

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- November 14, 1978

The regular meeting of the City Planning Commission was called to order at 5:40 p.m. in the Auditorium of the Electric Building, 301 West Avenue.

Present

Miguel Guerrero, Chairman  
Leo Danze  
Freddie Dixon  
Sid Jagger  
Sally Shipman  
Bernard Snyder  
Bill Stoll  
Jim Vier

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervisor Current Planning  
John Meinrath, Legal Department  
Lonnie Davis, Director of Building Inspection  
Jim Gotcher, Building Inspection  
Joe Lucas, Water and Wastewater  
Charles Graves, Director of Engineering  
Sharon Barta, Urban Transportation  
Ouida Glass, Senior Secretary

Absent

Mary Ethel Schechter

November 14, 1978

**i**

## ZONING

C14-78-199 Truman H. Montandon: Interim "A", 1st H & A to "GR" and "BB",  
(by Robert L. Davis) 1st and H&A  
11201 U.S. 183  
(Action postponed from November 6, 1978)

Mr. Guerrero explained to the Commissioners that applicant had requested an indefinite postponement of this item.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Shipman seconded the motion to postpone this request indefinitely.

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

THE MOTION PASSED BY A VOTE OF 5-0-2.

C14-78-200 NPC Realty Company: Interim "A", "BB", "O"  
(by Robert L. Davis) & "GR" 1st H&A to  
2701-2801 Deatonhill "O", "GR", & "A", 1st H&A  
2624 William Cannon Drive  
2620 Lazy Oaks Drive  
7001 Deatonhill Drive  
7000 Deatonhill Drive  
2804 William Cannon Drive  
(Action postponed from Nov. 6, 1978)

Evelyn Butler explained that the applicant and the neighborhood had reached an agreement.

PERSONS APPEARING

Bert Pence, representing applicant  
Robert Davis, attorney for applicant  
Marilyn Simpson, Whispering Oaks/Cherry Creek Neighborhood Association  
Ray Fisher, Southwest Austin Neighborhood Association

C14-78-200 NPC Realty Company (continued)

COMMISSION ACTION

Bert Pence explained they had amended their request and had reached an agreement with the neighborhood. Robert Davis, attorney explained the amendment request and offered a restrictive covenant as agreed to with the neighborhood. The amended request is for "B" on Tract 4, and "A" on Tracts 2, 3, 5, 6, and 7. Marilyn Simpson stated they were in complete agreement with NPC and had agreed with the deed restrictions. Ray Fisher also expressed complete agreement with the request as amended.

COMMISSION VOTE

Mrs. Shipman moved to grant "B" on Tract 4 and "A" on Tracts 2, 3, 5, 6, and 7 as amended by the applicant subject to the restrictive covenant as agreed to by the neighborhood associations.

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

THE MOTION PASSED BY A VOTE OF 4-0-1.

C2o-78-016      Zoning Ordinance

To consider amending the zoning ordinance  
relating to Street and Parking Lot  
Landscaping.

Mr. Lillie, explained that over the past several years members of the Commission and City Council have indicated a growing interest in developing some regulations and standards regarding landscaping along streets and rights-of-way as well as parking lots for those lots within the city limits. He explained that several citizens formed a committee to take on the task of developing and drafting an ordinance relating to these issues. Mr. Charles Meek, chairman of the citizen group, discussed the proposed ordinances and the amendments thereto. He explained that ordinances from other cities has been used in the development of this proposal. He suggested the following changes be considered relating to street landscaping:

B (f)(1). The area shall be provided "parallel to and abutting the street right-of-way" excepting...

B (f)(2). Change "straight" to "street" in the first line and add "within the landscape strip" at the end of the first sentence.

5. Add the following sentence at the end of this section:  
"Complete redevelopment shall be constituted by rehabilitation or replacement or alteration of 75 percent of the area of the tract."

## PERSONS APPEARING IN FAVOR

Charles Meek, Chairman of Landscape Committee, 11503 Spicewood  
Jean Mather, South River City Citizens  
Marilyn Simpson, Whispering Oaks-Cherry Creek Neighborhood Association  
Bro. Daniel Lynch, Environmental Board  
Judy Pokorski, 7208 Eganhill Drive  
Ken Manning, 213 West 41st  
Tom Wenzel, 1305 Brentwood  
Dorothy Richter, 3901 Avenue G  
Myfe Moore, 2002 Bremen  
Betty Brown, 2607 Barton Skyway  
Jane Gunderson, 2709 Charlesworth Drive  
George T. Pokorski, 7208 Eganhill Drive  
Bob Richardson, 504 West 7th Street  
Carl Campbell, 11511 Oak Knoll  
Mary Miller Arnold, 3404 Southhill Circle  
Mrs. Fred Sackett, 1402 Windsor Road  
Cindy Meek, 11503 Spicewood Parkway

