

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- May 8, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:45 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

Also Present

Richard Lillie, Director of Planning
Lonnie Davis, Director of Building Inspection
Jim Gotcher, Building Inspection
Sheila Finneran, Legal Department
Walt Darbyshire, Planner III
Betty Baker, Planner

Absent

Leo Danze

ZONING

Richard Lillie reviewed the zoning cases relating to U.S. 183 and F.M. 620 and the staff's study. The 60-day moratorium imposed by the Council expired May 7 and the applicants can request that the cases proceed on to Council if they desire. Mr. Lillie further explained that the study is complete; however, it is necessary to check the results and proposals through the Legal Department and other departments before the study can be made available to the Commission for these cases. He recommended that the Commission hold public hearings on those cases requested and schedule a Special Called Meeting for May 21 or 23 to consider the results of the study and to make recommendations. He further informed the Commission that the staff had contacted eight applicants and informed them of the staff's proposed recommendation for continuing the hearings for two weeks.

The Commission discussed their schedule of C.I.P. work sessions and proposed to reschedule the 183 and 620 zoning cases to May 29 at 7 p.m.

C14-78-207	Maurice Shafer:	Interim "AA" Residence, 1st H&A
	(by John Neely)	<u>to "GR", 1st H&A</u>
	Bounded by F.M. 620	
	and Broadmeade Avenue	

Gary Brown spoke and pointed out to the Commission that this was the third delay for the applicant who had filed his request for zoning in October of 1978. He further stated the applicant was willing to amend his zoning request to "LR".

William Blackwood of the Forest North Neighborhood Improvement Association requested that the staff study be made available to the Association. Messrs. Brown and Blackwood concurred with the continuance of the hearing to May 29.

COMMISSION ACTION

Mr. Vier made a motion and Mrs. Schechter seconded to postpone consideration of this case to May 29 at 7 p.m.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C14-79-032 Charles Richard Hamilton, et al: Interim "AA", 1st H&A
 (by W.W. Patterson) to "GR", 1st H&A
 10540-11740 U.S. 183

C14-79-044 Bell Avenue Area Study
 (by City of Austin Planning Department)

Tract 1	12440-12454 U.S. Hwy. 183	Interim "AA" Residence,
Tract 8:	11905-12011 Bell Avenue	1st H&A to "A", "AA", & "BB"
	also bounded U.S. 183	Residence, "O" Office, and
Tract 9:	North side of U.S. Hwy 183	<u>"GR" General Retail, 1st H&A</u>
	Approximately 300 feet	
	East of Bell Avenue	
Tract 10:	11701 & rear of 11715-11903 Bell Avenue,	
	also bounded by Jollyville Road	
Tract 11:	West side of Thunder Creek Road approximately	
	325 feet north of Jollyville Road	
Tract 13:	12004-12102 Bell Avenue,	
	5901-6001 McCoy Road,	
	12200 Howlett Court, Rear of 6000-6004 McCoy Road	
Tract 14:	11877-12005 U.S. Hwy. 183,	
	12000-12004 & 12003-12005 Tweed Ct.,	
	Rear of 12004-12102 Bell Avenue,	
	6000-6004 McCoy Road, Rear of 5901-6001 McCoy Road	
	Rear of 12200 Howlett Court	
Tract 15:	1200 Bell Avenue, 11934-11936 Arabian Trail	

C14-79-049 Modelle Balard, Robert G. Ballard, John R.
 Ballard, & Charles W. Ballard: Interim "AA" 1st H&A to
 (by John R. Ballard) "C" Commercial, 1st H&A
 13263 Research Blvd.
 13265 Research Blvd.

C14-79-050 Live Oak Plaza, Joint Venture: Interim "AA" 1st H&A to
 (by Phil Mockford) "GR", 1st H&A
 12991-13135 Research Blvd.

C14-79-066 James C. and Helen Butler: Interim "AA", 1st H&A to
 (by Nelson C. Johnson) "C", 1st H&A
 5003-5005 Hamilton Lane

C14-79-071 Robert Wilson: Interim "AA", 1st H&A to
 9232 Jollyville Road "O" office, 1st H&A

COMMISSION ACTION

Mr. Jagger moved and Mr. Dixon seconded the motion to continue the above requests to 7 p.m. on May 29.

Zoning Cases - continued

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

THE MOTION PASSED BY A VOTE OF 8-0.

C14-79-079 Steve K. Hawley: Interim "AA", 1st H&A to "C-2", 1st H&A
(by Howell Finch)
11906 Research Boulevard
11934 Arabian Trail

Mr. Guerrero explained applicant had requested indefinite postponement.

COMMISSION VOTE

On motion by Mr. Jagger, seconded by Mr. Dixon, the Commission postponed this request indefinitely.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C14p-79-014 Steve K. Hawley: The Existing "RED KEG" Lounge
(by Howell Finch)
11906 Research Boulevard

Mr. Guerrero explained applicant had requested an indefinite postponement for this item.

