

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- November 28, 1978

The regular meeting of the City Planning Commission was called to order at 5:40 p.m. in the City Council Chambers, 301 West Second Street.

Present

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

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor Current Planning
John Meinrath, Legal Department
Curtis Johnson, Director of Water and Wastewater
Joe Lucas, Water and Wastewater
Ouida Glass, Senior Secretary

PUBLIC SERVICES

C12-78-22 Public Services
Water Approach Main to
Buckingham Estates Phase III

C12-78-21 Public Services
Water and Wastewater Approach Main
Texas Oaks Subdivision

C12-78-23 Public Services
Water Approach Main to
Anderson Mill Estates Section IV

Mr. Lillie explained the water and wastewater approach mains for these particular subdivisions.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission moved to grant the approach mains in accordance with staff recommendations.

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

THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

OTHER BUSINESS

C2o-78-016 Zoning Ordinance
To consider amending the zoning ordinance
relating to Parking Lot Landscaping

Mr. Lillie requested the Commission to postpone this item for further study. He explained there had been meetings with the Building Inspection and with the Parks and Recreation Departments on the proposed landscape proposal and requested the Commission to appoint a one- or two-member subcommittee to work with them to get some idea of the complications involved and to come back to the Planning Commission with a report on December 12.

COMMISSION VOTE:

Mr. Dixon moved and Mrs. Shipman seconded the motion to postpone the proposed amendment to the zoning ordinance relating to parking lot landscaping until December 12. Mr. Stoll requested that all City-owned property be included in whatever is decided.

C2o-78-016 Zoning Ordinance (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 8-0.

C10v-78-027 Street Vacation
 Mountain Ridge Drive from
 Great Hills Trail to Loop 360

Mr. Lillie explained this is a request to vacate right-of-way for a proposed street that is no longer necessary. The Planning Department would recommend this vacation subject to resubdivision.

COMMISSION ACTION

Mrs. Shipman moved and Mr. Snyder seconded the motion to vacate that portion of Mountain Ridge Drive from Great Hills Trail to Loop 360, subject to resubdivision.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C7p-78-006 Sale of City Property
 Consideration of the sale of
 city property located at
 1610-1618 Summit Street
 1611-1619 South IH 35

Jean Mather explained that this piece of property, if developed would ruin the entrance into the neighborhood as well as the approach to the City on IH 35 and requested the City to hold this property as an investment in this neighborhood. She explained these small tracts served as buffers and are needed to protect the neighborhood. She also pointed out that when the Planning Commission approved their Master Plan, the South River City Citizens were of the opinion this meant the tract would not be placed for sale.

COMMISSION ACTION

Mr. Vier asked if the "O" zoning is too severe, why does the neighborhood group not buy this tract. He pointed out that to keep it in its natural

state deprives the City of tax income and also causes increased maintenance costs. Mr. Stoll asked if to hold these small tracts of land might be cheaper than to place noise barriers as is being discussed for MoPac and asked how many tracts of this nature were over the entire city. Mr. Guerrero felt each tract should be taken on its own merits as the situation arises. Mrs. Shipman felt the request not to sell the tract had merit since the Planning Commission had adopted the SRCC Master Plan. Mr. Vier discussed the possibility of establishing a restriction or zoning so that if a single-family structure is across the street, the tract remain single-family if sold. Mr. Lillie explained the tract is only 78 feet deep and because of setback requirements contains only 28 feet of building area.

COMMISSION VOTE

Mrs. Shipman moved and Mrs. Schechter seconded the motion that since the South River City Citizen's Master Plan had been adopted, the property not be sold.

Mr. Snyder offered a substitute motion to allow the City to sell this tract but that it be stated there would be no access either from Woodland or Summit Streets and that the zoning be established as "A". Mr. Vier seconded this motion and it failed by a vote of 2-6.

Mr. Jagger felt there should be access on Summit Street. Mrs. Shipman stated this is the first Master Plan of any neighborhood group. This is the first item to come up, and this would violate what the Planning Commission had accepted.

The Commission then voted on the original motion not to offer the property for sale.

