr. Vier stated this could be done at the subdivision stage. She again stated the area is saturated with apartments. There are other densities that can be greater than one-acre lots. She also felt that action on that particular tract is premature at this time. Mr. Stoll did not wish to accept this amendment.

C14-78-105 Tom W. Bradfield et al (continued)

Mr. Vier stated that the public hearing is officially closed, but asked if applicant had any further comments. At this time Mr. Bradfield explained that the motion as stated by Mr. Stoll "simply cuts the heart out of our application." He stated that retail developers felt tract 4 to be the most developable tract, much planning has taken place as evidenced by the site plans, he stated also that the staff originally recommended that tract 4 be zoned "GR". Tract 4 is located at the intersection of Bee Cave Road and MoPac and "GR" zoning is the highest and best use for this property. Tract 4 is the most level, easily worked land and "GR" at that point lends itself perfectly to Planning without destruction of the terrain itself. He explained that land has personality and the zoning for each tract was originally picked to be compatible with that personality, its characteristics and uniqueness all its own. Some of these things, of course, are the location and the activity which surrounds the land and the circumstances under which it has been placed. It would be a traversity to the land itself to put "O" Office on Tract No. 4, stating he could not imagine a less appropriate use of it, and before he would accept that zoning, he would withdraw the entire application.

Mr. Stoll asked Mr. Bradfield if he would be willing to go with different zoning for Tracts 3 and 5 if Tract 4 should be zoned "GR". Mr. Bradfield stated this was not intended for immediate development, Tracts 3 and 5 could not be developed until MoPac is there and that would be at least three years. MoPac is there for Tract 4, Bee Caves Road is there, and it is already a very prominent corner. Mrs. Shipman stated again she felt it to be inappropriate to have "GR" zoning from south of Barton Skyway without frontage roads. Mr. Bradfield stated he would be willing to withdraw the application from the Office area on south, including Tracts 1, 5, 3, 7 and 9.

Mr. Vier asked applicant to give the Commission the minimum zoning he felt to be palatable, based on all the evidence that has been presented, what he would absolutely have to have for zoning to facilitate his planning. Mr. Bradfield discussed Tract 1 and felt the proper use to be office; Tract 2 has been deleted; Tracts 3 and 5, applicant felt, should be "GR" Tract 4 should be "GR" since it has frontage roads already in place; Tract 5 has been mentioned in connection with Tract 3; Tract 6 has been deleted as per the request of the Planning Commission; Tract 7 should be office; Tract 8 should properly be zoned office; Tract 9 consists of probably less than 25 developable acres (the remainder probably would be given to Parks and Recreation for green space), and would propose "BB"; and "O" Office for Tract 10. Mr. Vier then asked which of the "GR" tracts would be developed first and which is the most critical. Mr. Bradfield replied that Tract 4 is the most critical, has the most planning on it, and MoPac will not get to the other tracts for at least three years. Mr. Vier stated he hated to turn loose large chunks of "GR" out there and proposed to grant "GR" on Tract 4; Tract 9 be "BB" with 15 units per acre maximum; Tracts 1, 3, 5, 7, 8, and 10 all "O" (this would not preclude applicant from coming in at a later date for higher zoning on Tracts 3 and 5).

C14-78-105 Tom W. Bradfield et al (continued)

Mr. Vier asked if applicant would be willing to subject this to a special permit if such zoning should be approved. Mr. Bradfield stated they would do that if it meant the difference between the Commission granting their application or not, but are not inclined to do things which are not required unless forced to. He stated they would like to do their own planning and certainly did not object to professional guidance, suggestions, criticism, but when an applicant acquiesces in this sort of thing they are then "the target for every unprofessional in town." He stated they do not enjoy being in that position. He stated he would acquiesce if he had to, but it was not to his liking at all. He did accept the zoning recommendation. Mr. Vier explained that the purpose of the special permit would be so the Commission would have the opportunity to see the site plan as opposed to seeing a plat of one large tract and no further input on the development of the interior of that tract. Mr. Stoll at this point withdrew his motion.

