

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- February 13, 1979

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

Present

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

Absent

Leo Danze

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Betty Baker, Planner
Sheila Finneran, Legal Department
Charles Graves, Director of Engineering
Albert de la Rosa, Legal Department
Mac Allen, Public Works
Jim Gotcher, Building Inspection Department
Ed Stevens, Building Inspection Department
Charles Kanetzky, Water and Wastewater
Ouida Glass, Senior Secretary

C14-79-011 Edward J. Petrus, Trustee: Interim "A", 1st H & A to "O", 1st H & A
 (by Tom Curtis)
 1012-1120 William Cannon Drive
 6702-6708 Emerald Forest Drive

Mr. Lillie showed the subject tract in relation to other uses along William Cannon Drive, explaining that in 1975 a special permit was approved in "A" Residential for a doctor's clinic. Shortly thereafter a request for "O" Office came in on a portion of that tract for a pharmacy and was approved. Later in 1977 a Local Retail application for a free-standing sign was approved on the same site. This request is to convert the total of the five acres to "O" Office. The owner wishes to sell the portion of the special permit which has been built or the center one-third of the tract. This would reduce the minimum five-acre requirement and would automatically require "O" Office zoning. He discussed the Rathgeber zoning case which was recently denied by the City Council on the basis of strip zoning.

PERSONS APPEARING IN FAVOR

Tom Curtis, representing applicant
Dick Rathgeber

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Tom Curtis, representing applicant, explained this is a zoning case in name only since the special permit for the five-acre medical complex was granted in 1975 with an amendment approved in 1976. He explained that the development which has occurred and what is being proposed has been approved. This change is a product of a "tight money market." The owner wishes to sell the built center portion and retain ownership of the two pieces on either end. The Building Inspection Department takes the position that this would then be less than a five-acre tract, therefore, the special permit is not good. He explained that applicant is not going to change anything but the only alternative is to seek a zoning change because of the sale of a part of the land. Applicant offered a restrictive covenant as well as showing on the plat that if the "O" is granted, the special permit will continue to be in effect by virtue of the restrictive covenant. Nothing will be changed, but the change of zoning is a must and applicant will be bound by the provisions of the special permit.

Mr. Lillie explained that the special permit was to be built in three phases. The first phase has been built and is in the center. Basically, the only thing that will be different is that on the zoning map there would be a tract of land zoned "O" Office, and also would be a precedent to continue "O" Office zoning on that street. Mr. Vier asked if there were any options. Can a variance be obtained

C14-78-011 Edward J. Petrus (cont'd.)

from the Board of Adjustment. Mr. Lillie explained the possibilities had been checked out, also whether or not it could be carried out as a condominium project. Mr. Curtis explained the problem in the five-acre tract or the lack of the five acres. He felt there should be some way this can be handled. Mr. Jagger could not understand why a special permit had to remain under one ownership since it would control the use, and felt that should be amended. Mr. Curtis agreed, but stated that was not the answer to his problem now. Mr. Vier asked if the Legal Department agreed with the interpretation that all land under a special permit has to be under one ownership. Sheila Finneran of the Legal Department explained that is what the ordinance states. There was discussion of who owns the special permit, the person who applies for it or does it go with the land.

Mr. Jagger discussed special permits on a large tract and how it would affect the mortgage situation and the problems encountered. He felt the question should be the use of the land and not the owner. He asked if Mr. Curtis would have the applicant agree to zone this "A" with a special permit. Mr. Curtis agreed. Sheila Finneran explained the ordinance does not give the authority to grant a special permit on a site less than five acres. Mr. Jagger stated there is a special permit, with five acres, and what must be done is to examine how the ordinance can be made to read so that the Building Inspection Department will agree that a special permit does not have to be under one ownership. Mr. Curtis felt his problem could be solved one of two ways. The Law Department could find that what he needed to do is unnecessary, then he can drop the request for the zoning change. If, on the other hand, the Council needs to take action, he would request this go on through. Mr. Curtis again explained that nothing would be changed, it would be built out just as is now planned, and the entire tract should be zoned "O". That is the only way applicant can do this. Dick Rathgeber stated he did get the special permit for Mr. Petrus and considered this a financial matter and is financial housekeeping. He discussed his zoning request that had recently been denied by the Council, stating he felt it to be a misunderstanding. The situation has since been corrected and he will again have a request before the Planning Commission for the March zoning cycle. He supported the request at this time.

COMMISSION VOTE

Mr. Stoll moved to postpone to February 27. Mr. Guerrero seconded the motion. Mr. Jagger offered a substitute motion, stating the problem was created by inadequate ordinance or questionable interpretation. This is the same land use. He felt that this is a problem that must be solved, the people can be trusted and the Commission owes them the opportunity to go ahead. Mr. Jagger then offered a substitute motion to approve the zoning with the provision that the applicant offer a deed restriction providing that in the event the special permit problem is solved, the zoning be rolled back. Mrs. Schechter seconded the substitute motion. Mr. Stoll was concerned for permanent change of land use, that it would create a precedent. Mr. Guerrero was concerned for the "O" zoning and that it would set a precedent. Mr. Jagger stated this is a complex issue and will take time. Mr. Guerrero felt an interpretation of special permit is needed.

C14-78-011 Edward J. Petrus (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 6-2.