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

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

R200 Review Policy on MUD/Package Treatment Plant

Mr. Lillie explained that the policy has been reviewed by the subcommittee and is ready for Planning Commission consideration. Mr. Curtis Johnson, Director of the Water and Wastewater Department and Mr. Charles Graves, Director of the Engineering Department, also stated they were in agreement with the proposal as submitted. Mrs. Shipman felt it appropriate to send the policy to the City Council so they will know of the decision of the Planning Commission.

R200 Review Policy on MUD/Package Treatment Plant (cont'd.)

COMMISSION VOTE

On motion by Mr. Vier, seconded by Mr. Stoll, the Planning Commission approved the policy on MUD/Package Treatment Plant and requested it be sent to the City Council for their information.

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

THE MOTION PASSED BY A VOTE OF 7-0.

R200 Consideration of Recommendation to City Council
on Davenport Ranch Proposal

Mr. Lillie explained this agenda item was for the purpose of considering a recommendation to the City Council on this issue. He explained an effort is being made by the staff to identify future alternatives available to the City with respect to the proposal and to the total peninsula. This item is on the City Council agenda on December 7 for action which, if approved, will allow the owner to proceed on to the State with a request to create a MUD. The Planning Commission may want to submit recommendations to the Council by that date. He suggested that perhaps the Planning Commission might like to consider this item on either December 4 or December 5.

COMMISSION ACTION

Mr. Vier felt the Council should be put in a position of giving the Planning Commission some direction. He felt that they should hear the request and then send it back to the Planning Commission with their direction. Mrs. Shipman suggested the Council remove this from their agenda and give the Planning Commission direction. Mr. Stoll felt the Council should hold the hearing and then refer it back to the Planning Commission with directions. Mr. Lillie suggested all materials be placed in Planning Commission packets on Friday, December 1; that it be placed on the Planning Commission agenda on December 4 and December 5 for consideration; that the Chairman or a representative of the Commission appear before the City Council on Thursday, December 7, requesting consideration at that time. Mr. Stoll so moved and Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

ANNEXATION

- C7a-78-006 Proposed Annexation of 127.87 acres
 of land in the Shinoak Valley Area
- C7a-78-007 Proposed Annexation of 96.00 acres
 of land in the Western Hills Area
- C7a-78-008 Proposed Annexation of 45.86 acres
 of land in the Gracywoods Sec. 4 Area
- C7a-78-009 Proposed Annexation of 72.09 acres
 of land out of Beecave Woods,
 Sec. 1 and 2 Area
- C7a-78-010 Proposed Annexation of 14.127 acres
 of the Meadow Mountain P.U.D. Area

Mr. Lillie, Director of Planning, explained that all this acreage is adjacent and contiguous to the City limits and that the staff has made recommendations to include some additional acreage in order to close up gaps and to keep the area contiguous with the existing city limits. The staff will proceed with original zoning upon annexation.

COMMISSION VOTE

Mr. Danze moved and Mr. Stoll seconded the motion to approve the annexations in accordance with staff recommendations.

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

ABSENT: Dixon and Jagger.

THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

C1-78 Minutes

To approve Planning Commission Minutes
October 24, 1978
November 6, 1978
November 7, 1978

Mr. Stoll moved and Mr. Snyder seconded the motion to approve the minutes of the Planning Commission as corrected for October 24, November 6, and November 7, 1978.

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

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISIONS

C8-78-112 The Bluffs of Lost Creek
Bay Hill Drive & Plumbrook Drive

Evelyn Butler requested disapproval as submitted, with no hearing to be held. After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary subdivision and no hearing was held.

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

THIS PASSED BY A VOTE OF 8-0-1.

C8-78-91 Geneva Estates Section 3
U.S. 290 and Lime Ledge Dr.

Evelyn Butler explained an agreement had been reached regarding the intersection of the street with Highway 290 and that the staff would recommend approval as indicated below. Applicant is in agreement.

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° 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.

C8-78-91 Geneva Estates, cont'd.