Mr. Guerrero explained that in all fairness, he would like for Mr. Blackerby and Mrs. Sebesta to be able to give their presentations. There was discussion of the hearing being closed and it was decided they could be asked questions. Mr. Blackerby responded to Mr. Vier's suggestion of "GR" on Tract 4, "BB" on Tract 9, and "O" on the balance, requiring a special permit and site plan, with a maximum density of 15 units per acre. Mr. Blackerby felt the maximum density provision is a great idea, pointing out the less intensified the hillside is developed since it runs off into Barton Creek, the better off we will be. "BB" at 15 units per acre subject to special permit requirements is not a bad outcome, but would prefer single family residences at least on the creek side of the lot. He felt that "O" on the rest of the proposal to be pretty good, very good. He stated, however, the Commission would be leaving the door open for applicant to come back and almost inviting them to come back on Tracts 3 and 5. He stated his problem is the total amount of GR on the subject tracts and has no problem with 3 and 5 being GR, but does have a problem with GR on Tract 4. Mr. Guerrero asked and Mr. Blackerby discussed the present access on Tract 4 vs. none at this point on Tracts 3 and 5, and stated offices would be a splendid use of Tract 4. Access will be provided to Tracts 3 and 5 as soon as MoPac is built.

Mr. Guerrero then asked Mrs. Sebesta to respond to Mr. Vier's suggestion. She stated she was Beth Sebesta, representing the Barton Hills and the Horseshoe Bend Neighborhood Association, and that they opposed any kind of intensive development near the creek. They oppose the GR zoning on Tract 4, they oppose BB zoning Tract 9, would like to see single-family dwelling on Tract 9 or at least as close to the creek as possible, would not ask for single-family all the way up to MoPac; opposed to GR zoning on Tracts 3 and 5 at the time strictly because of the impact that could have had on the Barton Skyway bridge. She stated that Tracts 3 and 5 are very logical GR zoning since there is a major crossing of two major roads, whether or not there is ever a bridge. The GR zoning is definitely opposed to on Tract 4 since there is a very nice residential section across the creek and no buffering between, there is a greenbelt area, this backs up to edges of Zilker Park, and requested that Tract 4 be held to "O" zoning.

C14-78-105 Tom W. Bradfield et al (continued)

Mr. Guerrero stated for the record that the Commission had received the full context of Mr. Blackerby's statement in their agenda packet. Mr. Stoll again withdrew his motion and Mr. Vier then moved to grant "BB" Residence on Tract 9, Tract 4 "GR" General Retail and "O" Office on Tracts 1, 3, 5, 7, 8, and 10, all 1st H&A, subject to a maximum density of 15 units per acre, on subject tracts with the stipulation that a special permit will be required as agreed to by the applicant at the time of subdivision of each tract and deleting Tracts 2 and 6. Mr. Dixon seconded the motion.

Mrs. Shipman stated she would vote against the motion and would like for the record to show the reason for her vote was because of the proposed GR zoning Tract 4 and the environmental sensitivity of the tract.

AYE: Danze, Dixon, Guerrero, Schechter, Snyder, Stoll, and Vier.

NAY: Shipman.

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 7-1.

C10-78-24 Street Closure
Portion of Matthews Lane
(Continued from September 12, 1978)

Evelyn Butler explained that this is a proposal to close a portion of Matthews Lane which was continued from September 12, 1978, in order to notify owners. Mac Allen of the Public Works Department stated that the closing of Matthews Lane has been planned for several years in conjunction with the planning of William Cannon Drive. The railroad has granted the city the right to another crossing on William Cannon in return for the closing of Matthews Lane. One of the conditions was that the closing would not become effective until subdivision streets in the area had been extended to William Cannon Drive to allow circulation on both sides of the closed section and this has now been accomplished.

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Irvin Bell, 7206 Elm Forest Road
Claudia Sweet, Cherry Meadow Drive

COMMISSION ACTION

Mr. Bell discussed the traffic and stated he was against the closing of this street. Mr. Vier explained that any at-grade crossing was a potentially dangerous situation. Area residents discussed the street conditions and the traffic in the immediate area, expressing opposition to this closing. Mrs. Schechter stated it was very imperative that someone from Urban Transportation be at the meetings.

