

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- January 9, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:55 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
Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
Marie Gaines, Planner
Betty Baker, Planner
Sheila Finneran, Legal Department
John Meinrath, Legal Department
Daron Butler, Director of Research and Budget
Mr. Bishop, Aviation Department
Jim Gotcher, Building Inspection
Joe Morahan, Construction Management
Charles Graves, Director of Engineering
Maureen McReynolds, Director of OERM
Ouida Glass, Senior Secretary

The back portion of the tract will be restricted to 10 units per acre with buffering in the form of tree planting along boundary lines and setbacks along boundary lines, as well as height restrictions. He explained that basically these covenants do not apply on the front portion and will not be applicable if the two tracts are not combined. Mr. Jagger asked what would happen if the Montandon tract were not developed in conjunction with the entire tract. Mr. Davis stated that then it would be zoned "GR" without restrictions. Mr. Jagger felt that would put the Commission in a rather difficult spot. Mr. Davis explained that the neighborhood is satisfied with the frontage being "GR" so long as it is not combined with other tracts. He explained that if it is combined, the other covenants would be applicable;

C14-78-199 Truman H. Montandon (Cont'd.)

if it is not combined, it is just zoned General Retail without restrictions. Mr. Lillie pointed out that a lot of work had been done to try to resolve a problem, however, the covenants cannot be applied to a subsequent owner. He explained that the frontage on the highway is commercial frontage regardless of the covenants, the back should be "A" Residential. The ten units per acre that is proposed is "A" Residential density and can be done with duplexes, townhomes, or P.U.D. and does not have to be done under "BB". He discussed the options, but stated the staff continues to caution against the use of covenants because they are very difficult to enforce. He stated that private deed restrictions which are not a part of the zoning would be a much better way to deal with it. Roby Dollar, representing the Balcones Woods Neighborhood Association, expressed favor with the request and recommended the restrictive covenant be made a part of the zoning. Bob Hunter, President of the Mesa Park Civic Association, expressed agreement with the request as presented.

COMMISSION VOTE:

Mr. Jagger moved to approve the zoning as amended by the applicant subject to tripartite covenant that has been offered by the applicant and has been approved by the neighborhood association. Mrs. Shipman seconded the motion.

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

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

C20-78-019 Zoning Ordinance
To amend the zoning ordinance to include addition
of "AV" Aviation District

Mr. Lillie explained that during the past several months meetings were held with the Legal Department, the Building Inspection Department and the Planning Department regarding the establishment of a new zoning district in the zoning ordinance relating specifically to City-owned property at the airport. The purpose of this public hearing is to discuss the establishment of a new zoning district within the zoning ordinance called the "AV" Airport District. Three sections dealing with the uses permitted within the district have been drafted for your consideration. If the Commission feels the establishment of the district is proper, notices will be sent to the property owners and a public hearing will be held actually to establish the zoning. The consideration now is only to establish the district.

PERSONS APPEARING IN FAVOR:

Mr. Bishop, representing the Aviation Department.

PERSONS APPEARING IN OPPOSITION

Bob Schraeder

C2o-78-019 Zoning Ordinance (cont'd.)

COMMISSION ACTION

Mr. Stoll felt this to be very timely and a very good idea. Mr. Bishop, representing the Aviation Department, explained this is a good precedent and starts in a good direction. He felt it to be an important airport tool. Speaking in opposition, Bob Schraeder stated he cannot support this position, did not feel it to be appropriate action. He felt that any aviation district should totally be rejected within the city limits and pointed out the disasters that had occurred in other cities. He felt that action should be taken now to relocate the airport, felt that the citizens of Austin are being subjected to unnecessary hazards. He pointed out the need to relocate, stated that Austin is in a transition phase -- is going no place but up. He urged the Commission to think big, go out and buy land now. He felt the Planning Commission is probably the ultimate authority to give guidance and counsel to the City Council on which way we are going regarding a viable airport to serve the community. He urged to reject totally any aviation district within the city limits and begin now to relocate. He felt the area could be zoned "C", high rise apartments built to increase the tax base. Mr. Bishop explained that the Mayor, City Manager, City Council, and the entire City administration is aware of the problems at Municipal Airport. He felt we are not dragging our feet in efforts to relocate, but are trying to clean up a situation that already exists.

COMMISSION ACTION

Mr. Stoll moved to recommend the amendment to the zoning ordinance to include "AV" Aviation district. Mr. Vier seconded the motion.

COMMISSION VOTE

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

THE MOTION PASSED BY A VOTE OF 8-0.