C14-78-125 Wayne Rutland: Interim "AA", 1st H&A to "C", and "O", 1st H&A
(Sue Sanders) (as amended)
10805 Jollyville Road

C14-79-013 Mr. & Mrs. C. R. Akin: Interim "AA", 1st H&A to "GR", 1st H&A
(by Tom Curtis)
10830-10926 U.S. 183
4901-4905 Hamilton Lane

Richard Lillie explained these are adjoining tracts. Mr. Rutland's case was before the Commission last year and at the request of the owner was postponed until a zoning application that would conform to the general pattern of zoning could be worked out. The intent now is to tie these two pieces of property together and the recommendation of the staff is to zone 120 feet of the Rutland property "O" Office along Jollyville Road with "C" in the back and General Retail in the front. There will be an additional 50-foot setback on U.S. 183. This zoning will conform with the pattern the Commission and the City Council have been supporting in the past several months.

PERSONS APPEARING IN FAVOR

Tom Curtis, representing applicant

PERSONS APPEARING IN OPPOSITION

None.

COMMISSION ACTION

There was discussion of a 50-foot building setback on 183 that the Highway Department is requiring because of the proposed plans to expand 183. The Planning Department has been advising applicants that the Highway Department is requesting everyone be informed they should set back a total of 75 feet rather than 25 feet for right-of-way purposes. Mr. Curtis explained that if it was a matter of advising, there would be no problem; if it is a matter of showing it on a plat or something of that nature, then there would be a problem. Mr. Lillie explained that if the land is already subdivided, there would not be a platting problem. If a short form is required, then a 75-foot building setback would be required.

C14-78-125 Wayne Rutland (cont'd) AND C14-79-013 Mr. & Mrs. Akin (cont'd.)

Mr. Jagger expressed concern that through the zoning process the Commission notifies applicants that 183 will be widened and that perhaps buildings would be constructed that would have to be purchased at a later time. He felt this should not be allowed. There was discussion of the right-of-way and how this could be handled. Mr. Curtis felt this would be a "taking by the City without compensation" if the highway is not widened or is widened perhaps ten years from now. He felt the City then would be in a position of extracting the non-use of land without compensation. Mr. Curtis did not think land should be encumbered without knowing what would happen for an undetermined amount of time. Mr. Lillie explained that the right-of-way requirements for the highway have not been determined exactly at this time. The Comprehensive Plan deals with the existing right-of-way. The Plan needs to be amended to reflect the new right-of-way and then building setbacks or dedication can be required on a plat. He felt this was a self-preservation measure to be sure buildings are not being placed in that area. Mr. Jagger stated he was not suggesting use of the land, but was suggesting not allowing the creation of buildings that would later have to be torn down. Mr. Curtis stated the procedure for that is condemnation. He felt that once the determination is made for the use of the land, that is the time when the rights should be fixed, not years in advance. Mr. Jagger stated it does not make sense to create a situation that must be changed nor does it make sense to take away parking. Mr. Vier wanted to know the legal requirements if an applicant refused to show a setback line for 75 feet. He felt there should be some legal method through which any building to be constructed will also set back, stating it is unrealistic to require of one and not require of all. Evelyn Butler explained that the subdivision ordinance and the right-of-way policy is the only thing that can be used at this time. Mr. Vier felt that perhaps Building Inspection Department might be able to control this and suggested the Legal staff could come back with a recommendation at the next meeting on how this might be accomplished. He felt the greatest danger was the inequity in the entire matter. There was discussion of that property already zoned and platted and the need to reach this problem at the building permit stage if there is to be any right-of-way for 183.

COMMISSION VOTE

Mr. Vier moved to approve "C" and "O", 1st H&A, as amended, on the Rutland tract and to grant "GR", 1st H&A on the Akin tract. He requested that the Legal Department report to the Planning Commission at the next meeting on February 27 what could be recommended to the City Council to give the legal authority to the Building Inspection Department to require 75-foot setback along the frontage of 183 at the time a building permit is requested and/or setback on the plat or zoning, wherever we can get it. Mr. Jagger suggested that if some mechanism is not found for handling this at the Building Inspection Department, that it be handled at the zoning stage. There was discussion of whether or not to grant this request and Mr. Snyder suggested that action be taken on this request and that the Planning Department be requested not to submit any more zoning requests for 183 until this is resolved. Mr. Lillie explained that cases would have to be considered since they had been posted and scheduled but that the Commission could postpone if a need was determined to do so. Mr. Snyder seconded the motion to approve the zoning in accordance with the recommendation of the staff.

C14-78-125 Wayne Rutland (cont'd.) AND C14-79-013 Mr. & Mrs. Akin (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 7-1.

Mr. Vier then moved to have staff report at the February 27 meeting a policy or ordinance that can be recommended to the City Council that will hopefully allow all the way to the building permit stage of any frontage along U.S. 183 that is not currently filled out and designate a 75-foot setback. If not possible to do at the building permit stage, it be done at the zoning level, the subdivision level, or both. The motion was seconded by Mr. Snyder.

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

THE MOTION PASSED BY A VOTE OF 8-0.

Mr. Snyder suggested the Planning Department notify applicants of the possibility of postponements until this is resolved.

Mr. Jagger felt it a very important thing for the present owner and future of the City that this be resolved and resolved properly. The setback line by itself will not solve it. He discussed the use of a building if the parking was taken. He felt there needs to be some way to keep that land from being computed as use so there will be enough land to take care of the proposed use after the land is acquired.

