

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- June 27, 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
Sid Jagger
Sally Shipman
Bernard Snyder
Mary Ethel Schechter
Bill Stoll
James G. Vier

Also Present

Richard R. Lillie, Director of Planning
John Meinrath, Legal Department
Evelyn Butler, Supervisor Current Planning
Charles Graves, Director of Engineering
Maureen McReynolds, Director of ERM
Jafus Cavil, ERM
Lee Stone, ERM
Jo Ann Salas, Clerk B

PLANNING COMMISSION

Regular Meeting --- June 27, 1978

PRELIMINARY SUBDIVISIONS

C8-78-55 Bridgeview Business & Industrial Plaza
East 1st Street & U.S. Highway 183

The staff reported that this preliminary plan consists of 18.2 acres with 11 lots, the average lot size being 145' x 230', and the density being 1.65 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 10, 1978 Plat Review meeting and subsequent departmental reports:

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Minimum building slab elevation note required on the final plat.
4. 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.
5. Connection required to the City water and wastewater systems.
6. Show survey tie across Levander Loop and provide for 80 feet of right-of-way.
7. Contours required to be not more than 100 horizontal feet apart.
8. Sidewalks required:
 - a. Both sides of Streets #1, #2, #3 and
 - b. One side of Levander Loop. Recommend deletion of sidewalks on Streets 1,2 and 3 because of proposed uses.
9. Show lot and block number.
10. This developer and the Planning Commission should be aware that a strip of land along the Colorado River is identified in the 1978-82 and proposed 1979-83 CIP's for acquisition by the City for greenbelt purposes. Funds are currently identified for fiscal year 1980-81. This subdivision does not interfere with that plan.
11. Note required on final plat prohibiting access onto Levander Loop from the lots in this subdivision.
12. Streets required to be named.
13. Variance required to exclude the balance of the tract between Street #1 and the Colorado River. Recommend to grant because most of such area is below the 25 and 100 year flood plains.
14. Both cul-de-sacs required to have a minimum radius of 80 feet instead of the 70 feet as shown.
15. Show all existing easements.

After further discussion, the Commission then

VOTED: To approve the preliminary plan of Bridgeview Business and Industrial Plaza subject to departmental requirements as recommended by the staff and to grant the variance in item #13.

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

PRELIMINARY SUBDIVISIONS -- continued

C8-78-57 Cima Serena Estates
Cima Serena & Bosque Verde Drive

The staff reported that this preliminary plan consists of 6.55 acres with 18 lots, the average lot size being 75' x 140' and the density being 2.7 lots per acre.

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

1. Drainage and utility easements as required.
2. 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.
3. Connection required to the city water and wastewater systems.
4. Full right-of-way (50') required for the southern extension of Honeysuckle Trail. Lot 5, block B1. H and lots 6, 2, 7, block B cannot be approved in final form abutting a half street. Recommend this owner negotiate participation of adjoining owner to the east to extend Honeysuckle Trail.
5. Sidewalks required on one side of Bosque Verde Drive and Copa De Arbol Drive, and subdivision side of Cima Serena and Honeysuckle Trail.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. Recommend cul-de-sac not be required at the end of Copa De Arbol Drive because of only one lot depth from an intersection on one side.
8. This site is being acquired by the City of Austin for a park. This question needs to be resolved prior to subdivision of a final plat. The Property Management Department is negotiating with Mr. Kent Rider, the owner's attorney, and presently is awaiting their resolving some legal problems. If acquired by the City, this preliminary plan should be withdrawn.
9. Minimum center line radii required to be 200' for all residential streets.
10. Mainline advance required for natural gas service.
11. Show survey tie across Cima Serena to Summerwood P.U.D. and provide 60' R.O.W. therefrom.
12. All street intersections required to be at or near 90 degrees.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Cima Serena Estates subject to departmental requirements as recommended by the staff with particular attention to be given to item #8.