OTHER BUSINESS

C7p-79-001 Sale of City Property
 1507 Harrell Lane

Mr. Lillie explained this item is for the purpose of clarifying the Planning Commission's action taken in June of 1977. The intent at that time was to recommend approval of a direct sale of this property to the adjoining owner rather than to advertise for bids since the duplex structure was actually connected to and had originally been a part of the adjoining property. It was explained that the sale of the property was suspended

C7p-79-001 Sale of City Property (cont'd.)

when a nearby owner objected to the direct sale. It was further explained that the rollback to "A" zoning as imposed on all of the properties approved for sale would create a nonconforming situation that neither the Planning Department nor the Planning Commission was aware of at the time. The matter needs to be resolved and the property sold and returned to private ownership. The Commission is requested to reconsider its prior action to approve the sale subject to zoning rollback since it was not fully aware of all the facts when prior action was taken. Mr. Joe Morahan, Director of Property Management, discussed the problem and stated they were asking the Planning Commission to reconsider the rollback condition. He explained the three alternatives and how they could be handled, recommended to leave in "B" zoning and to sell to the adjoining owner. He explained that the nearby owner objects and has asked for the property to be bid. He indicated he would try to accommodate both parties and open the property up for bidding.

PERSONS APPEARING

Phillip Bobbitt, owner
Charles Teagwell, adjoining owner

COMMISSION ACTION

Mr. Jagger felt that an existing use is one thing, but the opportunity to tear down and build something new is something else. He did not want to change the use, but if the use should be changed, he felt it should revert back to single-family rather than more intense uses. Mr. Bobbitt, owner of the property, explained a nonconforming use could be avoided if it were rolled back to "B". He felt it would be illegal to sell without bids, pointed out that the structure on the land is what is causing the problem. He requested the Commission to reaffirm its original condition of sale, get it back to "A" zoning, and get it out for bids so it can be sold. Charles Teagwell, adjoining property owner, stated he had been assured he would be able to purchase the property. He discussed the problem with the existing structure, pointed out the structure is on the lot line, four electrical boxes are on City-owned property, the sewer is on City-owned property and asked how that can be resolved now if he were not allowed to purchase this. He requested the "B" zoning be maintained and he be allowed to negotiate for the sale. Mr. Jagger stated this is a unique situation with two kinds of responsibilities. He felt the Commission had a responsibility to the people who bought the tract to see it remains "A" Residential, as well as a responsibility to the adjacent property owner to make sure he not bear any additional expense to operate as a result of a sale of this property to someone else.

C7p-79-001 Sale of City Property (cont'd.)

COMMISSION VOTE

Mr. Jagger moved to grant "A" Residential zoning, the City get the variances required to make this a legal lot prior to bid, that the specifications require the purchaser, if necessary, to put in service for adjacent property owner as a part of the purchase of this particular tract, and that the City have the right reserved to reject all bids. Mr. Snyder amended the motion to encourage the City to bid this and seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C11-79-001 Traffic and Transportation
Determination of number of parking
spaces at 1115 West Anderson Lane

COMMISSION VOTE

Mrs. Shipman moved and Mr. Jagger seconded the motion to approve six parking spaces as recommended by the staff at 1115 West Anderson Lane.

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

ABSENT: Dixon

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Ordinance Guide
A guide to actions of the Planning Commission
as required by statutes, codes and ordinances

Tom Knickerbocker explained there had been some problems with Commission recommendations, especially regarding the Historic Landmark Commission. This is a guideline for the Commission to use.

COMMISSION VOTE

Mrs. Shipman moved that the Operations Committee study this and come up with some recommendations, also to look at the expense involved in postponed cases. Mr. Stoll seconded the motion.

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

ABSENT: Dixon

OUT OF THE ROOM: Jagger and Vier.

THE MOTION PASSED BY A VOTE OF 6-0.

Planning Commission - Austin, TX

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C814-72-02 The Park at Quail Creek Sec. 2
 Amendment of P.U.D. Boundaries
 Quail Creek Blvd. and Rutland Drive

Tom Knickerbocker explained this request was in order.

COMMISSION VOTE

Mr. Vier moved and Mr. Snyder seconded the motion to amend the P.U.D. Boundaries for The Park at Quail Creek Sec. 2.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-79-001 Zoning Ordinance
 Consider setting a public hearing
 to amend Chapter 45 of the Zoning
 Ordinance to establish screening
 requirements.

C2o-78-002 Zoning Ordinance
 To consider setting a public hearing
 to amend Chapter 45 of the Zoning
 Ordinance to allow home occupations
 in residential districts.

C2o-79-002 Zoning Ordinance
 To consider setting a public hearing
 to amend Chapter 45 of the Zoning
 Ordinance relating to posting of
 zoning signs.

Tom Knickerbocker stated the staff would recommend to set these public hearings for the three above items on February 13.