## PERSONS APPEARING IN OPPOSITION

Robert Sneed  
Sue Sanders  
Tom Shefelman

C2o-78-016      Zoning Ordinance--continued

## COMMISSION ACTION

There was discussion of the proposed ordinance as well as the proposed amendments, including the variance procedure and how it could be handled. Mr. Vier suggested a buffer between the parking lot and adjacent residential properties. Mr. Jagger stated he had a problem with the landscape strip and asked if the City would be required to keep every landscape plan from now and continue forever. There also was discussion of how the ordinance would be administered, who would be responsible, and the cost that would be incurred. Marilyn Simpson stated this ordinance is not as strong as in other cities and felt it should be passed on to the City Council. Brother Lynch, representing the Environmental Board, recommended it be passed on to the Council. Judy Pokorski suggested approval of the proposed amendments and urged passage before there is another Burnet Road on 183. Ken Manning felt this to be a starting point and urged that the City not wait another three or four years. He realized it would take time to evaluate this, but urged use of the proposal as a beginning. Tom Wenzel urged the ordinance be supported and passed on to the City Council, as did Myfe Moore, Dorothy Richter, and Jean Mather.

Chuch Stahl stated he was not opposed to the ordinance, but did have some problems with it. He expressed concern with the existing development exemption; wondered why the Central Business District was exempt; and expressed concern for the width of the strip area along the street. He questioned why the residential land had been left out; pointed out the problems of maintenance of the landscaping. He stated this would be difficult to police and that someone must maintain the landscaped areas. He directed attention to the cost factor, and felt that the parking area abutting buildings should be eliminated. He questioned what this would do to the malls, and stated there should be some "give" to the ordinance: felt that curbs, sidewalks, and property lines should be included in some way. He felt that to have more give on the parking requirements would result in more landscaping. He cautioned the Commission to think in terms of the real financial world before adopting this ordinance. Robert Sneed pointed out that the rules and regulations of an ordinance become a very difficult thing, and the practical approach of putting it into existence and functioning, creates problems. He urged that everything not be made to look alike. Change and difference adds to environmental well being. He discussed the cost of implementing such an ordinance and urged that it contain broad variance powers so as not to take away from the powers of the Planning Commission. He felt enforcement should be considered and also that the governmental bodies of the city should be included. He urged that a rule not be made that would defeat the fundamental purpose. Mrs. Sue Sanders expressed agreement with the remarks of Mr. Sneed and also pointed out the cost factor. She felt that a variance provision should be included so people can live with it. Tom Shefelman expressed concern for rights-of-way, how they could be handled, and how they could be maintained. He was in favor of the ordinance, would like to see something like this, but had a lot of questions.

C2o-78-016      Zoning Ordinance--continued

Mr. Jagger asked and Lonnie Davis, Director of the Building Inspection Department, expressed concern that this would be a difficult ordinance to administer. He explained that it would take additional time and they must have more employees to do so properly and discussed the possible costs thereof. Mr. Jagger felt this to be counter-productive and expressed concern that the ordinance could not be handled in the fashion proposed. Mr. Danze pointed out that it might be easier to work with distances rather than percentages. Mr. Jagger pointed out that there is no way the Planning Commission could control the proposed ordinance; it would be controlled through the variance procedure with the Board of Adjustment. He stated he had no problem with the street landscape amendment, but felt that something needed to be done about the parking lots. He did not think this would accomplish the objectives intended. He felt that perhaps parking lots could be controlled through the special permit process.

## COMMISSION ACTION

Mr. Stoll recommended adoption of the ordinance as shown in Draft 2, Street Landscape Amendment to the Zoning Ordinance, with the changes as mentioned by Mr. Meek; B.(f)(1) The area shall be provided "parallel to and abutting the street right-of-way" excepting..., B(f)(2) Change straight to "street" in the first line and add "within the landscape strip" at the end of the first sentence; and 5. Add the following sentence at the end of the section: "Complete redevelopment shall be constituted by rehabilitation or replacement or alteration of 75 percent of the area of the tract." Mr. Dixon seconded the motion.

Mr. Snyder offered a substitute motion to wait until the draft is received from the Legal Department before a decision is made. Mr. Vier seconded this motion. The vote on the substitute motion failed by 6-2, and the Commission then voted on the original motion.

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

## THE ORIGINAL MOTION PASSED BY A VOTE OF 6-2.

Mr. Jagger moved that the staff prepare an ordinance calling for any parking lot including 20 or more spaces being subject to special permit and its surrounding development and to incorporate plans as set forth in the draft submitted by the committee. Mr. Dixon seconded the motion. Mr. Snyder amended this motion to include a fiscal note.

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

## THE MOTION PASSED BY A VOTE OF 8-0.

SPECIAL PERMITS

C14p-78-042      NPC Realty Company  
200-Unit Apartment dwelling group  
Kramer Lane and Macmora Lane  
(Revision)

Mr. Lillie explained this was a request to revise the plans as submitted and the staff would recommend the amendment be approved subject to ordinance requirements.

PERSONS APPEARING

Jim Siepiela, NPC

COMMISSION ACTION

Mr. Siepiela, representing NPC, explained the changes were necessary because of a drainage situation.