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

PRELIMINARY SUBDIVISIONS -- continued

C8-78-58 The Ridge at Thomas Springs
Thomas Springs Road & Ridgewind Drive

The staff reported that this preliminary plan consists of 33.6 acres with 37 lots, the average lot size being 140' x 185' and the density being 1.1 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 24, 1978 Plat Review meeting and subsequent departmental reports:

1. Drainage and utility easements required.
2. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
3. Connection required to Water District No. 14 water system. Letter required from such District stating arrangements have been made by the owner to serve this subdivision with water.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Variance required on the length of blocks containing lots 10-18 and lots 21-37. Recommend to grant because of low density.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to:
 1. Water District No. 14 water system.
 2. A septic tank and system approved by the local city and county Health Departments.
7. Show all street names.
8. No sidewalks required. (suburban)
9. Change names of Ridgewind Drive, Northwind Drive and Little Circle
10. Monument a benchmark within subdivision to U.S.G.S. Datum.
11. Travis County development permit required prior to start of site construction.
12. Show survey tie across Thomas Springs Road to "The Glen at Thomas Springs" subdivision and dedicate 70' R.O.W. therefrom.
13. All intersections required to be at or near 90 degrees.
14. Minimum centerline radius for residential streets is 200' with 50' for right angle turns.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the Ridge at Thomas Springs subject to departmental requirements as recommended by the staff.

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

PRELIMINARY SUBDIVISIONS --- continued

C8-78-59 The Hills of Lost Creek
Loop 360 & Lost Creek Blvd.

The staff reported that this preliminary plan consists of 102.48 acres with 114 lots, the average lot size being 75' x 120' and the density being .90 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.
4. 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.
5. Connection required to Lost Creek M.U.D. water and wastewater systems. Letter of approval required from such M.U.D. Also a letter is required from Texas Department of Health regarding adequacy of treatment plant capacity.
6. Variance required on the length of the two headed cul-de-sac. Recommend to grant because of topography.
7. Variance required on the length of all blocks except B & C. Recommend to grant because of topography, with provision for a stub street connection to the southeast as indicated in blue on plat review permit.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and sewer system.
9. Show all street names.
10. Minimum centerline radius for residential streets is 200'.
11. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use (lot or block number).
12. Sidewalks required on all proposed streets and subdivision side of Lost Creek Boulevard.
13. Fiscal arrangements and sidewalk note required on final plat. (outside city)
14. All street intersections required to be at or near 90 degrees.
15. This portion of the Hills of Lost Creek is to be constructed to full urban standards including curbs and gutters.
16. 25' building setback line required on lots 10 through 26, block A, and 25' setback line required from Lost Creek Blvd. for lot 9, block A.
17. Subdivision required to comply with Lake Austin Ordinance.
18. This subdivision reduces the total number of lots by 11 and increases greenbelt by 23.04 acres. (See notes on preliminary plan) as compared to the original preliminary plan as approved.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the Hills of Lost Creek subject to departmental requirements as recommended by the staff with an additional condition to be noted on the plat that the area included in the 25' building setback line along Loop 360 be established as an environmental easement allowing only for access and egress through it. The owner agreed to this condition.

PRELIMINARY SUBDIVISIONS -- continued

C8-78-59 The Hills of Lost Creek

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

C8-78-60 Haystack Subdivision
U.S. 183 East of I.H. 35

The staff reported that this preliminary plan consists of 18.50 acres with 1 lot, the average lot size being 773' x 850' and the density is not applicable.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and department recommendations from the May 17, 1978 Plat Review meeting and subsequent departmental requirements.

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Subdivision is classified as urban and all streets, drainage, side-walks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
4. Connection required to the city water and wastewater systems.
5. Show all street names.
6. Sidewalks required on both sides of unnamed street from 183 to Rutherford Lane.
7. Sidewalk note required on final plat. No fiscal arrangements required. (inside city.)
8. Zoning change (ordinance passage by City Council) required prior to final approval.
9. Variance required to exclude the balance of the tract. Recommend to grant.
10. Additional contour line required (645) between the 640 and 650 contours.
11. Show survey tie across Rutherford Lane to Woodbridge Section 1 and provide 80' R.O.W. therefrom.
12. Show 100 year flood plain data.
13. Show location, size and flow line of existing storm sewers on drainage structures in or adjacent to subdivision.
14. Main line advance required for natural gas service.
15. Median improvements required on Hwy. 183 at proposed intersection which includes larger left turn storage lanes for north-bound turning movement, as approved by the State Highway Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Haystack Subdivision subject to departmental requirements as recommended by the staff with the addition on item #15 (as approved by the State Highway Department).