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 County Health Department.
5. Restriction required on final plat prohibiting vehicular access (driveways) onto US 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 APPROVE this preliminary plat and to GRANT variances in Items 6 and 7 and to REQUIRE restrictions No.s 4, 5 and 18.

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

THIS PASSED BY A VOTE OF 8-0.

C8s-78-288 Burton Homestead

Hwy. 71 West

(Postponed from November 14 to consider drainage easement and water line variance authority)

Evelyn Butler explained that the water question had been worked out and the request now was for a variance to exclude the balance of the property. The staff would recommend the variance be granted. Applicant has requested and the staff would recommend to grant a variance to delete the requirement for a fire hydrant.

C8s-78-288 Burton Homestead, cont'd.

After further discussion, the Commission then

VOTED: To GRANT the variance to exclude the balance of the property and to
 GRANT the variance to delete the requirement for a fire hydrant.

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

THIS PASSED BY A VOTE OF 8-0.

R105-78 Subdivision Memorandum

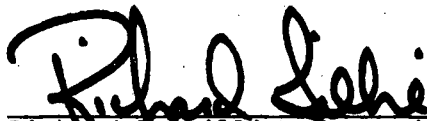
Short Form and Final Subdivisions as listed on the
Subdivision Memorandum. Action taken at the meeting.

The Planning Commission considered the items listed on the Subdivision
Memorandum and approved the recommendations made by the staff with
modifications as annotated.

AYE: Unanimous

THE MEMORANDUM WAS APPROVED BY A VOTE OF 9-0 except as noted.

The meeting adjourned at 8:10 p.m.



Richard R. Lillie, Executive Secretary

Planning Commission--Austin, Texas

er 28, 1978
 PAGE 1

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED														ACTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
				St. Name Approval	Tax Cert	F.R.M. Bldg. Insp.	Water San. Sewer	Health	Planning	Eng. *	Dir. P.W	Parks & Rec.	Urban	Trans.	Gas	Fiscal Ed.	Other																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
C8- 74 006	P.U.D. FINAL SUBDIVISION Walsh Hollow, P.U.D. Bridle Path & Cherry Lane																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											</

November 28, 1978

PAGE 2

November 28, 1978

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	ACTION
				County 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	Fiscal Engr.			
C8-	NEW FINAL SUBDIVISIONS Cont'd.																					
77 119	Casa Loma Villa Old U. S. 183 & Secrest Dr.	Nov. 28	Dec. 28		X	485		NR	X	X	NR			X	X		X				DISAPPROVE - 1,3,4,5,16 & 31	
78 82	Peppertree Park, Sec. 7-A Pepper Lane	"	"		X	X	X	NR	X	X	NR	X	X	X	X	X	X				APPROVE	
78 111	Miller Subdivision S. Congress & Riverside	"	"	NR	X	X	X	NR	X	X	NR	X	X	X	X	X	X		X		AUTHORIZE STAFF TO HOLD PLAT APPROVE - FOR SIGNATURES & VOL. & PAGES. P.C. to review landscape (MULTIPLE) plan prior to building. Approved 4-1-5.	
78 113	Likeway, Section 24-B Hurst Creek Rd.	"	"		X	485	X	NR			X			X	X	X	X				DISAPPROVE - 3,4, & 5	
78 114	Point Vista, Section 3-A Rundberg Ln. & Aberdeen Way	"	"		X	X	X	NR	X	X	NR	X	X	X	X	X	X				Vacation instrument not in order DISAPPROVE 7-2 AYE: Danze, Dixon, Guerrero, Shipman, Schechter, Snyder, Stoll NAY: Jagger and Vier.	
	OLD SHORT FORM SUBDIVISIONS																					
73 243	Resub. of Portion of Lot 1, B1K M. Ridgeway Addition - Amended Harmon Ave. & E. 51st St.	-	-	NR	X	X	NR	X	NR	NR	X	X	X	NR	NR	NR	NR		NR		APPROVE	
78 218	Resub. of Lots 2,3 & 4, Fred L. Morse, Subdivision NO. 6 Burnet Rd. & Teakwood Dr.	-	-	NR	X	X	X	X	X	X	X	X	X	NR	NR	X	X		NR		APPROVE	
78 253	Fred McNair Subdivision White Horse Trl. & Wynona Ave.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		NR		CONSIDER PROBLEM 20 - RECOMMEND (a) APPROVE	
78 263	Motel 6 Addition E. Rundberg Ln. & I.H. 35	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		X		CONSIDER PROBLEM 19 - RECOMMEND (a) APPROVE	