C20-78-002 Zoning Ordinance

To amend Chapter 45 of the Zoning Ordinance
to allow home occupations in residential
districts

Mr. Lillie explained an issue came before the Commission early in 1978 regarding some illegal commercial use within a home and the Commission was asked to begin to consider amending the zoning ordinance regarding home occupations. A draft of an ordinance was considered at the February 28 meeting that would allow home occupations in "BB" and more permissive districts by special permit. That ordinance was forwarded on to the City Council and returned by the Council, after hearing testimony, to the Planning Commission for further study. The staff was instructed to expand the home occupations ordinance to include "A" residence districts. An amended ordinance was considered on May 2 that included the "A" and "AA" districts. On June 27 the Commission postponed indefinitely further consideration of the ordinance, urging the realtors to appoint a committee to study the situation, to have an attorney help understand what the Commission was trying to do, have committee meetings, and refer it back. The Council had a zoning case in December and the home occupations ordinance surfaced again. The Council has requested that the Commission reconsider the home occupations ordinance. This proposed ordinance will, in effect, establish home occupations in "AA", "A", "BB", and "B" Residence districts subject to site and operational conditions, subject to special permit. Albert de la Rosa of the Legal Department explained the proposed ordinance in detail. This ordinance had been worked out with the attorney for the Board of Realtors and yet another draft was submitted to the Commission for consideration. He was of the opinion that this Draft 7 would be easier to enforce and would present the least problems.

PERSONS APPEARING IN FAVOR

Mark Hannah, Austin Board of Realtors

PERSONS APPEARING IN OPPOSITION

David Bodenman, 5704 Bull Creek Road
Betty Phillips, Save University Neighborhoods Association
Marilyn Simpson, 2307 Mimosa Drive
Larry Deuser, 11800 Mustang Chase
Homer H. Williams, 4301 Burney Drive
Mrs. C.T. Dodson, 6512 Laird
Otis Crumley, Austin Board of Realtors
Dorothy Richter
D. D. Johnson
Al McMurtry
Don Bird

C20-78-002 Zoning Ordinance (continued)

COMMISSION ACTION

Mrs. Shipman asked about the traffic problem and how this might be handled, especially if there should be a court case. Mr. Jagger pointed out that any substantial increase of traffic in a residential neighborhood would be obnoxious. There was discussion of traffic being a nuisance rather than a safety hazard. There also was discussion of the percentage of the dwelling requirement having been deleted. Speaking in behalf of the Austin Board of Realtors, Mark Hannah stated they would question the interpretation of the Legal Department with the ordinance as it is now written. They were of the opinion that the courts would rule that any home occupation would be authorized unless specifically excluded. He felt that the proposed Draft 7 would give the necessary safeguards to control home occupations. David Bodenman of the Allandale Neighborhood Association's Executive Committee questioned the definition of "offensive and safety hazard", as well as how the ordinance would be enforced and the cost thereof. He discussed penalties for violation and felt that this would remove yet another protection for neighborhood residential areas. He felt home occupations would change residential districts into business districts, especially the older ones. Betty Phillips, speaking for Save University Neighborhoods Association, requested protection for the existing neighborhoods against high intensity uses through this proposed ordinance. She was of the opinion that Draft No. 7 does not specify or provide a definition for home occupation, nor does it address the advertising and parking problem. Marilyn Simpson felt the problems that would be involved for the neighborhood residents would be insurmountable to prove a case if and when a violation does occur and that the ordinance would be unenforceable. Larry Deuser, speaking for the Austin Neighborhoods Council, felt this would provide for spot zoning. He was against the proposed Draft 7 and pointed out that older residential areas tend to be used for deploring uses. There was discussion of how this could be enforced, as well as the need to change the ordinance at all. Mr. Jagger stated that under the present ordinance all home occupations are illegal. Mr. Stoll felt that the current ordinance could be strengthened and made very specific. Al McMurtry suggested a group from the Austin Neighborhoods Council and the Board of Realtors get together to work out a solution. Don Bird agreed with Mr. Hannah's interpretation of the present ordinance and felt that application is the key. He felt the neighborhoods should be protected by limited impact on home occupations rather than to identify specific uses and that enforcement should be a concern. There was discussion of the Board of Realtors working with the neighborhoods and reporting back with an ordinance, the time that had been spent and the time that would have to be spent in the future. Mr. Guerrero felt that all parties and departments need to be come involved. Mr. Jagger had problems with the government operating with illegal uses and nothing done until someone complains.

COMMISSION VOTE

Mr. Dixon moved to hold another public hearing at 7 p.m. on March 13, that the neighborhood association and the legal department of the realtors association get together and present a document the Planning Department can take action on. Mr. Jagger seconded the motion.

C20-78-002 Zoning Ordinance (continued)

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

THE MOTION PASSED BY A VOTE OF 8-0.

C20-78-019 Zoning Ordinance
To amend Chapter 45-28 of the
Austin City Code regarding
location of airports

Richard Lillie explained that the proposal was brought before the Planning Commission last month to establish a new zoning district in the ordinance called "AV" District for Municipal Airport. A provision in Section 29 exists permitting airports in any Use District by Special Permit. This provision needs to be deleted to resolve conflict within the zoning ordinance.

COMMISSION VOTE

Mr. Stoll moved to delete from the zoning ordinance the special permit provision for airports and landing fields for public or private use. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C20-79-001 Zoning Ordinance
To amend Chapter 45 of the Zoning Ordinance
to establish screening requirements

Mr. Lillie explained that the Planning Commission had considered an amendment to the zoning ordinance in November of 1977 regarding screening requirements. The ordinance was recommended by the Planning Commission but through error was not submitted to the City Council for public hearing. Consideration at this time is whether or not the Commission wishes to indicate its continued support for this provision and to resubmit the ordinance to the Council for public hearing.

COMMISSION VOTE

Mr. Dixon moved to send the screening requirement ordinance to the City Council for public hearing. Mrs. Shipman seconded the motion.

C2o-79-001 Zoning Ordinance (continued)

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

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-79-002 Zoning Ordinance
To amend Chapter 45 of the Zoning Ordinance
relating to posting of zoning signs.