COMMISSION VOTE

Mr. Shipman moved and Mr. Stoll seconded the motion to approve the amendments as presented for the 200-unit apartment dwelling group at Kramer Lane and Macmora Lane subject to ordinance requirements.

AYE:            Guerrero, Shipman, Snyder, Stoll and Vier.  
ABSENT:       Dixon and Schechter  
OUT OF THE ROOM:    Jagger  
ABSTAINED:        Danze

THE MOTION PASSED BY A VOTE OF 5-0-1.

C3-78-004      Waterway Development Permit  
Appeal by Mr. Alden M. Mason of  
Creek Permit Application No. 78-09-2160  
Quail Valley, Sec. 1

Mr. Guerrero explained that Mr. Mason had requested withdrawal of his appeal.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Shipman seconded the motion to withdraw the request of Mr. Alden M. Mason of Creek Permit Application No. 78-09-2160, Quail Valley, Sec. 1.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C2a-78-001      Master Plan Amendment  
Amending the Major Arterial and  
Expressway Plan to delete reference  
to Trinity Street Bridge over Town Lake

Evelyn Butler explained this is to amend the Major Arterial and Expressway Plan to delete the proposed Trinity Street Bridge over Town Lake and street extension to Riverside Drive. The staff recommended that this street be deleted from the Master Plan.

COMMISSION VOTE

Mrs. Shipman moved and Mr. Danze seconded the motion to amend the Major Arterial and Expressway Plan to delete the Trinity Street Bridge over Town Lake and street extension to Riverside Drive.

AYE:        Danze, Guerrero, Shipman, Snyder, and Vier.  
ABSENT:    Dixon and Schechter.  
ABSTAINED: Jagger.  
OUT OF ROOM: Stoll.

THE MOTION PASSED BY A VOTE OF 5-0-1.



C10v-78-026      Street Vacation  
Portion of Doonesbury Drive and  
Portion of Carshalton Drive

On a consent motion by Mr. Jagger and seconded by Mr. Stoll the Commission approved the staff recommendation to vacate a portion of Doonesbury Drive and a portion of Carshalton Drive in accordance with departmental recommendations and ordinance requirements.

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

THE CONSENT MOTION PASSED BY A VOTE OF 5-0.

C11-78-009      Traffic and Transportation  
To determine the required number of parking  
spaces for Mac's Automotive and Service  
Station

COMMISSION VOTE

On a consent motion by Mr. Jagger and seconded by Mr. Stoll the Commission approved the staff recommendation to require 36 on-site parking spaces for this establishment.

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

THE CONSENT MOTION PASSED BY A VOTE OF 5-0.

R-1300      Presentation of  
South River City Citizens Master Plan

Evelyn Butler explained this is a presentation by the South River City Citizens of their Master Plan. Jean Mather discussed their Master Plan and its origination when the City was going through the Austin Tomorrow program. She explained they needed help holding the line on zoning and on traffic and requested no further intrusion of apartments into the neighborhood or any more commercial uses. It was requested that all apartment and commercial zoning provide buffering with fencing, landscaping, and setbacks to protect the abutting residences; that the uses on South Congress, the western end of Riverside and Oltorf be in line with the unique value to Austinites and to other Texans and that no development add to the traffic burden within the neighborhood, and that adequate parking to provided; that development along I.H. 35 take

R-1300 Presentation of (continued)

place by special permit. She emphasized that traffic must be reduced on the residential streets, pointing out the danger and the noise factor, and discussed their proposal for accomplishing this. She discussed the bus service and some proposed modifications, and expressed concern for the water quality in the creeks. There was discussion of problems in each area and proposals and suggestions for each.

## COMMISSION VOTE

Bill Stoll moved that the Planning Commission accept the recommendations on the attached Pages 3 and 4 of the Master Plan as submitted, that this be adopted as Planning Commission policy and direction of the staff to be used in consideration of zoning, subdivisions, special permits, master planning, and the C.I.P. Mr. Danze seconded this motion.

Mr. Guerrero amended the motion to get the various City departments concerned copies of the plan for their comments.

Mrs. Shipman offered a further amendment that the staff report as to the time frame proposal for initiating the three items and when the public hearing could be set for the three items. She suggested the three items be considered the same evening, at different times, and as three separate public hearings.

Mr. Stoll accepted these amendments.

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

THIS MOTION PASSED BY A VOTE OF 6-0.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-78-91 Geneva Estates, Sec. 3  
U.S. 290 & Lime Ledge Dr.

This is a 68-acre tract of land consisting of 21 lots, the average lot size being 300'x500' for a density of 0.3 lots per acre. Evelyn Butler explained the owner agrees with all items except for Item No. 2 and the staff would recommend the street should go in at 90 degrees as is indicated on the plat. Applicant requested plan to be approved as they originally designed it. Applicant feels there is adequate site distance with their design.