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

FINAL SUBDIVISION PLATS --- Filed and Considered

The staff reported that the following eight (8) final plats have appeared before the Commission in the past and have met all departmental requirements and recommends approval for the following subdivision plats. The Commission then:

VOTED: To APPROVE the following final subdivisions:

- C8-76-21 Westcreek, Section One, Amended
McCarty Lane
- C8-77-60 Resub. of Lot 42, Blk. 14, Lost Creek, Section One
Lost Creek Blvd.
- C8-77-70 Mesa Park, Phase Three
Spotted Horse Dr. & Duval Rd.
- C8-77-118 Majestic Hills Ranchettes
Flintrock Road
- C8-78-04 Shiloh, Phase III
Manchaca Road & Shiloh Drive
- C8-78-29 Milwood, Section Three
Dorsett Road
- C8-78-43 Sunridge South
Shadywood Drive

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

- C8-78-49 The Village of Western Oaks III
Convict Hill Rd.

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

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then:

VOTED: To DISAPPROVE the following final subdivision pending current City and County tax certificates.

- C8-74-68 Village South, Phase 3, Section 2
Pleasant Valley Road & Terri Rd.

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

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

FINAL SUBDIVISION PLATS --- FILED & CONSIDERED -- continued

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, plat corrections, street name changes, and need letter from Water District #14 for approval of water service.

C8-77-09 Grape Creek Estates
Circle Drive

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

The Commission then

VOTED: To DISAPPROVE the following final plats pending fiscal arrangements, compliance with departmental requirements and plat corrections.

C8-77-101 Springwoods, Section I-A
Turtle Rock Road & Piney Point Drive

C8-78-35 Valhalla Oaks
Ben White & Clawson Road

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

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-76-96 Village Eleven at Anderson Mill
Lake Creek Parkway

C8s-76-110 The Meadows of Anderson Mill
Lake Creek Parkway

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

ABSTAIN: Vier.

The Commission then

VOTED: To APPROVE the following plats and to hold C8s-78-114 for the owner's signature:

SHORT FORM SUBD. PLATS --- Filed and Considered --- continued

C8s-78-27 Thaxton Road Subdivision

Thaxton Road

C8s-78-114 Resub. of Lot 1A, Blk. A, Oak Hill Industrial Park, Sec. 2

U.S. 290 & Industrial Oaks Blvd.

C8s-78-118 Sunday House Subdivision

F.M. 620 & Commander's Point Dr.

C8s-78-135 Clarksville Park

W. 10th St. & W. 11th St.

C8s-78-137 The Resub. of Lot 12, Blk. 2, Fiskville School Addition

W. Elliott St. West of Guadalupe

C8s-78-147 Lost Creek Estates, Phase I-A

Old Bee Caves Road

C8s-78-178 U-Haul Subdivision One

I.H. 35 & Wilshire Blvd.

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

The Commission then

VOTED: To APPROVE the following short form plats and to GRANT the variance to delete fiscal for sewer:

C8s-78-86 Tanglewild Resub., No. 2

Tanglewild Dr. & Cedar Bend Dr.

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances to delete fiscal for water & sewer service.

C8s-78-124 Resub. of Lot 3, Blk. B Slaughter Creek Acres

Slaughter Lane

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on the scale of the plat.

C8s-78-128 Bramblets Brambles Subd.

Burleson Road

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

SHORT FORM SUBDIVISION --- Filed and Considered -- continued

The Commission then

VOTED: To APPROVE the following short form plats and to GRANT the variance on the signature of the adjoining owner:

C8s-78-153 South Lamar Business Park
Collier St. & S. Lamar Blvd.
C8s-78-176 NCS Subdivision No. 1
Northland Drive & MoPac Blvd.

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

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, fiscal arrangements, current city tax certificates, additional R.O.W. and variance required on signature of adjoining owner (need letter from owner).

C8s-78-181 Daisley Acres
Old Bee Caves Rd.

The Commission then

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

C8s-78-182 Noack-Pettway, Addition No. 2
N. Meadows Dr. & Lamar Blvd.
C8s-78-183 Guerrero Park
S. 7th St. & W. Johanna St.
C8s-78-184 Southampton Section, One-A
Clarksburg Drive
C8s-78-186 Parkfield Plaza
Rundberg Ln. & Parkfield Dr.
C8s-78-187 The Nannett Addition
McGary Ln. East of Taylor Dunlop Rd.
C8s-78-188 Westcreek, Section Seven
Westcreek Dr. & Morning Dew Drive

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

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.