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

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

November 28, 1978 11

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expirg	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																			PLANNING RECOMMENDATION	ACTION
				County 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	Fiscal Dept.						
C8-	OLD SHORT FORM SUBD'S. Cont'd.																							
78 284	Resub. of Lot 24 of Banister Heights Morgan Lane	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR						
78 314	Mae Crockett Estate, No. 2 Riverside Dr. E. of Congress Ave.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR						
78 315	Reveille Addition F.M. 812 & McAngus Rd.	-	-			5		X	X	X	NA	X	14		NR	NR						1		
	NEW SHORT FORM SUBDIVISIONS																							
78 317	The Cedar Yard State Hwy. 71 E. of Hamilton Pool Rd.	Nov. 28	Dec. 28		X	5	X	X	X	1&14	NA				NR	NR	X							
78 319	Resub. of Lot 3, Bk. G, Spring Hill Village Delahunty Ln. & Patrick Place	"	"		X	X	X	X	X	1	NA	X			NR	NR	X					1		
78 320	J. Henry Cauthen Subdivision U.S. 290 E. of Oakclaire Dr.	"	"		X	X	X	X							NR	NR	X							
78 321	Timberline III D Spyglass Dr. S. of Wallingwood	"	"	NR	X	485		X			NR				NR	NR								
78 322	R.D.B. Subdivision Lightsey Rd. & Del Curto Rd.	"	"	NR	X	485					NR				NR	NR								
78 323	First Resub. of Cannon Professional Park Wm. Cannon Dr. & Emerald Forest	"	"	NR	X	X			37	X					NR	NR	5&37	X						
*Telephone, Electric and Drainage requirements are cleared upon receipt of this report																								

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

12

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

Planning Commission--Austin, Texas

PAGE 5

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 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	Fiscal Dept.			
CB-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																		
	NEW FINAL SUBDIVISION PLAT																		
79 83	Cat Mountain North Lakewood Dr.	Nov. 28	Dec. 28		10 X	485		NR	X	X	NR		X	X	9 X	X		DISAPPROVE - 1,3,4,5,9, 10 & 16	
	OLD SHORT FORM SUBDIVISIONS																		
S 78 309	J. Hayes Commercial Subdivision U.S. 83 & Anderson Mill Rd.	-	-	NR	10 X	X	X	X	X	NA			NR	NR	8 X	X	X	LAGMP REPORT NOT REQUIRED - IN STUDY AREA BUT NOT IN WATERSHED DISAPPROVE - 3,8, & 10 GRANTED variance for 5' sidewalk easement in 116 of right-of-way on Anderson Mill Road. GRANTED variance to delete 50' setback requirement for 116' right-of-way.	
	NEW SHORT FORM SUBDIVISIONS																		
78 316	Resub. Lots 9 & 10, Btk. B Walsh Place Cherry Ln. & Rockmoor Ave.	Nov. 28	Dec. 28	NR	X	485	X		1 X	1 X	NR		NR	NR	X		1	LAGMP REPORT NOT REQUIRED - NO INCREASE IN DENSITY DISAPPROVE - 1,3,4, & 5	
78 318	Bobby Denton Subdivision R.R. 620 E. of R.R. 2222	"	"		X	5	X	X	NA	NA			NR	NR	X		NR	CONSIDER PROBLEM 29 - RECOMMEND (a) DISAPPROVE - 3,5, & 33	
78 325	Resub. Lot 17 & Part of 25 Rivercrest Addition Rivercrest Dr.	"	"		X	X							NR	NR	X			LAGMP REPORT NOT REQUIRED - NO INCREASE IN DENSITY CONSIDER PROBLEM 19 - RECOMMEND (a) DISAPPROVE - 3 & 33	
										</									