C8-78-91 Geneva Estates, Sec. 3 (continued)

The staff recommends APPROVAL of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the June 28, 1978 Plat Review meeting and subsequent departmental reports:

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to County Standards for acceptance for maintenance with appropriate bond therefor posted with the County Engineer.
2. Recommend modification as indicated in blue on Review Print to effect a 90 degree intersection and to provide adequate site distance at Hwy. 290 and provide access to adjoining property.
3. Austin-Travis County Health Dept. approval required for individual water well(s) prior to final plat approval.
4. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the Austin-Travis County Health Department and a septic tank system approved by the Austin-Travis Co. Health Dept.
5. Restriction required on final plat prohibiting vehicular access (driveways) onto U.S. 290 from all abutting lots.
6. Variance required on the length of Larson Lane cul-de-sac. Recommend to grant because of existing development and low density.
7. Variance required on the length of all blocks. Recommend to grant because of existing development to the north and low density if changes are made as indicated on overlay sketch.
8. No sidewalks required for suburban subdivision.
9. Contour lines required to be not more than 100 horizontal feet apart.
10. Minimum street centerline radius is 200' for residential streets.
11. Waterway development permit required prior to final plat approval.
12. Show 100-year flood plain data on the preliminary plan.
13. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
14. Drainage and/or public utility easements as required.
15. Minimum building slab elevation note required on the final plat for lots adjacent to waterway.
16. The 25-year flood plain required to be dedicated as a drainage easement.
17. Show survey tie across all existing streets bordering or traversing this subdivision.
18. Restriction required on final plat prohibiting water wells within 150' of a septic tank system and septic tank systems within 150' of a water well.
19. Lot 13 does not comply with subdivision ordinance for required street frontage. It must be combined with another tract on the final plat. (Lot 12 or the Branton tract).

After further discussion, the Commission then

VOTED: To POSTPONE to November 28 and that written comments be provided from the Legal Department and from the Urban Transportation Department regarding Item 2, in response to applicant's request, and the adequacy of each.

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

THIS MOTION WAS TO POSTPONE BY A VOTE OF 7-0.

C8-78-108      The Davenport Ranch  
                     Loop 360 & Westlake Drive

Mrs. Butler explained applicant had submitted a letter requesting an indefinite postponement of this preliminary subdivision.

after further discussion, of this preliminary subdivision.

VOTED:      To POSTPONE INDEFINITELY The Davenport Ranch preliminary subdivision.

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

THE MOTION WAS TO POSTPONE INDEFINITELY BY A VOTE OF 7-0.

C8-78-109      Beecave Woods, Sec. 2-A  
                     Walsh-Tarlton Lane & Terrapin Court

This preliminary subdivision consists of 8.93 acres of land with 19 lots, the average lot size being 95' x 115' with a density of 2.12 lots per acre.

The staff recommended approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations.

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. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
4. Show proposed use of all lots other than single family on the preliminary plan.
5. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water and wastewater systems.
6. Restriction required on final plat prohibiting vehicular access (driveways) onto Walsh Tarlton Lane from lot(s) 1, 16, 17, 18.
7. Variance required on the length of Terrapin Court cul-de-sac(s). Recommend to grant because of topography.
8. Variance required on block length. Recommend to grant because of topography.
9. Sidewalks required on one side (specify) of Aguifer Cove and Terrapin Court, subdivision side of Walsh Tarlton Lane.
10. Appropriate sidewalk location note required on final plat inside city limits.
11. Show contour basis as City Standard of U.S.G.S. Datum on the preliminary plan.
12. Waterway development permit required prior to final plat approval.

C8-78-109 Beecave Woods, Sec. 2-A (continued)

13. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
14. Drainage and/or public utility easements as required.
15. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
16. Upgrading of Walsh Tarlton Lane required to be approved by the City of Austin and County Engineer.
17. Fiscal arrangements required to upgrade Walsh Tarlton Lane at Pinnacle Drive (drainage improvements).
18. Zoning change to "A" Residence required prior to final plat approval if present classification is "Interim AA".
19. Main line advance required for natural gas service.
20. Recommend 20' strip between lots 8 & 9 be incorporated into and be platted as a part of the adjoining greenbelt, or it must be combined with such lots and shown as a 20' walkway easement for access to the greenbelt.
21. Variance required to permit double frontage lots 12, 13, and 16-18. Recommend to grant because topography and limited access onto Walsh Tarlton Lane prohibits alternate layout.

Mrs. Butler explained that the zoning had already been granted regarding Item 18. The owner agrees with the conditions.

After further discussion, the Commission then

VOTED: To APPROVE this preliminary subdivision subject to staff recommendations and departmental requirements, granting variances 7, 8, and 21, and deleting Item 18.

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

ABSENT: Dixon and Schechter.

ABSTAINED: Jagger.

THE MOTION PASSED BY A VOTE OF 6-0-1.

C8-78-110 Briarpatch  
Oak Shores Dr. & Briarpatch Circle

Evelyn Butler explained the staff would recommend disapproval pending receipt of all the Lake Austin review materials.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary subdivision.

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

ABSENT: Dixon and Schechter.