SHORT FORM SUBDIVISION --- Filed and Considered -- Continued

C8s-78-185 Shoal Creek Medical Square
Shoal Creek Blvd. South of Steck Ave.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

FINAL SUBDIVISION PLATS -- Filed and Considered

The staff reported that the following final plats have been before the Commission in the past and have not met all departmental requirements and recommends disapproval for the following subdivision plats. The Commission then.

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, easements, compliance with departmental requirements, sidewalk note and plat corrections.

C8-77-79 Shinoak Valley
Sierra & Messa Drive

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

The Commission then

VOTED: To continue the hearing until July 5, 1978 on the following final subdivision, that it is the sense of the Planning Commission that every effort be made to try to restrict the R.O.W. to the 50 and 60' respectively and the 20 and 26' paving respectively, that we feel that the particular area we are talking about is an environmental concern and that every effort be made to work out that kind of proposition that would be satisfactory; and to DISAPPROVE the final plat pending compliance with departmental requirements, fiscal arrangements and plat corrections.

C8-78-32 Rob Roy
St. Stephens & Bee Caves Rd.

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

ABSENT: Mr. Danze.

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 short form plat and to grant the variances on the signature of the adjoining owner and to exclude the balance of the tract and request that the plat be held for signatures.

C8s-78-72 Spicewood at Balcones Village, Section Ten
Spicewood Pkwy.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Schechter¹, and Shipman.

The Commission then

VOTED: To APPROVE the following short form plats.

C8s-78-104 Venado Estates
Spicewood Springs Rd.

C8s-78-122 First Resub. of Lots 1 & 3-7, Blk. A, Mesa Village
Spicewood Springs Rd. & Mesa Drive

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

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 variance 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 Lake Austin data, but to GRANT the variance on the scale of the plat.

C8s-78-189 Perlitz Townhouse Addition
W. 35th St. @ Exposition Blvd.

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

PUBLIC HEARINGS

C20-78-005^y Zoning Ordinance
 To amend Chapter 45 of the Austin City Code
 on Home Occupations

Mr. Richard Lillie explained there had been a number of suggestions made toward the issue of home occupations and the regulations as they appear in the Zoning Ordinance. Because of some problems regarding "A" use, a decision was made by the Commission to proceed with an amendment to the Zoning Ordinance regarding home occupations. He stated that a copy of the proposed draft ordinance had been mailed to neighborhood associations and other interested individuals in order that they might be informed and have an opportunity to comment. He explained the provisions of the proposed draft, stating that it would require in "AA" and "A", "BB" and "B" Residence districts that a special permit be approved by the Planning Commission prior to opening a home occupation within the structure. He explained that as designed the ordinance provides that a home occupation is an accessory use of a dwelling unit, and discussed the conditions a user would have to meet.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Michael Curry, 3307 Bryker Drive
 Erlene Hill, 1809 Ohlen Road

PERSONS APPEARING IN OPPOSITION

Odus Crumley, 1406 Koenig Lane, Austin Board of Realtors
 Dorothy Wallace, 4500 Shoal Creek Blvd.
 Mary Lou Shirer, 8510 Mesa Drive
 Catherine D. Davis, 3005 Savoy Place
 Corinne Slease, 2600 Parmer Lane
 Joe Davis, 3005 Savoy Place
 Marjorie Ogle, 2708 Bonnie Road
 D. D. Johnson, 1801 Lavaca
 Joyce Dixon, 4014 North Hills
 Betty Phillips, Save University Neighborhood Assn.
 Ann Crockett
 Floyd L. Raymond, 5205 Shoal Creek Blvd.
 Helen L. Fell Macbeth, 1717 Palma Plaza
 Frank Janak, 11704 North Oaks Drive
 Barbara Looke, 5813 Westslope Drive
 Mrs. Pauline Johnson, 1807 Northridge Drive
 Ralph L. Stapper, 8600 Martindale
 Mrs. Helen B. Tegge, 1607 Sunnyvale
 Mary Owens, 3909 Wilbert Road

C2o-78-005 Zoning Ordinance (cont'd.)