Mr. Lillie discussed the problem of posting zoning signs and the necessity to consider the possibility of shifting the burden of the placement of the signs on the property to the applicant. He discussed the budget constraints and the workload of the department. He stated that the City Council had referred this item to the Commission for consideration. He discussed the proposed ordinance and explained that the applicant would be charged \$5 for each sign and would place each sign, or would pay \$50 if the City placed the signs. He discussed some of the problems of the proposed ordinance, stating that a case should not be deferred if the sign is not in place and suggested that provision be deleted entirely. He felt it questionable that the signs are doing what is intended and explained that adequate notice is being given. He also stated that upwards of 50% of the signs are being destroyed or removed. Mr. Stoll asked about increasing the fees and Mr. Lillie explained that more personnel must be hired if the Department is to continue the placement of the signs. Mr. Vier did not feel that they were needed; Mrs. Shipman felt they were needed and discussed the possibility of part-time staff at a lower rate of pay or to increase the cost for the applicant. Mr. Lillie indicated that fees go into the general fund and are not available to hire added staff. A budget amendment would be required for staffing.

PERSONS APPEARING

David Bodenmen, 5704 Bull Creek Road
Marilyn Simpson, Austin Neighborhood Council
Larry Deuser, 11800 Mustang Chase
Dorothy Richter, Hyde Park Neighborhood Association
Judy Pokorski, 7208 Eganhill Drive
Al McMurtry

COMMISSION ACTION

David Bodenman requested to maintain the safeguards we currently have, felt this should be the responsibility of the applicant and the applicant should bear the cost of notifying the landowners. Marilyn Simpson, speaking for the Austin Neighborhoods Council, stated the signs are necessary. She discussed the possibility of a penalty for not putting up the sign changes, or to increase the filing fee to cover the cost. She felt that perhaps the requirement for the posting of signs

C2o-79-002 Zoning Ordinance (continued)

could be made a part of the ordinance and not a responsibility of the Planning Director. Larry Deuser felt that this is an imposition on the developer and would be like "the fox looking after the hen house." He suggested the Planning Department continue the posting of signs, but to consider the use of the cheaper labor. Speaking in behalf of the Hyde Park Neighborhood Association, Dorothy Richter stated this had been addressed in the goals program and that the signs should be maintained. They felt the signs were very important, suggested to place the burden on the applicant if the department could not find some cheaper way. Judy Pokorski discussed the need for an enforcement policy provision and suggested to postpone and to include an enforcement policy provision. Al McMurtry felt this not a question of money, but a question of adequate notice. He felt the applicant should pay the extra money since they benefit from the zoning change. Jim Gotcher of the Building Inspection Department discussed the procedure used by the Board of Adjustment, explained that the applicant gets the sign, posts his own sign, the Board checks on field trips and that if the sign is not posted, the case is then postponed.

COMMISSION VOTE

Mr. Vier moved to adopt the proposed ordinance with the following changes: delete the third paragraph related to deferral of the application, alter the second paragraph to provide in addition to the zoning fee, the applicant pay \$5 for each sign needed for the tract, the staff to verify the signs were placed. If the applicant wishes the City to post the signs, the applicant to post a \$50 deposit which would be refunded on a percentage basis of those signs that were returned. Also to change the size of the sign to 18 x 28 inches. This ordinance to be implemented for a period of 180 days and reconsidered at that time for any problems. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C10v-79-001 Street Vacation
Portion of Highland Oaks Trail
from U.S. 183 to Arabian Trail

Mr. Lillie discussed recent zoning cases in the Bell Avenue area on that portion that exists between Arabian Trail and 183 being closed. Mac Allen of the Public Works Department explained this action was initiated by the City Council with instructions to the staff that this vacation be considered. He explained the proposal has been circulated to all Departments. This proposal is an exploratory action but is the only way that the Public Works Department can get all of the input needed. He explained the request now includes the total vacation of this section. He explained the major concern of the City Council, the Planning

C10v-79-001 Street Vacation (continued)

Commission, and the City staff is the impact on the residential neighborhoods of zoning other than residential uses along the entire 183 corridor. The Urban Transportation Department has done a traffic analysis of the area to determine whether or not it would be feasible to close a section of Highland Oaks Trail and their determination is that it is feasible and can be accomplished in one of two manners, the first being the vacation as suggested by the City Council, secondly, to cul-de-sac the roadway just north of the Arabian Trail right-of-way. The review process has resulted in several items which are or will be conditions of any vacation of this right-of-way. Easements must be retained in the right-of-way of what is now Highland Oaks Drive for electric, water, and wastewater lines; access to Lots 20 and 21 must be provided by a resub-division which will, in effect, make two lots of four fronting on 183. Fiscal arrangements, as part of this subdivision process, would be required to construct curb and gutter along the north line of Arabian Trail across the right-of-way of Highland Oaks Trail to remove the existing pavement and to remove an existing culvert that is in the intersection of the Highland Oaks Trail and U.S. 183 right-of-way. The applicants then will need to agree to pay the cost of the vacated right-of-way. He explained that under state law the City can vacate only to abutting property owners and the owners must have agreed to pay for that right-of-way at market value. He discussed the cost of the right-of-way depending upon whether or not the easements were retained. He stated conceptual approval is requested of this vacation as requested by the Council with the conditions mentioned. Any further action will be dependent upon the owners.

PERSONS APPEARING IN FAVOR

Tom Curtis

Judy Walker, Northwest Oaks Neighborhood Association

COMMISSION ACTION

Judy Walker of the Northwest Oaks Neighborhood Association expressed pleasure with the initiation of this action and stated there was no opposition. She discussed the traffic problems in the area, and would appreciate support to have the street vacated.