THE MOTION PASSED BY A VOTE OF 7-0.

C8-78-111      Miller Subdivision  
                    South Congress Avenue

This preliminary subdivision consists of 13.98 acres of land and the staff recommends APPROVAL of this preliminary plan with the following conditions based on ordinance requirements and 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. Subdivision is located inside city.
  4. Subdivision is located in the Austin Independent School District.
  5. Subdivision is located in the Town Lake watershed.
  6. Variance required on block length. Recommend to grant because of topography.
  7. Sidewalks required on one side of Congress Avenue.
  8. Appropriate sidewalk location note required on final plat inside city limits.
  9. Contour lines required to be not more than 100 horizontal feet apart.
  10. Waterway development permit required prior to final plat approval.
  11. Drainage and/or public utility easements as required.
  12. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
  13. The 25-year flood plain required to be dedicated as a drainage easement.
  14. Show survey tie across all existing streets bordering this subdivision. (Congress Avenue)
  15. Exclude area crosshatched (single) in blue from the preliminary plan.
  16. 60' access easement shown on proposed Mae Crockett Estate Subdivision #2 and crosshatched (double) in blue required to be recorded prior to final approval.
  17. City Council approval of zoning ordinance for "C" Commercial required prior to final plat approval.
- P.A.R.D. Comments

- \*1. The future extension of the Town Lake hike and bike trail needs a 10' to 20' pedestrian easement through this property along the water's edge.

\*Urban Transportation Comments:

1. Require driveway permits at a later date.
2. Recommend access point onto Congress be approved by Urban Transportation Department subject to the following minimum criteria:
  - a. One lane in and one lane out.
  - b. Lane width to be 16' - 18' wide either side of diverter.
  - c. Large turning radii for curb return, etc.
  - d. If only one single driveway approach, a minimum width of 40' paving and a maximum width of 50'.
  - e. Traffic diverter at Congress Avenue to be constructed as a raised concrete median to be approved by Urban Transportation Dept.
3. In the event that criteria identified in #2 above cannot be complied with, the following recommendation shall apply:

- Recommend that a public dedication of a minimum r.o.w. of 50' and a 40' paving section be provided instead of a private drive to insure adequate and safe ingress/egress which could be better controlled by City forces.
4. Recommend a minimum width of any aisles to accommodate 44' inside turning radii because of large trucks which will be using such driveway to serve the proposed use.
  5. All access to Riverside Drive should be reviewed by Urban Transportation Department so as to insure safe ingress/egress through adjacent property.
  6. Recommend controlled driveway access along Riverside Drive from this tract.
  7. All parking for this site required to meet full City standards.

\*E.R.M. Comments

1. The OERM and the Citizens' Environmental Board will require a site plan to adequately review this proposed project.
2. The site plan should include provisions for landscaping with native vegetation. Landscaping should provide a visual buffer along Town Lake.
3. Stormwater runoff from the developed tract should be drained through a sand trap to filter petroleum product wastes.
4. Industrial wastewater and noise levels should be controlled to avoid adverse impacts in the area.
5. A pedestrian easement of 10' - 20' in width should be dedicated to assure that the future extension of the City's hike and bike trails can be accommodated.  
PARC's recommendations or requirements for hike and bike trails should be met.
6. ERM and the Citizens' Environmental Board should review the site plan.

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

Mrs. Butler explained the need for a number of changes, the first of which is to change Item 16 to delete "final approval" and to insert "recording of plat." Item 17 is to be deleted, and an Item 18 will be added to state "Master Plan change to delete Trinity Street extension required prior to final approval." Astericks should be included on all comments from thereon, on all items on the following pages. Applicant is not in full agreement on all items as they are stated. Applicant is not willing to the street dedication as indicated in Item 3 of Urban Transportation comments.

Clarke Heidrick, speaking for applicant, expressed agreement with the conditions of Items 1 through 18, as amended. He stated applicant is not in a position at this point to agree to abide by the comments, pointing out that they are not ordinance requirements, as they are made. He agreed to the principle of the extension of the hike and bike trail, but did not agree to the location thereof. He stated they intended from the beginning not to dedicate Miller Street; would use it as a private driveway, recognizing the access of Miller Street on to Congress Avenue. He emphasized they had agreed to a landscape site plan for comment -- not veto -- and this would be supplied to ERM for their comments. They requested to reserve judgment until their development plan is in effect. He stated they were not willing to go along with any of the recommendations

that were not ordinance requirements. He stated there was a possibility the hike and bike trail would be on the bluff rather than at the edge of the water, and agreed to a commitment for the hike and bike trail and will condition the subdivision on working out an acceptable arrangement to provide for extension of the hike and bike trail through this subdivision with a 10 to 20-foot pedestrian easement, to be worked out with the Parks and Recreation Department; Urban Transportation is to submit a written report commenting on the ingress and egress of this tract prior to November 28.

After much discussion, the Commission then

VOTED: To APPROVE the preliminary plans, including Item 1 under Parks and Recreation Department, as amended, and applicant is to respond to the comments of Urban Transportation Department and ERM prior to final approval of the plat.