COMMISSION VOTE

Mrs. Schechter moved that this be postponed to 5:30 on October 10, first item on agenda and that action not to be taken until someone from Urban Transportation is in attendance to give further insight. Mr. Snyder seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C814-74-001 Houston Square P.U.D.
Houston Instruments
Request for Withdrawal

Evelyn Butler explained this is a request for withdrawal of the Houston Square Planned Unit Development that will be coming in as a regular subdivision. The staff recommends approving the request for withdrawal.

COMMISSION VOTE

Mr. Dixon moved to permit withdrawal of the Houston Square Planned Unit Development. Mr. Stoll seconded the motion.

C814-74-001 Houston Square P.U.D. --Continued

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-015 Public Services

Consideration of an eight-inch wastewater
approach main for Oak Hill Heights Section One.

Evelyn Butler explained this is in the service area of the Convict Hill Line that has been approved by the Commission and the City Council.

PERSONS APPEARING IN FAVOR

James Watson, engineer

PERSONS APPEARING IN OPPOSITION

Jerry Lobdill, 6708 Beckett Road

James H. Schorr, 7201 Old Bee Caves Road

COMMISSION ACTION

Mrs. Shipman asked if the five residents in the area referenced to in the applicant's letter would be able to tie in to the line. Mr. Watson, engineer for the project, explained they would be able to tie in if they wished to do so. Mr. Schorr asked the Commission to consider approving the water main only after the sewer lines are in place. Jerry Lobdill, representing the McCarty Lane Neighborhood Association and the Austin Neighborhoods Council, stated the subdivisions have not been completely approved and these mains would make the subdivisions possible, encouraging growth in this area. He questioned who would pay and how much they would have to pay to tie into this line. He felt it appropriate and asked to be furnished, in writing, a copy of the costs that will be charged to these developers for hooking on to this main, so the costs of the main can be monitored. He pointed out this is outside the growth corridor, outside the city limits, and questioned if the Commission intended to follow the Master Plan that had been approved. There was discussion of the cost of the approach main and the relationship to the approach main policy, the cost to be paid by the developer and that to be paid by the city. Mrs. Shipman asked staff to explain the annexation policy relevant to approach mains, and this was done by Joe Lucas. Mr. Watson stated that when Section 1 comes in, they would request annexation in order to be placed on the tax base.

COMMISSION VOTE

Mr. Snyder felt this to be in the best public interest. Areas like this are going to develop whether or not they are given support. If it is logical to give sewer and if a developer is paying it, then we ought to encourage this rather than septic tanks or other uncontrollable means of sewage disposal and that is why I totally approve this and would recommend any of these other logical extensions if we can get the developer to handle it.

C12-78-015 Public Services--Continued

Mr. Snyder moved to approve the eight-inch wastewater approach main for the Oak Hill Heights Section One. Mr. Danze seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-016 Public Services

Consideration of an eight-inch wastewater approach main for the Buddy G. White Property.

Evelyn Butler explained this is for an eight-inch wastewater approach main for the Buddy G. White Property, at a cost to the city of \$5,250, if the area is annexed within one year. There will be no city participation if there is no annexation.

PERSONS APPEARING IN FAVOR

W. B. Howell, for owner

PERSONS APPEARING IN OPPOSITION

Jerry Lobdill, 6708 Beckett Road

COMMISSION ACTION

Mr. Howell, representing the owner of the property, stated this is intended for an office building for his own personal use and business. He will pay the entire cost.

COMMISSION VOTE

Mr. Stoll moved approval of the eight-inch wastewater approach main for the Buddy G. White Property, subject to the current policy. This motion was seconded by Mr. Dixon.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-017 Public Services

Consideration of a 21-inch wastewater approach main and a 12-inch water approach main for Covered Bridge Subdivision.

Evelyn Butler stated this request is for a 21-inch wastewater approach main and a 12-inch water approach main for the Covered Bridge Subdivision. The wastewater request extends about 7,000 feet west of the Scenic Brook line. It is, if approved a significant commitment to serve a large geographic area. Because of the late submission last Thursday, no evaluation on impact or alternatives has been made by the staff. The ERM Board has recommended denial. The ERM staff has recommended an environmental assessment. The Planning staff requests a 30-day postponement until a review can be completed.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mr. Dill

PERSONS APPEARING IN OPPOSITION

Jerry Lobdill, 6708 Beckett Road
Betty Hendrix, 1106 Heritage Way
James H. Schorr, 7201 Old Bee Caves Road

COMMISSION ACTION

There was discussion of whether or not to hold the hearing if it was to be postponed. Mrs. Shipman asked why applicant was asking for an approach main when he already had approval from the state for a package treatment plant. Applicant stated they were of the opinion that it would be in the best interest of the city to utilize an approach main as opposed to a package treatment plant. The proposed approach main will serve a larger area than the proposed subdivision.