COMMISSION VOTE

Mrs. Shipman moved to support the concept of the street vacation as proposed by the City Council. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R1300 Balcones Hills Neighborhood Plan
Presentation by Bill Martin, President

Bill Martin, President of the Balcones Neighborhood Association, briefly discussed the Balcones Hills Neighborhood Master Plan and presented it to the Planning Commission as a working guide or document.

COMMISSION ACTION

There was discussion regarding taking action on the plan. Mr. Dixon commended them for their efforts and moved to accept the Balcones Hills Neighborhood Plan. Mr. Snyder offered a substitute motion that it be shown to all neighborhoods who are considering a plan as an ideal model. Mrs. Schechter seconded the motion. Mr. Vier felt it should be accepted as a guide or a tool, was concerned about what would happen in the future if it was accepted. Mr. Guerrero stated this is something the Commission and the City Council have been asking for. Mrs. Shipman discussed the South Austin Neighborhood Plan and its adoption and wondered why this one could not be adopted. Mr. Lillie explained that action should not be taken, that the City staff will make comments and will come back at a later time. Mr. Jagger felt the Commission should establish a procedure for dealing with neighborhood plans and this is a good time to begin. Mr. Jagger then offered a substitute motion that the Planning Commission establish a policy dealing with neighborhood plans, they be submitted to all departments and report back before the Commission takes action. He stated this is a very good plan and probably not necessary in this case, but a procedure needs to be established. Mr. Vier seconded the motion. Mrs. Shipman amended the motion to add a time frame of 30 days. Mr. Dixon withdrew his original motion. The Commission then voted on the substitute motion to establish a policy dealing with neighborhood plans.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C12-79-002 Public Services
Consideration of a wastewater approach
main to Yarrabee Bend Section Four

Mr. Lillie explained this is a request for a wastewater approach main which would be 675 feet of eight-inch wastewater line to be extended at no cost participation for the City.

COMMISSION VOTE

Mr. Dixon moved to approve the wastewater approach main to Yarrabee Bend Section Four. Mr. Snyder seconded the motion.

C12-79-002 Public Services (continued)

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

ABSENT: Danze.

OUT OF THE ROOM: Jagger and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Discussion of Proposed
 Airport Zoning Ordinance and
 Planning Commission Participation

Mr. Lillie explained this was a request to create a Airport Zoning Commission. Jim Gotcher of the Building Inspection Department explained that in 1955 the City Council and the Commissioners Court appointed a joint Airport Zoning Board and adopted the airport zoning regulations. He explained that this is a statutory board and discussed their powers, pointing out there now the needs to update current ordinance. He requested that the Planning Commission members to be sworn in order to serve as an Airport Advisory Commission and to consider the model ordinance as submitted so deficiencies can be corrected. He explained that would be sworn in, a preliminary report would be submitted, a public hearing called, and final report submitted.

COMMISSION VOTE

On a motion by Mr. Vier and seconded by Mr. Dixon the Planning Commission accepted the assignment.

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

ABSENT: Danze, Jagger, and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Consider recommendation and adoption
 of proposed Overall Economic Development Plan
 (Reconsider action of January 30)

On motion by Mrs. Shipman and seconded by Mrs. Schechter, the Planning Commission reconsidered the action of January 30 and recommended to send the O.E.D.P. on to the City Council with the following statement:

R200 (continued)

It is our understanding that the O.E.D.P. is a document written to conform to Federal guidelines. The verbally stated purpose of the O.E.D.P. is to obtain Federal money for the Special Impact Area. It is our further understanding that specific projects implemented in the impact area with these monies would involve an appropriate citizen review process.

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

THE MOTION PASSED BY A VOTE OF 6-0.

Committee Reports

- a. Scheduling and Operations Committee
- b. Landscape Committee
- c. Committee on H&CD Block Grant Program
- d. Annexation Committee

The Planning Commission will hold a work session at 5:30 p.m. on February 20 to consider the above committee reports.

C1-79 Minutes

To Approve Planning Commission Minutes
January 9, 1979
January 23, 1979
January 30, 1979

The minutes were approved as corrected by the Secretary.

C8-77-25 Scenic Brook West Commercial
State Hwy. 71 and State Hwy. 290

Evelyn Butler deleted Item 17 and recommended approval of the plat with balance of the conditions listed in the report and that the owner agreed.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to the City of Austin water and wastewater system.
3. Subdivision is located outside city.
4. Subdivision is located in the Austin Independent School District.
5. Subdivision is located in the Williamson Creek watershed.
6. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots. (Include addresses if outside city limits).
7. Variance required on the length of both blocks. Recommend to grant because of adequate circulation is provided.
8. Sidewalks required on both sides of Oak Meadow Drive and subdivision side of Hwy. 290 and Hwy. 71. Recommend variance to delete sidewalks on Hwy. 290 and Hwy. 71. (See letter from Bryant-Curington and memo from Urban Transportation attached hereto).
9. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
10. Waterway development permit required prior to final plat approval.
11. Show accurate 100-year flood plain data on the preliminary plan.
12. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
13. Drainage and public utility easements as required.
14. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
15. The 25-year flood plain required to be dedicated as a drainage easement.
16. Show all existing easements and record references.
17. Existing subdivision (Larson Oaks) required to be vacated prior to final plat approval. (Deleted by staff at meeting.)
18. Driveway access required to be approved by the Urban Transportation Department, the County Engineer and the Texas Highway Department for access onto Hwy. 290 and Hwy. 71.
19. Roadway connection to Hwy. 290 required to be approved by the Texas Highway Department. Need letter from Highway Department.

COMMISSION VOTE

Mrs. Schechter moved approval as recommended by staff, granting the variances in Item 7 and 8; deleting Item 17. Mr. Snyder seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-78-16 The Old Country
Dies Ranch Road

Evelyn Butler deleted Item 12 and recommended approval with balance of conditions and that the owner agreed.