On motion by Mr. Vier, seconded by Mrs. Schechter, the Planning Commission scheduled the public hearings for the three above items for February 13 at 7 p.m.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C20-76-008 Consideration of application of
Lake Austin Interim Ordinance
in the Barton Creek Watershed

Maureen McReynolds, Director of the Office of Environmental Resource Management, explained that the Citizen's Environmental Board has recommended to the City Council the interim controls for Lake Austin be adopted on an interim basis for the Barton Creek Watershed. She said the Committee recommendation will go to the City Council for a public hearing on January 11. Mr. Vier expressed concern for some of the problems with the Lake Austin Interim Ordinance, and though he expressed favor for regulating Barton Creek, he felt there are some things that need to be cleaned up in the Lake Austin Ordinance before applying it to another area. He felt that some of the problem areas are now becoming evident and that these problems should be solved before it is applied to a broader area. Another major objection he has to the ordinance is the ultimate effect to preclude any moderate or low-income housing in the area where that ordinance applies.

Maureen McReynolds explained the reason for presenting this to the Council now is that considerable activity is taking place in the Barton Creek watershed and that development controls are needed. Mr. Vier expressed concern for the manner in which stock ponds or retention ponds would be handled in the future. Who is going to own those ponds in perpetuity? Who will have the liability, and who will maintain them? He felt the Commission should evaluate the effect of the Interim Ordinance before it is implemented in other watersheds. Dr. McReynolds pointed out that since Lake Austin is the source of the drinking water supply for the City, the legal basis for its protection is somewhat different from that of a protection of a stream within the city limits and they are therefore recommending the ordinance be implemented to control urban runoff and water pollution control program. There was discussion of the Barton Creek Study and when it would be available, as well as the need to go ahead with some interim controls at this particular time.

Charles Graves, Director of Engineering, felt that there was a need to be patient and cautioned that ordinances of this nature take a long time to evaluate. He explained that the Environmental Protection Agency has just selected Austin to run a four-year test to see whether the interim ordinance on Lake Austin will succeed in controlling the quality of the surface water runoff. He stated that this program will meet all the city's needs for monitoring. He further believes the program will help answer many questions on water quality technology. He felt parts of the ordinance regarding Barton Creek which are not controversial and which are very helpful at present should be implemented. Mr. Snyder felt that if those problem areas in the interim ordinance were pointed out, the Commission could support changes. He noted an annual report is required that will point out those areas that are giving difficulty, and suggested the Commission support the principle of the control of Barton Creek subject to the annual report,

depicting those portions that are workable, and then modify those that are not as a result of the annual report. Mr. Stoll felt it should be recommended to the Council that the Lake Austin problem areas be corrected and then go back and address Barton Creek in a comprehensive way. He felt to do otherwise was a piecemeal situation. Mr. Vier expressed agreement.

COMMISSION VOTE:

Mr. Stoll moved to recommend to the City Council that the problem areas as identified to date in the Lake Austin Ordinance be corrected and then that ordinance be made to apply to the Barton Creek Watershed. Mr. Vier seconded the motion. Mrs. Shipman suggested the motion include a statement that the Commission recognizes this and this as a uniquely sensitive area that does need development standards. Mr. Stoll agreed and so accepted this as an amendment to the motion.

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

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

R200 Consideration of Chapter IV of the Comprehensive Plan

Mr. Stoll moved to reconsider the motion passed at the meeting of January 8 to leave Area V as an interim classification pending further study. Mr. Snyder seconded the motion. The motion to reconsider passed.

Mr. Stoll stated he wanted to give the Council direction as to whether or not Area V should be upgraded to Area IV or downgraded to Area VI. He felt the area southwest of the city should be in Area VI and the area northwest of the City should be in Area IV.

The Commission discussed Mr. Stoll's proposal. Several members felt that the decision on the classification of Area V should be made on a case-by-case basis rather than setting an overall policy for the entire area at this time.

COMMISSION VOTE

Mr. Vier moved to recommend Subarea 32 and 33, as identified in the Annexation Plan, be placed in Area VI and to inform the Council the Planning Commission will continue to study the remainder of Area V and make recommendations on completion of further study. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Consideration of the Annexation Plan

On motion by Mr. Jagger and seconded by Mr. Vier the Commission reconsidered their action on January 8 regarding the Annexation Plan. Mr. Snyder was opposed to the reconsideration. The motion to reconsider passed and Mr. Jagger then moved to approve the annexation proposal Plan "C" as presented by Mrs. Shipman. Mr. Vier stated that those areas shown for annexation in 1983 are preliminary. There is no firm basis for considering them otherwise at this time.

Mr. Snyder felt that Areas 39 and 40 should be moved up for annexation. There was discussion of how and when these areas should be annexed.

COMMISSION VOTE

Mrs. Shipman moved to accept Plan "C" as presented with the addition of Areas 27, 28, 38, 39 and 40 to the 1982-83 program. Mr. Snyder seconded the motion.

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

ABSENT: Dixon.

ABSTAINED AND OUT OF THE ROOM: Mr. Vier.

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

Evelyn Butler explained that the following could be considered on a consent motion:

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

No changes. Recommend to approve 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 Lost Creek M.U.D. water and wastewater systems. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision and that services will be provided.
3. Fiscal arrangements required by the City.
4. Subdivision is located outside city.
5. Subdivision is located in the Eanes Independent School District.
6. Subdivision is located in the Barton Creek watershed.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and wastewater systems.