There was discussion of the need for the approach main rather than using package treatment plants in the area and what might happen to the Williamson Creek Watershed. Mrs. Shipman felt the Commission needed a cost benefit analysis which would include more than the revenue from the wastewater line and the cost of the line. Applicant requested action on the 12-inch water approach main if the Commission wished to postpone action on the wastewater approach main. Mr. Stoll questioned all that land between the city limits and this area, stating that approach mains have been installed for miles and areas left out along the way that could or might have been picked up and wanted to know why this was being done. Mr. Lucas explained that Travis Country is in the Barton Creek Watershed and the area now under consideration is in the Williamson Creek Watershed. Mr. Snyder felt it would be helpful to find out the actual conditions of the treatment plants and the septic situation in that area. Mrs. Shipman requested also that this particular approach main be related to the annexation study. Mr. Vier felt the real question was what area the approach main that is already in place is ultimately capable of serving, and what policies should be made about what areas are to be served.

C12-78-017 Public Services (continued)

COMMISSION VOTE

Mr. Stoll moved to postpone for 30 days the request for a 21-inch wastewater approach main and a 12-inch water approach main for the Covered Bridge Subdivision pending a report from the Planning Department concerning the items discussed.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C11-78-013 CBD Parking Exemption Study
Consider language of the proposed amendment to Chapter 45 of the Austin City Code. Zoning Ordinance.

Mr. Guerrero explained this item is being pulled from the agenda and will be considered at a later date.

NO ACTION TAKEN.

C11-78-006 Parking Requirement
843 Anderson Lane East
Thomas Bros. Construction Co.

Evelyn Butler explained this is a request for the Planning Commission to determine the number of parking places required for a proposed auto repair establishment. The staff has reviewed the site plan as submitted by the applicant indicating a total of 18 outside parking spaces and six mechanic's bays within the building. The staff would recommend approval.

COMMISSION VOTE

Mr. Dixon moved to approve 18 outside parking spaces and six mechanic's bays within the building. Mrs. Schechter seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

R200 1978 Annexation PlanPresentation of Methodology and Recommendations of the Study

Mr. Lillie stated that Brian Schuller would explain the methodology that was used in the development and writing of the annexation plan, that copies of the plan had been distributed to all governmental jurisdictions in the ETJ and that the City Council has scheduled a public hearing on October 12 for the annexation plan and Chapter IV of the Comprehensive Plan. He recommended that a public hearing, if the Commission deemed necessary, be scheduled for October 10.

Brian Schuller discussed the plan and explained that more and more development is now occurring outside the city limits. He discussed some of the statute provisions for annexation and extraterritorial jurisdiction, and pointed out some problems that had arisen in previous annexations. He also reviewed study area criteria, areas suggested to be considered for annexation, and the two proposed annexation patterns. Mr. Lillie stated that several small cities now within Austins ETJ were incorporated prior to the adoption of the Municipal Annexation Act passed by the legislature in 1963 which provided for the cities ETJ. Mr. Schuller also explained the revenue and cost data that was projected for each annexation time period and the strip annexations that might be appropriate.

COMMISSION ACTION

Mrs. Shipman felt it would be helpful to have the school districts outlined in both proposals in the event the Commission should decide to hold a public hearing. There was discussion of the need for the Planning Commission to hold a public hearing.

COMMISSION VOTE

Mrs. Shipman moved that the Planning Commission hold a public hearing at 7 p.m. on October 10 for the purpose of citizen comments on the annexation plan. Mrs. Schechter seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C1-78 Minutes

To Approve Planning Commission Minutes
August 8, 1978
August 22, 1978
September 5, 1978
September 12, 1978

Mrs. Schechter moved to approve the minutes as corrected. The motion was seconded and unanimously passed.

The meeting adjourned at 8:30 p.m.



Richard R. Lillie, Executive Secretary