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. 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; if required by Williamson County.
6. Variance required on the length of most blocks. Recommend to grant because of low-density.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the local (city and county) Health Departments and a septic tank and system approved by the local (city and county) Health Departments.
8. Show survey tie across Dies Ranch Road & Old County Road and provide for 35' of R.O.W. from centerline on Dies Ranch Road and 25' from centerline on Old County Road.
9. Minimum centerline radius for residential streets is 200'.
10. No sidewalks required. (suburban)
11. Evidence required from Williamson County that Dies Ranch Road and Old County Road have been dedicated and accepted for maintenance by the County prior to final approval.
12. Recommend a restriction be required on final plat prohibiting further resubdivision of lots and limiting use to single family---until sanitary sewer is available. Owner agreed to this at preapplication meeting. (Deleted by staff at meeting.)
13. Contours required to be not more than 100 horizontal feet apart.
14. Change names of Leon Lane and Cork Lane and show name for Old County Road.
15. Urban Transportation recommends that street construction plans be approved by Williamson County Engineer prior to final approval.
16. Show name of adjacent owner accross Dies Ranch and Old County Road on preliminary plan.
17. Connect to Cedar Park water supply and submit letter from the Texas Department of Health in regard to the capability of the water system to supply this subdivision, OR Williamson County Health Officer required to sign a note on the final plat stating "this subdivision has been approved for individual water wells".

C8-78-126 Interregional 26I.H. 35 and Proposed Stassney Lane

Evelyn Butler modified Item 20 to to add "Owner desires to dedicate a minimum of 100 feet plus additional area if required to contain 25-year flood plain as drainage easement," and deleted Item 23 since zoning ordinance was passed on February 8. Staff recommended approval with the above changes and reported that the owner agreed.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to the City of Austin water and wastewater system.
3. Subdivision is located inside city.
4. Subdivision is located in the Austin ISD.
5. Subdivision is located in the Williamson Creek watershed.
6. Variance required on the length of both blocks. Recommend to grant because of topography.
7. Sidewalks required on both sides of East Stassney Lane and subdivision side of I.H. 35. Recommend to delete sidewalk on I.H. 35 because of type of facility.
8. Appropriate sidewalk location note required on final plat inside city limits.
9. Waterway development permit required prior to final plat approval.
10. Show 100-year flood plain data on the preliminary plan.
11. Drainage and public utility easements as required.
12. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
13. The 25-year flood plain required to be dedicated as a drainage easement.
14. Owner of gas line easement required to sign the final plat to effect the dedication of Stassney Lane across such easement. Show width of such easement.
15. Owner's portion of the cost to construct the bridge on Williamson Creek required prior to final approval. (Engineering Department to determine such fiscal requirements.)
16. The location and alignment of the intersection at I.H. 35 required to be approved by the Highway Department, Urban Transportation and Engineering Departments prior to final approval.
17. Alignment to Stassney Lane required to be such as to connect to existing dedication in Wagon Crossing Subdivision using the minimum centerline radii and tangent spacing between reverse curves.
18. Detention note required on the final plat.
19. Show ownership of area along Williamson Creek between this subdivision and Wagon Crossing Subdivision to the east.
20. P.A.R.D. recommends that a greenbelt easement be indicated up to the 100-year flood plain line of Williamson Creek. Such area is identified in the Master Plan for greenbelt or open space. Modified at meeting to add "Owner desires to dedicate a minimum of 100 feet plus additional area if required to contain 25-year flood plain as drainage easement." Later amended to "consider the type of dedication specifically for open space at the time of the final."

C8-78-126 Interregional 26 (continued)

21. Show transmission line easement across this property.
22. Main line advance required for natural gas service.
23. Deleted by staff at meeting.

URBAN TRANSPORTATION COMMENTS

1. No access from lots 1 and 2 for distance of 200' north and south from Stassney Lane along I.H. 35 service road.
2. No access from lots 1 and 2 onto Stassney Lane for a distance of 300' east of I.H. 35.
3. Recommend all median breaks be reviewed by Urban Transportation and Engineering Departments.
4. The alignment of Stassney Lane on both sides of I.H. 35 must be such that it intersects at 90 degree angles and must be directly opposite one another.

C8-79-01 Great Hills, Secs. 9, 10, and 11
Continental Club Pkwy & Lost Hills Dr.

Evelyn Butler stated applicant has asked for postponement until February 27 and the staff would recommend to grant the request.

C8-79-02 Pflugerville Northwest, Sec. 3
Brooke Ann Lane & Trey Trail

Evelyn Butler deleted Item 14, modified Item 16 to add "This area can be included in final plat", and Modified Item 18 by adding "construction plans for such streets to be included in construction for this section"; modified Item 15 by adding "applicant has requested a variance to delete fiscal arrangements for one-half of Pflugerville Loop and curb and gutter on subdivision side." The staff recommended granting the variance as the Engineering and Urban Transportation Department concurred with the request. The staff recommended approval with conditions as listed.

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 an approved sewage treatment plant and collection system with fiscal arrangements based on estimates from Water and Wastewater Department.
3. Connection required to water filtration and distribution system approved by the State and County Health Department and City of Austin with appropriate fiscal arrangements based on estimates from Water and Wastewater Department.
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.