8. Variance required on the length of Ringtail Ridge and Plumbrook Drive cul-de-sacs. Recommend to grant because of topography.
9. Variance required on the length of block "C". Recommend to grant because of topography.
10. Sidewalks required on both sides of Bay Hill Drive and one side (specify) of Ringtail Ridge, Oak Bluff Drive, Plumbrook Drive and Bay Hill Circle.
11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
12. Waterway development permit required prior to final plat approval.
13. Show 100 year flood plain data on the preliminary plan.
14. Drainage and public utility easements as required.
15. Minimum building slab elevation note required on the final plat(s) for lot adjacent to waterway(s).
16. The 25-year flood plain required to be dedicated as a drainage easement.
17. Show building setback line from Bay Hill Circle.
18. Round intersection corner at Bay Hill Circle and Bay Hill Drive.
19. Full R.O.W. for Bay Hill Circle cul-de-sac required prior to or simultaneously with final platting of lots 7 and 8, block L.

C8-78-132 Pflugerville Estates, Sec. 2
Serenity Drive & Celestial Lane

The staff deleted Nos. 1 and 7 and modified No. 17 as noted in report. The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports.

1. Deleted by staff at meeting.
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 therefor posted with the County Engineer.
3. Connection required to Manville Water Supply Corp. water system. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided.
4. Subdivision is located outside city.
5. Subdivision is located in the Pflugerville Independent School District.
6. Subdivision is located in the Gilleland Creek watershed.
7. Deleted by staff at meeting.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Manville water system and a septic tank system approved by the Austin/Travis County Health Department.
9. Restriction required on final plat prohibiting sewage holding tanks.
10. Variance required on the length of block adjacent to railroad and internal block. Recommend to grant because of low density and adequate circulation is provided.
11. No sidewalks required for Suburban subdivision.
12. Contour lines required to be not more than 100 horizontal feet apart.

C8-78-132 Pflugerville Estates (cont'd.)

13. Minimum street centerline radius is 50' - 75' for right angle turns
14. Waterway development permit required prior to final plat approval.
15. Drainage and public utility easements as required.
16. Show survey tie across existing street (Celestial Lane) bordering this subdivision.
17. Existing power line through lots 7, 13 and 28-33 and 36 required to be relocated. (Modified by staff at meeting.)

C8-78-134 Revised Prelim. of Great Hills St. Ded. "C" & "D"
Continental Club Pkwy. & Streed Ded. "D"

The staff added No. 23 as noted in the report. Recommend to grant 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 systems.
3. Previous final plat required to be withdrawn prior to final plat approval.
4. Subdivision is located outside city
5. Subdivision is located in the Austin Independent School District.
6. Subdivision is located in the Lake Austin watershed.
7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
8. Show proposed use of all lots other than single family on the preliminary plan.
9. Variance required on the length of proposed cul-de-sac. Recommend to grant because only one residential lot is currently being platted on such street.
10. Variance required on the length of both blocks. Recommend to grant because of topography.
11. Sidewalks required on both sides of proposed streets.
12. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
13. Minimum street centerline radius is 300' for Collector streets.
14. Waterway development permit required prior to final plat approval.
15. Show 100-year flood plain data on the preliminary plan.
16. Drainage and public utility easements as required.
17. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
18. The 25-year flood plain required to be dedicated as a drainage easement.
19. Show all street names on the preliminary plan.
20. Show building setback lines on the preliminary plan 25' from all front streets and 15' from all side streets; and recommend 25' from both streets on lot 2 because of size.
21. Show note on final plat restricting use of lots to single family or recreational uses.

C8-78-134 Great Hills Street Dedication (cont'd.)

22. Change name of subdivision to "Great Hills Street Dedication C".
23. Variance requested to delete sidewalk on Lost Horizon Drive due to street grades. Recommend to grant. (This item was added by staff at meeting).

C8-78-135 F.V.F. Addition
U.S. 183 and Balcones Wood Drive

No Changes.

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 systems.
3. Subdivision is located inside city
4. Subdivision is located in Austin Independent School District.
5. Subdivision is located in the Lake Austin watershed.
6. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
7. Show proposed use of all lots other than single family on the preliminary plan.
8. Driveway access onto U.S. Hwy 183 and Jollyville Road required to be approved by the State Highway Department and Urban Transportation Department, prior to final plat approval. Need letter for such approval.
9. Sidewalks required on both sides of Balcones Woods Drive. Subdivision side of Jollyville Road and Hwy 183. Recommend variance to delete sidewalks on Hwy 183.
10. Appropriate sidewalk location note required on final plat.
11. Contour lines required to be not more than 100 horizontal feet apart.
12. Minimum street centerline radius is 300' for Collector streets.
(or as approved by the Urban Transportation Department)
13. Waterway development permit required prior to final plat approval.
14. Drainage and public utility easements as required.
15. Show survey tie across all existing streets bordering this subdivision.
16. Show building setback lines on the preliminary plan 25' from Balcones Woods Drive for lot 9.
17. Show correct spelling of Balcones Wood(s) Drive.
18. Show note on final plat or provide restrictive covenant stating that prior to any construction on the lots, approval of Alternative Methods must be obtained from the City of Austin.
19. Show U.S. Hwy 183 also as Research Blvd.
20. Council passage of zoning ordinance to "O" required prior to final plat approval.