Mary Nunnally, 4100 Ridgeline Drive
Mary Nell Garrison, 3911 Balcones Drive
Mrs. Maurice D. Cohn, 3700 Balcones Drive
Irene Smith, 4511 Balcones Drive
Walter Carrington, #44 Woodstone
Millie Sandbery, 2304 Hancock
Bob Clark, 3303 Clearview
Dorothy Richter, Hyde Park Neighborhood Assn.
Erlene Hill

COMMISSION ACTION

Michael Curry, speaking in favor of the request, felt this was a good solution to the problem and would not result in a change of zoning, but would preserve the residential character of a neighborhood. Mr. Crumly, speaking in behalf of the Austin Board of Realtors, felt persons in the real estate business should not be required to seek a special permit to continue their home operation, also expressed objection to the requirement of a site plan and the cost of the filing fee. Dorothy Wallace felt it would be an invasion of privacy if not allowed to office in a home. There was discussion of advertisement not being allowed, the cost involved to notify for a special permit, protection of the residential neighborhoods, too many regulations now. Mr. Jagger felt this ordinance would make legal what is already being done; would not change anything. He felt persons opposing this "have missed the boat or just do not understand what we are talking about." He went on to explain that this was merely to control those operations that did become a nuisance at such time as someone made a complaint; the purpose of this was to try to keep individuals in business if and when a complaint was received. Mr. Jagger felt there was merit in postponing the request to allow the Board of Realtors to determine the legality of what they are now doing vs. what they could do under the proposed ordinance. The original intent was to allow persons to begin a business in their homes without having to go through a zoning change. Mrs. Shipman felt that the philosophy of home occupations should be incorporated, pointing out how inequitable the law is, revise the entire zoning ordinance and moved that this be dropped since it does not solve the problem and let the Planning Department solve the problem of land use in the community through an updated zoning ordinance.

COMMISSION VOTE

Mr. Jagger moved to postpone indefinitely, urged the realtors to appoint a committee to study the situation, have an attorney to help understand what we are trying to do, refer it back to staff, have the staff set up a meeting with the committee if the realtors wish to appoint one between the Board of Realtors and any other interested groups, set up an announced meeting between legal staff, Planning Department staff, to explain what the existing ordinance is and what the proposed ordinance would do. Mrs. Schechter seconded the motion.

C2o-78-005 Zoning Ordinance (cont'd.)

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

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-78-010 Amendment to Subdivision Ordinance
To amend Chapter 41, Section 41-11
of the Austin City Code to require
certification of boundary survey and
topographic information on preliminary
plans.

Mr. Richard Lillie, Director of the Planning Department, explained the proposed amendment to the Subdivision Ordinance which would require certification of boundary survey and topographic information on preliminary plans. Mr. Charles Graves, Director of the Engineering Department, explained the proposals and stated that engineers and surveyors are in agreement. He explained that the certificate is virtually what an engineer or surveyor would say when he applies his seal to a plan, serving as a reminder and also stating that someone who is not an engineer or surveyor is submitting plans.

CITIZEN COMMUNICATION

PERSONS APPEARING

Chris Ackerman
J. W. Smith

COMMISSION ACTION

There was discussion of the certifying of topographic information and the necessity therefor. It also was pointed out that this might not be necessary and may not be appropriate. There was discussion of not requiring this on a preliminary plat but of requiring it prior to the filing of a final plat. Mr. Vier suggested this be referred to the Subdivision Task Force Committee to decide when this information should be made available.

COMMISSION VOTE

Mr. Vier moved to refer this to the Subdivision Processing Subcommittee. Mr. Jagger amended the motion to defer action until Mr. Graves has had

C2o-78-010 Amendment to Subdivision Ordinance (cont'd.)

an opportunity to discuss this with the Council-appointed committee and report back to the Planning Commission. Mr. Vier seconded the amended motion.

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

OUT OF THE ROOM: Guerrero.

THE MOTION PASSED BY A VOTE OF 8-0.

SPECIAL PERMITS

C14p-78-032 F.M.P.-1 Venture-Dennis O. Freeman: A 16-unit townhome project
(by Michael L. Schoenfeld)
11806-11914 Barrington Way
(Continued from June 6, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained this request was heard on June 6 and was continued in order to give applicant an opportunity to work with the area residents and to report back to the Planning Commission.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Michael L. Schoenfeld, for applicant

PERSONS APPEARING IN OPPOSITION

Richard Klinger, 11901 Buckingham
David Young, 11907 Buckingham, North Oaks Neighborhood Assn.
Jo Anne Sundberg

COMMISSION ACTION

Applicant explained appearance of the project had been discussed with area residents and how the area could be buffered. He also explained they do not wish to delete any units from the project. There was discussion of the size of the yards, the parking, and the landscaped area. Mr. Young discussed guest parking, stating the area could better be used as green area. There was discussion of density and the neighborhood association would prefer 12 units, but would agree to 14. There was discussion of parking and traffic that would be created, as well as the parking for recreational vehicles.