C8-79-02 Pflugerville Northwest, Sec. 3 (continued)

7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots. (Include addresses if outside city limits).
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water distribution system approved by the Austin - Travis County and State Health Departments and City of Austin and to a sewer treatment plant and collection system approved by the City of Austin, Texas Department of Health, and Texas Department of Water Resources.
9. Restriction required on final plat prohibiting vehicular access (driveways) onto Pflugerville Loop from lot(s) 3-6 Block "A".
10. Sidewalks required on both sides of Sleep Meadow Drive, one side of Trey Trail, Brooke Ann Lane, Autumn Mist and Alyssa Land, and subdivision side of Pflugerville Loop.
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. Drainage and public utility easements as required.
14. Deleted.
15. Fiscal arrangements required for the construction of one-half of Pflugerville Loop to urban standards with curb and gutter on subdivision side. Applicant has requested variance to delete fiscal arrangements for one-half of Pflugerville Loop and curb and gutter on subdivision side. The staff recommended granting the variance as the Engineering and Urban Transportation Departments concur with the request.
16. Delete area shown as crosshatched in blue from preliminary plan because this area is included in a previous approved preliminary as shown. This area can be included in final plat.
17. Submit street and drainage plans to the County Engineer for review.
18. Portions of Brooke Ann Lane, Autumn Mist and Alyssa Lane adjacent to subdivision required to be accepted for maintenance by the County Engineer prior to final plat approval. Such acceptance is required for access to this section of the subdivision. Need letter from County Engineer. Construction plans for such streets to be included in construction for this section.
19. Change name of Trey Trail.
20. Natural gas service is not available.

COMMISSION VOTE

On a consent motion by Mr. Vier, seconded by Mr. Stoll, the Commission approved the preliminary plans in accordance with staff recommendations, granting the variances and corrections as noted. The motion was amended by Mrs. Shipman to consider the type of dedication, specifically open space, at the time of the final on C8-78-126.

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

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

R105-79 Subdivision Memorandum
Short Form and Final Subdivisions
as listed on the Subdivision Memo-
randum. Action taken at the
meeting.

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

COMMISSION VOTE

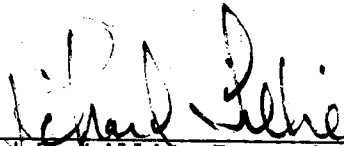
On motion by Mr. Stoll, seconded by Mrs. Schechter, the Commission approved the Subdivision Memorandum as recommended by the staff.

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

THE MOTION PASSED BY A VOTE OF 7-0.

(The record will show that Mr. Jagger abstained on C8s-78-109 on Page 1 and on C8s-79-08 on Page 3.)

The meeting adjourned at 10:05 p.m.


Richard R. Lillie, Executive Secretary

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February 13, 1979 21

Planning Commission MINUTES

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	P.R.M. Bldg.	Insp.	Water	San. Sewer	Health	Planning	Eng.*	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fiscal Exp.		
C8-	OLD FINAL SUBDIVISION PLATS																			
74 02	Point Vista, Section Four Aberdeen Way & Stone Briar	-	-					1 X	1 X				X	X	X	NA			REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
74 03	Point Vista, Section Five Aberdeen Way & Bonnie Brae	-	-					1 X	1 X				X	X	X	NA			REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
78 109	Beecaves Woods, Section 2-A Walsh, Tarlton & Pinnacle	-	-	X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	APPROVE Mr. Jagger abstained.	
72 13	Tanglewild Estates Parmer Ln. & Running Bird Ln.	-	-			R	E	C	O	R	D	E	D						REQUEST PARTIAL VACATION (Lot 10) - RECOMMEND TO GRANT	
	NEW FINAL SUBDIVISION PLATS																			
76 29	Beaconridge V Dittmar Lane	Feb. Mar. 13 15				X	NR	1 X	1 X	NR	X		X	X	X	X			DISAPPROVE - 1, 3, & 9	
77 25	Scenic Brook West Commercial St. Hwy. 71 & St. Hwy. 290	"	"	X		X	NR	1 X	1 X	NR			X	X	X	X			DISAPPROVE - 1 & 3	
78 91	Geneva Estates, Section Three J.S. 290	"	"	X		X	NR	NA	NA	X			X		X				DISAPPROVE - 3	

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

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	E.R.M.	Bldg. Insp.	Water	San. Sever	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fiscal Ed. WASH.							
78 129	NEW FINAL SUBDIVISIONS Cont'd. Lamplight Village, Section Five Parmer Lane & Rampart St.	Feb. 13	Mar. 15			X					1840 X	1 X		9 X			X	X	X	X	X					DISAPPROVE - 1,3,9, & 40	
	OLD SHORT FORM SUBDIVISIONS																										
74 129	Twin Oaks Industrial Dist. # 5 Terry-O-Lane & Shelby Lane	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	X	X	NR	X			CONSIDER PROBLEM 19 - RECOMMEND (a) APPROVE	
78 337	Regalado Subdivision Clifford St. S. of M.L.K. Blvd.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	X	X	NR	NR			CONSIDER PROBLEM 22- RECOMMEND (a) APPROVE	
78 335	I.R.S. Service Center Subdivision Ben White Blvd. & Woodward St.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	X	X	NR	NR			CONSIDER PROBLEM 20 - RECOMMEND (a) APPROVE	
78 346	American Resubdivision W. 6th St. & Guadalupe St.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	X	X	NR	NR			CONSIDER PROBLEM 19 - RECOMMEND (a) APPROVE	
78 320	J. Henry Authen Subdivision U.S. 290 N. of Oakclaire Dr.	-	-	X	X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	NR	X	NA	NR	NR			CONSIDER PROBLEMS 19 & 24 - RECOMMEND (a) APPROVE	
78 285	183 Commercial U.S. Hwy. 183 & Hymeadow Dr.	-	-	NR	X	X	X	X	X	NA		9 X	X	NR	NR	X	X	NR	NR	X	X	NR	NR			CONSIDER PROBLEM 19 - RECOMMEND (a) DISAPPROVE - 3	