C8-78-17 Cherry Creek, Phase VII, Sections 3-7
Westgate Blvd. & Manassas Drive

No Changes. The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the February 8, 1978 Plat Review meeting and subsequent 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. Minimum building slab elevation note required on the final plat.
5. All lots required to have an adequate building site, exclusive of setback lines and drainage easements.
6. 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.
7. Connection required to the city water and wastewater systems.
8. Variance required on the length of blocks C, R, & W. Recommend to grant because of existing development.
9. Show survey tie across Longview Road and provide for 60' of R.O.W. or 30' from centerline. (Alignment may change at southerly end because of the cemetery.)
10. Minimum centerline radius for arterial streets is 600'.
11. Minimum centerline radius for collector streets is 300'.
12. Minimum centerline radius for residential streets is 200'.
13. Sidewalks required on both sides of Westgate Blvd., Albridge Drive, Manassas Drive and Torquay Drive, west of West Gate Blvd. and on one side of all other internal streets and on the subdivision side of Longview Road.
14. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
15. The alignment of Torquay Drive required to be adjusted so as to eliminate off-set at West Gate Blvd.
16. Vacation of Jorwoods Drive west of Inridge Drive required (at owners expense) prior to final approval of blocks A & B.

COMMISSION ACTION

On a consent motion by Mrs. Schechter, seconded by Mr. Danze, the Commission moved approval of the above preliminary plans in accordance with staff recommendations.

AYE: Unanimous.

THE CONSENT MOTION PASSED BY A VOTE OF 9-0.

(The record will show that Mr. Vier abstained on C8-78-135).

C8-78-110 Briarpatch

Oak Shores Dr. & Briarpatch Circle

Evelyn Butler modified Item No. 24 and 26 as noted in the report. The owner discussed Item 26 and requested variance on requirement of curbs and gutters on cul-de-sac.

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. Subdivision is located outside city.
3. Subdivision is located in the Austin Independence School District.
4. Subdivision is located in the Lake Austin watershed.
5. Austin/Travis County Health Department and Texas Department of Health approval required for individual water well(s) prior to final plat approval unless connection is made to Marion Fowler Supply system.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water distribution system approved by the Texas Department of Health or a water well approved by the Austin/Travis County Health Department and a septic tank system approved by the Austin/Travis County Health Department.
7. Restriction required on final plat prohibiting sewage holding tanks.
8. Variance required to delete fiscal requirements for City water service. Recommend to grant because such service is not available if subdivision has been approved for individual water well(s) or water distribution system by the appropriate authority.
9. Variance required to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available if subdivision has been approved for septic tank system use by the appropriate authority.
10. Variance required on the length of Briarpatch Circle cul-de-sac. Recommend to grant because of topography and low density.
11. Variance required on block length. Recommend to grant because of topography and low density.
12. Sidewalks required on one side (specify) of Briarpath Circle and subdivision side of Oak Shores Drive. Recommend variance to delete sidewalk requirements because of topography, low density and limited pedestrian activity in the area.
13. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits if not deleted.
14. Waterway development permit required prior to final plat approval.
15. Show 100 year flood plain data on the preliminary plan.
16. Drainage and/or public utility easements as required.
17. Minimum building slab elevation not required on the final plat(s) for lots adjacent to waterway(s).
18. The 25-year flood plain required to be dedicated as a drainage easement.

C8-78-110 Biarpatch (cont'd)

19. Recommend variance to delete fiscal arrangements to construct Oak Shores Drive to Urban Standards because of low density and such street is adequately constructed (with pavement) to handle the traffic volumes generated by this subdivision.
20. Natural gas service is not available.
21. Change name of Briarpatch Circle.
22. Travis County Development Permit required prior to construction.
23. A letter is required from the Texas Department of Health approving connection to the Marion Fowler Water Supply if connection is desired.
24. Monument benchmark tied to U.S.G.S. 1929 datum. (Modified at meeting)
25. Driveway access required to be approved by County Engineer.
26. Variance requested to delete curb and gutter requirements on Briarpatch Circle. Recommend to deny. (Modified at meeting)
27. See attached letters and memos concerning all the variances addressed herein.