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

ABSENT: Dixon and Schechter.

ABSTAINED: Jagger.

THE MOTION PASSED BY A VOTE OF 6-0-1.

R105-78 Subdivision Memorandum

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

The Planning Commission considered items listed on the attached Subdivision Memorandum and took the action as indicated on the attached memorandum.

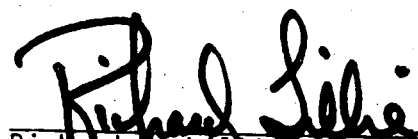
AYE: Danze, Guerrero, Jagger, Snyder, Stoll, and Vier.

ABSENT: Dixon and Schechter.

OUT OF THE ROOM: Shipman.

THE MOTION WAS PASSED BY A VOTE OF 6-0.

The meeting adjourned at 10:20 p.m.



Richard K. Lillie, Executive Secretary



November 14, 1978 16

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				St. Name Approval	Tax Cert	E.R.M.	Bldg. Insp.	Water Can.	San. Cover	Health	Planning	Eng. *	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas	Other		
68-	OLD FINAL SUBDIVISION PLATS																		
75 38	Granada Estates, Section Two Circle Dr.	-	-	X	X	X	NR	X	NA	X	X	X	X	X	X	X	NR	APPROVE	
77 104	Quail Hollow Subdivision, Sec 3 Braker Ln. & Pecusa Dr.	-	-	X	X	X	NR	X	X	X	X	X	X	X	X	X		APPROVE	
78 56	Spice Forrest Loop 360 & Spicewood Springs Rd	-	-															APPROVE REQUEST FOR VARIANCE TO EXCLUDE SIDEWALKS ON LOOP 360-RECOMMEND TO GRANT BECAUSE OF TOPO- GRAPHY AND TYPE OF FACILITY	
78 59	Lost Creek Hilltop Lost Creek Blvd.	-	-	X	X	X	NR	X	X	X	X	X	X	X	X	X	X	APPROVE	
78 75	Granada Estates, Sec. 3 Circle Dr. & U.S. 290	-	-	X	X	X	NR	X	NA	X	X	X	X	X	X	X	NR	APPROVE	
78 76	Granada Estates, Sec. 4 Circle Dr.	-	-	X	X	X	NR	X	NA	X	X	X	X	X	X	X	NR	APPROVE	
78 77	Granada Estates, Sec. 5 Circle Dr.	-	-	X	X	X	NR	X	NA	X	X	X	X	X	X	X	NR	APPROVE	
	NEW FINAL SUBDIVISION PLATS																		
78 45	Anderson Mill East, Sec. 1 U.S. 183 & Mellow Meadow	Nov. 14	Dec. 14	X	485	X		1	1	X			X	X	6	X		DISAPPROVE - 1,3,4,5, & 6	
78 79	Lost Valley Estates Lost Valley DR.	"	"	10 X	485	X		NA	NA				X	X	X	X		DISAPPROVE - 3,4,5, & 10	

\*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

November 14, 1978 17

Planning Commission--Austin, Texas

FILE #	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	
				Engr.	St. Name Approval	Tax Cert.	E.R.M. Bldg.	Insp.	Water	San.	Sewer	Health	Planning	Eng.	Dir. P.W.	Parks & Rec.	Urban Trans.		Gas
C8-	NEW FINAL SUBDIVISIONS Cont'd.																		
78 94	Woodstone Village, Sec. 6 Turquoise Tr. & Wakefield	Nov 14	Dec 14		10 485	X			1 1	1 1					X	X	X	X	
78 109	Beech Woods, Sec. 2-A Walsh Tarlton & Pinnacle	"	"			X	X		1 1	1 1					X	X			
	OLD SHORT FORM SUBDIVISIONS																		
73 243	Amended Resub. of a Portion of Lot 1, Blk. M Ridgetop Addition Harron Ave. & E. 51st St.	-	-	NR			X		X	X	X				NR	NR	X	X	NR
77 93	Max Keilbar Subdivision Manacaca Road	-	-	NR	X	X	X	X	X	X	X	X	X	X	NR	NR	X	X	NR
78 183	Guerrero Park S. Johanna St. & S. 7th St.	-	-	NR	X	X	X	X	X	X	X	X	X	X	NR	NR	X	X	NR
78 201	Bank of the Hills, Sec. 1 Lake Creek Pkwy. & U.S. 183	-	-	NR	X	X	X	X	X	NA	X	X	X	X	NR	NR	X	X	NR
78 249	Austin Business Park Research Blvd. & Peyton Gin Rd.	-	-	NR	X	X	X	X	X	X	NR	X	X	X	NR	NR	X	X	NR
78 268	Sharmark Plaza 2 Bent Tree Rd. & Steck Ave.	-	-	NR	X	485	X	X	X	1 1	1 1	NR	X	X	NR	NR	X	X	NR
78 282	Rosalie K. Rogers Subdivision Canyon Rim Drive	-	-	X		X	X	X	X	NA	X	X	X	X	NR	NR	X	NA	NR
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November 14, 1978