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

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February 13, 1979

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		
68-5	NEW SHORT FORM SUBDIVISIONS																		
79 08	Timberline Office Park II Spyglass Dr. S. of Wallingwood	Feb. Mar. 13 15		NR	X	4&5	X	X	1	1	NR		NR	NR	X	X	1	DISAPPROVE - 1,3,4, & 5 Mr. Jagger abstained.	
79 09	Johnston Place Manchaca Rd. at Larchmont Dr.	" "		NR	X	X	X	X	1	1	NR		NR	NR	X	X	1	DISAPPROVE - 1 & 3	
79 10	Dinerstein Addition N. I.H. 35 & Oertli Lane	" "		NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	CONSIDER PROBLEMS 20 & 28 - RECOMMEND (a) APPROVE	
79 11	Patterson Townhouses Patterson Ave. & W. 8th St.	" "		NR	X	4&5		1	1	NR			NR	NR	X	X	1	DISAPPROVE - 1,3,4, & 5	
79 12	The Bartlett-Hudnal Addition Manor Rd. W. of Tillery St.	" "		NR	X	X	X			NR			NR	NR	X	X		CONSIDER PROBLEM 19 - RECOMMEND (a) DISAPPROVE - 3	
79 13	Duval Annex Reinli St. E. of Airport Blvd.	" "		NR	X	5	X			NR			NR	NR		X		DISAPPROVE - 3 & 5	
79 14	Cameron Park Section 1A Carerra Rd. & Westheimer Dr.	" "		NR	X	X	X			NR			NR	NR		X		DISAPPROVE - 3	
79 15	Hu better Subdivision Old Bee Caves N. of U.S. 290 W.	" "			X		X						NR	NR		NA		CONSIDER PROBLEM 19 - RECOMMEND (a) DISAPPROVE - 3	
79 16	Tanglewild Circle Tanglewild Dr. & Briarpatch Dr.	" "		X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	X	CONSIDER PROBLEM 24 - RECOMMEND (a) APPROVE	

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

Planning Commission MINUTES

February 13, 1979 24

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																PLANNING RECOMMENDATION	ACTION	
				St. Name Approval	Tax Cert	E.R.M. Bldg. Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fiscal Eng.				
C8-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																					
	OLD FINAL SUBDIVISION PLAT																					
78 42	Great Hills Commercial Two U.S. 183	-	-		X	X	NR	X	X	NR	X	X	X	X	X	X					CONSIDER PROBLEM 39 VARIANCE REQUESTED TO DELETE SIDEWALKS ON LOOP 360 - RECOMMEND TO GRANT (see attached memo) APPROVE	
	P.U.D. FINAL SUBDIVISION																					
76 001	Great Hills VII Loop 360 & Great Hills Dr.	-	-		NR	NR	NR	NR	NR	NR	X	X	NR	NR	NR	NR					REQUEST TO VACATE - RECOMMEND TO GRANT	
76 001	Great Hills VII, (Revised) Loop 360 & Great Hills Dr.	-	-								X	X									REQUEST NAME CHANGE TO GREAT HILLS VII A - RECOMMEND TO GRANT APPROVE	

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

February 8, 1979

MEMO TO: Susan Barton
Planning Department

FROM: Pat Gregory, Assistant Director
for Systems Development Division

SUBJECT: Great Hills Commercial II

This department has reviewed the request for a variance to delete sidewalk adjacent to Loop 360. Due to the topographic features and the nature of roadway, the sidewalk requirement can be deleted.

Pat Gregory

Pat Gregory, Assistant Director
for Systems Development Division

URBAN TRANSPORTATION DEPARTMENT

PG:lf1

RECEIVED
FEB 8 REC'D
PLANNING DEPT.

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

February 13, 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 _____ M.U.D. for approval of water and wastewater services.
14. Need letter from Water District _____ for approval of water service.
15. Restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.
16. Council approval of approach main required prior to approval.
17. Waterway development permit required.
18. Book and page of waiver required on plat.
19. Variance required on signature of adjoining owner.
 - a) Recommend to grant with letter file
 - b) Need letter from owner
 - c) Recommend to deny
20. Variance required to exclude balance of tract.
 - a) Recommend to grant with letter in file
 - b) Need letter from owner
 - c) Recommend to deny
21. Variance required on lot width.
 - a) Recommend to grant
 - b) Recommend to deny
22. Variance required on street width.
 - a) Recommend to grant
 - b) Recommend to deny
23. Variance required to delete fiscal requirements for water service.
 - a) Recommend to grant
 - b) Recommend to deny
24. Variance required to delete fiscal for sewer.
 - a) Recommend to grant
 - b) Recommend to deny
25. Variance required to delete fiscal requirements for fire hydrant.
 - a) Recommend to grant
 - b) Recommend to deny

FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continued

26. Variance required on lot area.
 - a) Recommend to grant
 - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
 - a) Recommend to grant
 - b) Recommend to deny
28. Variance required to delete sidewalks.
 - a) Recommend to grant
 - b) Recommend to deny
29. Variance required on scale of plat.
 - a) Recommend to grant
 - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
 - a) Recommend to grant
 - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula - estimated cost per foot x lot frontage x 2.
 - a) Recommend to grant
 - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.
39. Variance required to delete Planning Commission approval of Alternative Methods as required by Section 41-35.3 (d) Subdivision Ordinance. Recommend to grant because of Amendment to Chapter 29, Austin City Code requiring submission and review of a site development plan by Engineering & E.R.M. Departments, prior to construction.
40. Need letter from the Texas Department of Health approving connection of this section to Lamplight Village water and wastewater systems, and a memo from Director of Water and Wastewater on adequacy of a sewer treatment plant.