COMMISSION VOTE

Mr. Danze moved to approve and to grant variance on Item 26 because of the drainage situation. Mrs. Schechter seconded the motion. John Meinrath pointed out the hardship requirement. Mr. Danze withdrew the motion and then moved to approve the preliminary plan and to grant all variances except to withhold action on Item 26 until the applicant comes in with the final. Mrs. Shipman seconded this motion.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

C8-78-119 The Jester Estate, Sec. One
Jester Point Dr. & Bull Creek Road.

Evelyn Butler modified Items 23 and 29 as noted in the report and explained that the applicant wanted to discuss Item 23.
The staff recommends APPROVAL of this preliminary plan subject to the following conditions.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to the City of Austin water and wastewater systems.
3. Subdivision is located outside city
4. Subdivision is located in the A.I.S.D. School District.
5. Subdivision is located in the Lake Austin watershed.
6. Restriction required on final plat prohibiting vehicular access (driveways) onto Jester Blvd. from lot(s) adjacent to but not fronting on Jester Estate Blvd.
7. Variance required on the length of Beauford Ridge cul-de-sac(s). Recommend to grant because of topography.

C8-78-119 Jester Estate, Sec. One

8. Variance required on the length of block(s) A, B, G, and J. Recommend to grant because of topography.
9. Sidewalks required on both sides of Jester Blvd. and Jester Point Drive and one side (specify) of all other streets. Recommend variance to delete sidewalks on portion of Jester Blvd. from Hwy. 2222 to top of ridge (approx. 910' contour - Lot 10, Blk "A") and on portion of Jester Point Drive from Lakewood Drive 900' contour (Lot 33, Blk. "G") because of topography.
10. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
11. Waterway development permit required prior to final plat approval.
12. Show 100-year flood plain data on the preliminary plan.
13. Drainage and/or public utility easements as required.
14. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterways(s).
15. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
16. The 25-year flood plain required to be dedicated as a drainage easement.
17. Show survey tie across all existing streets bordering this subdivision.
18. Compliance with Lake Austin Ordinance required and all materials for review required to be reviewed.
19. Show building setback lines for Lots 1-8, Blk. "D" 25' from Esperanza Drive.
20. Show cul-de-sacs (open ended at property line) on Beauford Ridge, Tree Fern Lane and Oval Leaf Drive.
21. All interior lots required to be a minimum width of 50' at the building line corner lots 60' at the building line, and for a distance of 50' behind the building line.
22. Recommend 100' R.O.W. for Jester Blvd. up to 910' elevation with gradual transition to 90' R.O.W. thereafter.
23. Variance requested to delete that portion of Jester Boulevard from F.M. 2222 to a point approximately 1200 feet therefrom from the impervious cover requirements of the Lake Austin Ordinance. Recommend to deny. (Modified at meeting).
24. Street grades required to be approved by the Engineering and Urban Transportation Departments and County Engineer.
25. Recommend that a separate instrument be recorded defining conservation easements and the rights, duties and responsibilities for use and maintenance. Show book and page reference of such instrument on the final plat.
26. Change names of Laurel Cherry Cove, Silverberry Cove, Iris Cove, Jester Blvd., and Waldon Ridge. Show correct spelling for Curly Leaf Cove. The following streets with two names should only have one: Waldon Ridge/ Rusty Fig Cove; Esperanza Cove/Esperanza Drive; Jester Point Drive/ Guava Cove.
27. Show note on final plat. stating that building foundations on slopes over 15% are to be constructed using a design certified by a registered professional engineer.)
28. Variance requested to permit reduced centerline radius on Jester Blvd. and Jester Point Drive where necessary due to topography. Recommend to grant.

C8-78-119 The Jester Estate (cont'd.)

29. Variance requested to permit a maximum grade of 20% on Jester Blvd. and Jester Point Drive. Recommend to grant because of cut and fill required to reduce grade below 20%.
30. See attached letter concerning variances requested.
31. Maximum depth of fill (excluding road right-of-way) cannot exceed 3 feet including areas designated as spoil disposal areas.

Roy Bechtol stated he could comply with staff recommendations and requirements except for Item 23, for which he requested a variance under hardship provisions since this is non-serviceable to the tract. He also discussed Item 29 regarding cut and fill requirements to reduce the grade below 20 percent. He expressed that service and emergency vehicles and also school busses cannot make that grade.

COMMISSION ACTION

Mr. Jagger moved to approve the preliminary plan except for Item 23, impervious coverage, and applicant is requested to request variance on cut and fill requirements prior to the final to reduce the grade below 20%. Mr. Dixon seconded the motion.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

C8-78-136 Bull Mountain, Ph. II
 Toro Canyon Rd. & Peace Pipe Path

Evelyn Butler modified the report by deleting Item Nos. 9 and 24. Alternative methods were discussed which could be implemented by restrictive covenant or note on the plat relating to restrictive covenant or alternative methods. Owner indicated no problem and so agreed. The applicant requested variance for sidewalks in Item 15. The staff recommends approval of this preliminary plan with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to Water District No. 10 water system. Letter required from such district stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided.
3. Fiscal arrangements required by the City.
4. Subdivision is located outside city.
5. Subdivision is located in the Eanes Independent School District.
6. Subdivision is located in the Lake Austin watershed.
7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.