18

SUBDIVISIONS FOR PLANNING COMMISSION: November 14, 1978

PAGE 3

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expiration	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				County Engine St. Name Approval	Tex. Cert.	E.R.M.	Blg. Insp.	Water	San.	Sewer	Health	Planning	Eng.	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas		
C8- 5	OLD SHORT FORM SUBD'S. Cont'd.																		
78 288	Burton Homestead Hwy. 71 West	-	-	9 X		X	X	1 X	X			9 X		NR	NR	X	NA	1	DISAPPROVE - 1,3 & 9** Disapproved pending report from Legal Dept regarding drainage easement and water line; 5:30 Nov. 28.
78 292	J.T. Ltd. Resub. No. 4 Gessner Dr. & Anderson Ln.	-	-	NR	X	X	X	X	X		NR	X	X	NR	NR	X	X	NR	APPROVE
	NEW SHORT FORM SUBDIVISIONS																		
78 301	The Resub. of Lots 13 & 14, Blk. 8, Inwood Hills Appdale St. W. of Bluebonnet Ln.	Nov. 14	Dec. 14	NR	X	X	X	X	X		NR			NR	NR	X	X		DISAPPROVE - 3
78 302	The Arroyo Subdivision Arroyo Vista Dr. & Cholla Dr.	"	"	9 X	X	485		X	NA	NA				NR	NR	X	NA	NR	DISAPPROVE - 3,4,5, & 9
78 303	Palmer-Tyler Subdivision Medical Pkwy & E. 40th St.	"	"	NR	X	X		X	X		NR			NR	NR	X	X	NR	DISAPPROVE - 3
78 304	J. T. Ltd. Subd. No. 5 Gessner Dr. N. of Anderson Ln.	"	"	NR	X	485		1 X	1 X		NR			NR	NR	X	X	1	DISAPPROVE - 1,3,4, & 5
78 306	Forty Four Oaks Allen Rd. & Easy St.	"	"		X	5	X	1 X	1 X					NR	NR	8 X	X	1	DISAPPROVE - 1,3,5, & 8
78 307	First Resub. of Lot 1, Blk. B La Costa Ph. 3 La Calma Dr. & Calidad Dr.	"	"	NR	X	485		X	X	X	NR			NR	NR		X		DISAPPROVE - 3,4, & 5
78 309	The Resub. of Lots 16 & 17, Blk. C South Highland Amended Palo Blanco Ln. & Ferret Path	"	"	NR	X	X	X	X	X		NR			NR	NR		X		DISAPPROVE - 3

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\*\*Consider problems of water service and drainage. See attached letters from applicant and staff reports to be given at meeting.

Planning Commission--Austin, Texas

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SUBDIVISIONS FOR PLANNING COMMISSION: November 14, 1978

PAGE 5

November 14, 1978 20

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	Days Expire	REPORTS RECEIVED														PLANNING RECOMMENDATION	ACTION			
				County Eng.	City Name	Approval	Map Cert	E.R.M.	Blg.	Insp.	Water	San.	Sewer	Health	Planning	Eng.	Dir. P.W.			Parks & Rec.	Urban	Trans.
68-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																					
77 76	OLD FINAL SUBDIVISIONS Glenlake, Phase One Glenlake Dr.	-	-		X	X	X	NR	NA	NA	X	X	X	X	X	X	X	X	X	X	X	
78 82	Great Hills Commercial Three Jollyville Rd.	-	-		X	X	X	NR	X	X	X	9	X	X	X	X	X	X	X	X	X	
	NEW FINAL SUBDIVISION PLAT																					
78 107	Glenlake, Phase Two Ranch Creek Dr.	Nov. 14	Dec. 14		X	X	X		1	1	NA			X	X	X	X	X	X	X	X	
	OLD SHORT FORM SUBDIVISIONS																					
78 224	Mayfield Park S. 35th St & Old Bull Creek Rd.	-	-	NR	X	X	X	X	X	X	X	X	X	X	NR	NR	X	X	X	X	NR	
	NEW SHORT FORM SUBDIVISIONS																					
78 309	J. Hayes Commercial Subdivision Anderson Mill Rd. & U.S. 183	Nov. 14	Dec. 14	NR		485	X	X	1	X	NA			NR	NR	9	X	X	X	X	1	
78 308	J. H. Lawson Subdivision River Hills Rd. & Taylor Rd.	"	"	9	10	5	X	X	NA	NA	11			NR	NR		NA	NA	NA	NA		
78 313	Peel's Subdivision U. S. 183 & Jollyville Rd.	"	"	NR										NR	NR							

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RECOMMEND (a)