COMMISSION VOTE

Mr. Vier moved to approve the request and that any boats or recreational vehicles be housed either in the garage complex or in the guest parking area

SPECIAL PERMITS -- continued

C14--78-032 F.M.P. -1 Venture-Dennis O. Freeman

and also that the landscape plan as submitted be approved. Mrs. Schechter seconded the motion.

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

ABSENT: Dixon.

THE MOTION PASSED BY A VOTE OF 8-0.

C14p-73-033 Jones and Lake Company
1812-2014 Ed Bluestein Blvd.
Revision of site plan for apartment
complex called "THE CREEKS"

The Director of Planning explained this is a project that has been built and the request is to be allowed to convert two-bedroom units into two one-bedroom units which will increase the special permit which has been approved from 299 units to 343 units with no changes in the buildings. All changes will be internal and there will be a need for seven additional parking spaces, and the staff is recommending approval of this amendment subject to departmental recommendations and ordinance requirements.

COMMISSION VOTE

Mr. Snyder moved to approve the revision of the site plan for the apartment complex called "THE CREEKS" subject to departmental recommendations and ordinance requirements. Mr. Stoll seconded the motion.

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

ABSENT: Danze.

ABSTAINED: Jagger

THE MOTION PASSED BY A VOTE OF 7-0-1.

OTHER BUSINESS

C12-78-009 Public Services
Consideration of a wastewater approach
main for Hunter Oaks Subdivision.

The Director of Planning explained this request had been continued from June 13 in order that some information regarding fiscal alternatives as to how this might

OTHER BUSINESS -- Continued

C12-78-009 Public Services

be addressed in relation to the Master Plan, the long-term growth prospects of the City regarding the Austin Independent School District and information from Legal Department regarding the Wastewater treatment facility might be provided. He discussed the Bull Creek Lateral A line in relationship to this request, explaining that the Environmental Resource Board had recommended that the northern extension of Bull Creek Lateral A be built as an approach main to the Hunter Oaks Subdivision.

COMMISSION VOTE

Mr. Stoll moved to approve the wastewater approach main for the Hunter Oaks Subdivision. Mr. Dixon seconded the motion.

AYE: Dixon, Guerrero, Jagger, Snyder, Stoll, Vier, Schechter.

NAY: Shipman.

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 7-1.

C20-76-008 Chapter 29

Report from Chairman of Subcommittee on
Status of Chapter 29 and Lake Austin Growth Management Plan

Mr. Bill Stoll reported that the subcommittee had been able to complete the draft of their recommendations on the Lake Austin Growth Management Plan. The next stage is to meet with the current subcommittee on the Environmental Board so that an agreement can be presented to the Planning Commission on the work program of the Plan. He discussed some of the proposals to be presented and explained the subcommittee needed more time before submitting a recommendation on Chapter 29 and that the report on the Lake Austin Growth Management Plan can be submitted by July.

COMMISSION VOTE

Mr. Guerrero moved to draft a letter to the Mayor explaining the Planning Commission would be getting the recommendation for the Lake Austin Growth Management Plan to her by the middle of July and request an extension on the status of Chapter 29. Mr. Dixon seconded the motion.

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

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 8-0.

OTHER BUSINESS --- continued

C6-78-001 Capital Improvements Program
 Consideration of the 1978-1983
 Capital Improvements Program

Mr. Jorge Carrasco, Capital Budget Officer of the Research and Budget Department, discussed the Capital Improvements Program for 1978-1983 and the proposed bond issue recommendation to be submitted by the Planning Commission.

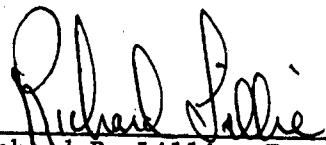
C1-78 Minutes
 Approve Planning Commission Minutes
 May 9 and June 6, 1978.

Mrs. Schechter moved to approve the Planning Commission minutes of May 9 and June 6, 1978, with corrections as noted.

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

THE MOTION PASSED BY A VOTE OF 8-0.

The meeting adjourned at 9:45 p.m.



Richard R. Lillie, Executive Secretary