C8-78-136 Bull Mountain (cont'd.)

8. Cul-de-sac required at the east end of Toro Run. Recommend a variance be granted to delete such cul-de-sac because of access problems to abutting lots resulting from cut and/or fill required to construct same.
9. Deleted by staff at meeting.
10. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 10 water system and a septic tank system approved by the Austin/Travis County Health Dept.
11. Restriction required on final plat prohibiting sewage holding tanks.
12. Restriction required on final plat prohibiting vehicular access (driveways) onto Toro Canyon Road from adjacent lots.
13. Variance required to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available if subdivision has been approved for septic tank system use by the appropriate authority.
14. Variance required on the length of Toro Run cul-de-sac. Recommend to grant because of topography and provision for future extension is made.
15. Sidewalks required on one side (specify) of Toro Run and Peace Pipe Path and subdivision side of Toro Canyon Road. Variance requested.
16. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
17. Waterway development permit required prior to final plat approval.
18. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
19. Drainage and public utility easements as required.
20. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
21. The 25-year flood plain required to be dedicated as a drainage easement.
22. Change name of Toro Run.
23. Show survey tie across existing street (Toro Canyon Road) bordering this subdivision.
24. Deleted by staff at meeting.
25. Provide restrictive covenant requiring that all structures built on this property on slopes exceeding 15% have a foundation utilizing design and construction practices certified by a registered professional engineer.
26. Recommend variance to delete fiscal arrangements to construct Toro Canyon Road. (adjacent to subdivision) to urban standards because of less density and such street is adequately constructed (with pavement) to handle the traffic volumes generated by this subdivision.
27. Spoil disposed in designated areas required not to exceed 3 feet in depth unless alternative methods are approved.
28. Show widening of Toro Canyon Road as "r.o.w. hereby dedicated" on the final plat.

COMMISSION VOTE

Mr. Jagger moved to approve the preliminary plan, to grant the variances as requested, including No. 15, and deleting Nos. 9 and 24, and subject to deed restrictions and notation on plat as requested by Engineering and ERM. Mr. Dixon seconded the motion.

C8-78-136 Bull Mountain (cont'd.)

AYE: Unanimous

THE MOTION PASSED BY A VOTE OF 9-0.

R105-78 Subdivision Memorandum
Short Form and Final Subdivisions as listed on the Subdivision
Memorandum. Action taken at the meeting.

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

COMMISSION VOTE

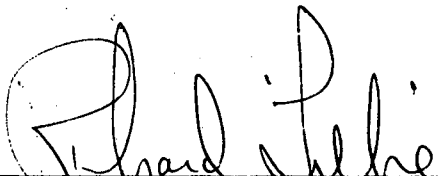
On motion by Mrs. Shipman, seconded by Mrs. Schechter, the Commission approved the Subdivision Memorandum as recommended by staff.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

Mr. Vier abstained on C8s-78-295
Mr. Jagger abstained on C8s-78-349.

The meeting adjourned at 9:30 p.m.



Richard R. Lillie, Executive Secretary

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.H. Bidg. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.U.	Parks & Rec.	Urban	Trans.	Gas	Electric		
C8- 74	P.U.D. FINAL SUBDIVISIONS																		
77 103	Meadow Mountain P.U.D. Far West Blvd.			X	X	X	NA	X	X	X	X	X	X	X	X	X	X	APPROVE	
78 100	Lakewood, Section 2 Lakewood Dr. & Walden Dr.			10 X	X	9 X				9&3 X	9&17 X	X	X	9 X	X	X	X	DISAPPROVE - 3,7,9,10 & 17	
	OLD FINAL SUBDIVISION PLATS																		
77 78	Housing Authority Subdivision Terriwood Dr. & Eberhart Lane	-	-															REQUEST TO VACATE OLD FINAL PLAT - RECOMMEND TO GRANT	
77 103	Northridge Park, Section One Tumbleweed & Beacon Dr.	-	-	X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	REQUEST THAT BLACK GAP PASS STREET EXTENSION NOT BE REQUIRED - RECOMMEND TO GRANT APPROVE	
78 51	Peppertree Park, Section Six Stassney Lane	-	-	X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	APPROVE	
78 102	Walnut Crossing, Section 3 Scribe Dr.	-	-	X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	APPROVE	