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM  
November 14, 1978

1. Fiscal arrangements required.
2. Easements required.
3. Compliance with departmental requirements.
4. Current city tax certificates required.
5. Current county tax certificates required.
6. Sidewalk note required on plat.
7. Fiscal arrangements for sidewalks required.
8. Additional R.O.W. required.
9. Plat corrections required.
10. Street name changes required.
11. Health department approval required for septic tank use.
12. L.C.R.A. approval required for septic tank use.
13. Need letter from \_\_\_\_\_ M.U.D. for approval of water and wastewater services.
14. Need letter from Water District \_\_\_\_\_ for approval of water service.
15. Restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.
16. Council approval of approach main required prior to approval.
17. Waterway development permit required.
18. Book and page of waiver required on plat.
19. Variance required on signature of adjoining owner.
  - a) Recommend to grant with letter file
  - b) Need letter from owner
  - c) Recommend to deny
20. Variance required to exclude balance of tract.
  - a) Recommend to grant with letter in file
  - b) Need letter from owner
  - c) Recommend to deny
21. Variance required on lot width.
  - a) Recommend to grant
  - b) Recommend to deny
22. Variance required on street width.
  - a) Recommend to grant
  - b) Recommend to deny
23. Variance required to delete fiscal requirements for water service.
  - a) Recommend to grant
  - b) Recommend to deny
24. Variance required to delete fiscal for sewer.
  - a) Recommend to grant
  - b) Recommend to deny
25. Variance required to delete fiscal requirements for fire hydrant.
  - a) Recommend to grant
  - b) Recommend to deny

## FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continued

26. Variance required on lot area.
  - a) Recommend to grant
  - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
  - a) Recommend to grant
  - b) Recommend to deny
28. Variance required to delete sidewalks.
  - a) Recommend to grant
  - b) Recommend to deny
29. Variance required on scale of plat.
  - a) Recommend to grant
  - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
  - a) Recommend to grant
  - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula - estimated cost per foot x lot frontage x 2.
  - a) Recommend to grant
  - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.
39. Variance required on length of Chula Vista Drive - Recommend to grant because of topography.
40. Variance required to delete sidewalk requirements on Loop 360 and U.S. 183 - Recommend to grant because of topography and type of facility.
41. Subdivision name change required.

SUMMARY: SRCC MASTERPLAN

We ask that the Planning Commission endorse the SRCC Masterplan by taking the following actions. For clarity, these are listed by type of action requested of the Commission. Priorities are listed in parenthesis.

Establish as zoning policy for our neighborhood:

1. No further intrusion of apartment or commercial zoning into the residential core. (Zoning #1)
2. New development or redevelopment in the present commercial and apartment zoning provide sufficient buffering with fencing, landscaping and setbacks to protect the residential quality of any abutting homes. (Zoning #5)
3. No new driveway cuts will be allowed onto residential streets from commercial or apartment developments located on the major arterials which ring our neighborhood. (Zoning #6)

Set a public hearing date for the following zoning changes.

1. Initiate a zoning rollback from "B" to "A" in the Fairveiw Park area. (Zoning #2)
2. Establish permanent "A" zoning on all tracts that now have interim "A" zoning. (Zoning #4)
3. Consider a rollback of the "C" zoning to the west of our neighborhood, including both sides of Congress, to the existing land uses. (Zoning #8)
4. Consider establishing a "scenic" zone along I H 35 between Oltorf and Town Lake and requiring all new development and redevelopment to take place under a special permit. This action might wait until the Sign Committee makes its proposals for scenic areas to the Planning Commission.) (Zoning # 9)

Direct a letter to the administrator of the Alcoholic Beverage Commission saying that a regular granting of a permit to caterers to serve liquor by the drink is allowing the Opry House to circumvent the zoning ordinance which requires a C-2 permit for this use.

Recommend that the Urban Transportation Department designate our residential streets for traffic control under the new CIP funding. (Traffic#1,2,7,8)

Endorse SRCC's proposal and priorities for the realignment of Riverside Drive. (Traffic #4)

Request the Highway Department to submit their plans for the improvements to the I H 35 Bridge at Town Lake for Planning Commission review and citizen input. (Traffic #5)

Recommend that the City retain ownership of the 1/3 acre tract northeast of I H 35 at Woodland. (Zoning #7)

Request the Urban Transportation Department to work with the Highway Department to redesign and reconstruct the intersection at Live Oak and Oltorf at I H 35 to favor access to Oltorf and discourage it to Live Oak. (Traffic # 6)



Recommend CIP funding:

1. To improve bus service in our area. (Pub. Trans. #1,2,3)
2. Acquire Storm Tract as a wilderness area. (Parks #1)
3. Widen Oltorf from Congress to I H 35. (Traffic #2)
4. Improve the connections of First and Second Streets to I H 35.  
(Traffic #3)

Strengthen and enforce a stormdrainage ordinance which will meet the federal deadline of 1985 for swimmable creeks and lakes by controlling runoff from our streets and parking lots.

We urge you to take action on these proposals. The delay of the last two years has been costly in terms of increased traffic and zoning threats. Revitalization is more than a slogan. It involves a commitment from the City as well as a lot of work from us.

Sincerely,



Jean Mather  
(For SRCC)