COMMISSION VOTE

Mr. Jagger moved and Mr. Dixon seconded the motion to postpone this request indefinitely.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R141 Planning Commission Rules and Regulations
To consider amendment to City Planning
Commission Rules and Regulations,
Article XIV - POSTPONEMENT OF PUBLIC HEARINGS

Mr. Lillie explained this will apply to postponement of public hearings and would amend the Rules and Regulations of the Commission. He discussed point four and suggested that the words "or opponents" be deleted so that when the Planning Commission makes a postponement action, the Planning Department will go ahead and send notices.

COMMISSION ACTION

This was reviewed briefly by the Commission.

COMMISSION VOTE

Sally Shipman made a motion and Bill Stoll seconded to adopt and add the postponement items to Article XIV of the Rules and Regulations of the Planning Commission.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C2o-79-004 Zoning Ordinance
Consider amendment to Chapter 45 of the
Austin City Code, Zoning Ordinance,
regarding the establishment of fees for
postponement.

Mr. Lillie explained this would amend the Zoning Ordinance to provide for the establishment of fees for postponement and discussed the proposed provisions.

COMMISSION ACTION

There was a brief discussion of the proposed ordinance provisions.

COMMISSION VOTE

Sally Shipman made a motion and Bill Stoll seconded to endorse the proposed amendment and send to the City Council for their approval.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C2o-79-005 Zoning Ordinance
To amend Chapter 45 of the Zoning Ordinance
regarding building height in the Center City
Area.

Mr. Lillie explained the proposed height limitation amendment would limit the height of proposed structures in the Center City area to 120 feet, or 653' sea level elevation, which is the top of the east and west wings of the State Capitol Building except by Special Permit. The intent of this amendment is to preserve the view of the Capitol. He also reviewed Section 45-32 as to treatment of existing and created nonconforming uses; Section 45-35 as to exceptions; and Section 45-36 and 45-37 as to Special Permit requirements. He further explained that the staff had discussed this ordinance amendment with Dave Nesbitt of the American City Corporation as it relates to the downtown redevelopment proposals and there appears to be no conflict.

COMMISSION ACTION

There was discussion of the proposed ordinance.

COMMISSION VOTE

Mr. Dixon moved that the ordinance amendment be recommended to the City Council with the further recommendation that consideration be given for inclusion of the area immediately south of the Town Lake, and, if appropriate, to include that area into the boundaries of this ordinance by amending at a later date. This motion was seconded by Mrs. Shipman.

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

ABSENT: Danze.

OUT OF THE ROOM: Guerrero and Jagger

THE MOTION PASSED BY A VOTE OF 6-0.

C2o-76-008 Lake Austin Growth Management Plan
Annual Report. Consider amendment to
Chapter 41 Austin City Code, Subdivision
Ordinance, regarding Lake Austin watershed.

Mr. Vier reviewed the history of this ordinance and the Commission reviewed the changes page by page. On page 3 the following change was made: "All pedestrian sidewalks within street rights-of-way, or parallel to private streets, shall be included in the impervious cover calculations, but shall be excluded from the impervious cover limitations of this ordinance. There was discussion about including in the ordinance an explanation for (b), Creation of Impervious Cover. It was decided that the cover letter to the Council could contain the reasons for (b). There also was discussion between Sally Shipman, Sid Jagger, and Jim Vier as to the dedication of land by developers for parks and the allowance for a developer to increase the percentage of slope development. Sid Jagger referenced the Great Hills Golf Course as an example where development was voluntarily limited on the flat area and the percentage of development increased on the slopes. It was pointed out that this might be a tool to encourage developers to dedicate level land for park areas.

C20-76-008 Lake Austin Growth Management Plan--continuedCOMMISSION VOTE

Mr. Vier made the motion which was seconded by Mr. Dixon to submit to the City Council the recommendation on the Lake Austin Growth Management Plan as presented and to incorporate the recommendations set out in a memorandum from Charles Graves.

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

THE MOTION PASSED BY A VOTE OF 7-0.

Sally Shipman asked that in addition to explaining Item (b) on Page 6, the cover letter to the City Council should point out the many long hours spent by the subcommittee and also acknowledge the input and participation from neighborhood groups and other organizations. Sheila Finneran pointed out that it will be necessary to amend Chapter 29 to track these amendments. Mrs. Shipman then inquired as to an ordinance for the Barton Creek Watershed and it was decided that the ordinance amendment for the Lake Austin Growth Management Plan should proceed to Council and amendments to the Lake Austin ordinance could be included in the Barton Creek ordinance. The Commission decided to schedule a public hearing for the amendments to Chapter 29 at its meeting on May 29 at 6:45 p.m. The Barton Creek Watershed ordinance will be heard by the Commission on June 12.

⁷⁶⁻⁰¹⁶
C20-79-003 Zoning Ordinance

To consider amendment to Chapter 45
of the Zoning Ordinance to establish a
landscaping program along major streets.

Mr. Lillie explained that Lonnie Davis, Director of the Building Inspection Department, and Sheila Finneran of the Legal Department would discuss the proposed draft ordinances.