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

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FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expir.	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below															PLANNING RECOMMENDATION	ACTION
				County	St. Name Engr.	Approval	Tax Cert.	E.R.M.	Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dlr. P.V.	Parks & Rec.	Urban Trans.	Gas		
C8-	NEW FINAL SUBDIVISION PLATS																			
77 38	Housing Authority Subdivision Herriwood Dr. & Eberhart Lane	Jan. 9	Feb. 8		X	X	NR	NR	NR	NR	NR	X	X	NR	NR	NR	NR	NR	NR	APPROVE
78 132	Pflugerville Estates, Sec. 2 Celestial Lane	"	"		X	X	X	NR	X	NA	X	X	X	X	X	X	X	X	X	APPROVE *
78 137	Shiloh Phase IV Cameron Loop	"	"		10 X	X		NR							X	X		X		DISAPPROVE - 3 & 10
	OLD SHORT FORM SUBDIVISIONS																			
78 274	Johnie F. Plumley Addition Rawhide Trail & Circle Dr.	-	-	X	X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	NR	CONSIDER PROBLEM 19 - RECOMMEND (a) APPROVE
78 295	Anderson Mill Center Phase 3 Pecan Creek Pkwy. & Anderson Mill Resub. of Part of Lot 5 & All of Lot 6, Burlage Subdivision	1-	-	NR	X	X	X	X	X	X	X	X	X	NR	NR	X	X	NR	NR	APPROVE Mr. Vier abstained.
78 324	West 11th Street	-	-	NR	X	X	X	X	X	X	NR		X	NR	NR	X	X	NR	NR	CONSIDER PROBLEMS 21 & 26 - RECOMMEND (a) APPROVE **
78 341	Hinton Estates Lowden Rd. S. of F.M. 1626	-	-	X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR	CONSIDER PROBLEM 19 - RECOMMEND (a) APPROVE

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

*Request name change to "Resub. of Part of Lot 5 and all of Lot 6 of a Subdivision of Outlots 4 & 5, Div. E, Original City of Austin - RECOMMEND TO GRANT

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						
				County	Engr.	St. Name	Approval	Tax Cert	P.R.M.	Bldg.	Insp.	Water	San.	Sewer	Health	Planning	Eng.	Dir. P.W.	Parks & Rec.	Urban			Trans.	Gas	Fiscal	Environ.		
C8-	NEW SHORT FORM SUBDIVISIONS																											
78 343	Manor Hills, Section 12-C Manor Rd. & Pecan Springs Rd.	Jan. 9	Feb. 8	NR				X							NR			NR	NR		X						DISAPPROVE - 3	
78 345	Blackstock & Hayes Addition Grover Ave. S. of W. 49th St.	"	"	NR				485							NR			NR	NR		X						DISAPPROVE - 3, 4, & 5	
78 346	American Resub. No. 1 W. 6th St. & Guadalupe St.	"	"	NR				5 X							NR			NR	NR		X						DISAPPROVE - 3 & 5	
78 347	Spring Willow Subdivision No. 2 F.M. 1825 W. of Tacon Lane	"	"	X				5 X										NR	NR		NA						DISAPPROVE - 3 & 5	
78 348	Spring Willow Subdivision 3-A F.M. 1825 E. of I.H. 35	"	"	X				5 X										NR	NR		NA						DISAPPROVE - 3 & 5	
78 349	Spyglass Hill Spyglass Drive	"	"	NR				485							NR			NR	NR								DISAPPROVE - 3, 4, & 5	Mr. Jagger abstained.
78 350	Kingsize Storage Addition U.S. 290 W. of Boston Lane	"	"					485										NR	NR								DISAPPROVE - 3, 4, & 5	
79 01	T.L. Subdivision No 2 Barton Springs Rd. & Riverside	"	"	NR				X							NR			NR	NR								DISAPPROVE - 3	

Telephone, Electric and Business services available at the following locations:

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

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FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expir	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 Eng.	NA		
C8-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																					
	NEW FINAL SUBDIVISION PLATS																					
78 133	Barrington Oaks, Section 9 Barrington Way	Jan. 9	Feb. 8		9 X	5 X		X	NR	X	X					X	X	X	X			
78 134	Great Hills Street Ded. C & D Continental Club Pkwy.	"	"		10 X		X	X	NR	X	X	NR	9 X		X	X	X	X				
78 136	Bull Mountain, Phase II Toro Canyon Road	"	"	X	X			X	NR	X	NA	X	1 X	X	1 X	X	X	X	NA			
	OLD SHORT FORM SUBDIVISIONS																					
78 308	J. H. Lawson Subdivision River Hills Pd. & Calle Caliche	-	-	X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR			
78 340	A Resub. of Lot 9, Btk. E, Lakewood Section One Walden Dr. & Chestnut Hollow	-	-	NR	X	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR		
	NEW SHORT FORM SUBDIVISION																					
78 344	Longhorn Boat & Camper Storage Inc. Subdivision F.M. 620 N. of R.R. 2222	Jan. 9	Feb. 8								NA				NR	NR		NA	NR			

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R.R. 2222

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

January 9, 1979

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 _____ H.U.D. for approval of water and wastewater services.
14. Need letter from Water District No. 10 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. Zoning change required prior to approval.