COMMISSION ACTION

Mr. Davis reviewed Draft 2 and explained that the review and enforcement of the ordinance amendment would pose a burden to his existing staff and to properly enforce the ordinance would require an additional staff person. Mr. Jagger discussed requiring that the computations be done by the developer or engineer and reflected on the plans and specifications. Mr. Davis did not feel he could permit his duties and responsibilities to be performed by someone else and that enforcement would have to be accomplished through his department. Sheila Finneran of the Legal Staff reviewed Item (f)(1)d and explained that because of its not being enforceable, it is to be included in the "whereas" or introductory explanation redrafted by the Legal Department.

78-016
C20-79-003 Zoning Ordinance--continued

COMMISSION VOTE

Mr. Vier moved and Mrs. Shipman seconded the motion to recommend Draft 2 to the City Council as amended: (d) and (e) in "whereas" and requirements as to review, and to accept "the certification of a registered engineer, architect or surveyor that the plans, when filed, meet the ordinance requirements and when completed that the plans and specifications were met" be made a part of the ordinance.

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

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 8-0.

C10v-79-004 Street Vacation
 Vacation of a portion of Old U.S. 183.

COMMISSION ACTION

Mr. Dixon made a motion, seconded by Mr. Stoll, to approve the vacation of a portion of Old U.S. 183 in accordance with staff recommendations and requirements.

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

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 8-0.

C1-79 Minutes
 Approve Planning Commission Minutes
 April 10, 1979
 April 3, 1979 (Subdivision portion only)
 March 27, 1979 (Subdivision portion only)
 Approve Airport Zoning Commission Minutes
 March 13, 1979:

COMMISSION ACTION

Mr. Dixon made a motion and Mr. Jagger seconded to approve the minutes as corrected by Mrs. Schechter.

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

ABSENT: Danze.

THE MOTION PASSED BY A VOTE OF 8-0.

PRELIMINARY SUBDIVISIONS

C8-79-20 Capital Business Park
 Ed Bluestein Boulevard

Walt Darbysire presented the staff recommendations and explained the recommendations to grant all three variances. Don Walden, representing the applicant, explained that there was no need for sidewalks for school or neighborhood use and internal sidewalks will be provided. There was further discussion that no driveway access would be available to Ed Bluestein and that it would be plat restricted.

A. Synopsis: Approve

Provided the variances are granted, the staff recommends approval of this preliminary plan.

B. Variances

1. Variance is requested on the block length along Smith Road. (Sec.41-32)
Recommend: grant, due to topographical and drainage characteristics; adequate provision is made for traffic circulation.
2. Variance is requested on the requirement for sidewalks on all internal streets and Ed Bluestein Boulevard. (Sec. 41-13, 41-42)
Recommend: grant due to proposed land use and determination of proposed highway development along Hwy. 183.
3. Variance is requested to delete cul-de-sacs at Lotus Lane and at unnamed dead-end street abutting Lot #7. (sec 41-31)
Recommend: grant, due to severe topographical and drainage characteristics.

C. Requirements

This subdivision proposal meets all city-adopted requirements. Additional final ordinance requirements must be satisfied for final plat approval.

COMMISSION ACTION

Mr. Jagger moved to approve as per staff recommendations. Mrs. Schechter 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.

C8-79-33 Quail Hollow Section 4
Braker Lane - Kramer Lane

Walter Darbyshire recommended approval.

A. Synopsis: Approve

Provided the variance requested is granted, the staff recommends approval of this preliminary plan.

B. Variances

1. Variance is requested on length of Blocks A, D, J, and K. (Sec. 41-32)
Recommend: grant, due to existing development, provision of adequate circulation, and proposed uses of Blocks A and K.

C. Requirements

This subdivision proposal meets all city-adopted requirements and county directive for the preliminary plan. Additional final ordinance requirements must be satisfied for final plat approval.

COMMISSION ACTION:

Mr. Vier made a motion and Bill Stoll seconded to approve as recommended.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-34 Lamplight West
Parmer Lane - Singletree Avenue

Walt Darbyshire recommended approval.

A. Synopsis: Approve

Providing the variance requested is granted, the staff recommends approval of this preliminary plan.

B. Variances

1. Waive signature(s) requirement on final plat of property owner(s) owning a portion of the parent tract.
Recommend: grant, due to refusal of parent tract owner to join in the subdivision.

C. Requirements

This subdivision proposal meets all city-adopted requirements and county directives for the preliminary plan. Additional final ordinance requirements will be required for the final plat.

C8-79-34 Lamplight West--continued

COMMISSION ACTION

Bill Stoll made the motion and Sally Shipman seconded to approve as per staff recommendations.

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

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISION MEMORANDUM

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

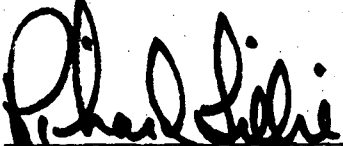
The Planning Commission considered items listed on the Subdivision Memorandum and took the action as indicated thereon.

COMMISSION ACTION

On motion by Bill Stoll, seconded by Mrs. Schechter, the Planning Commission approved the subdivision memorandum in accordance with staff recommendations.

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

The meeting adjourned at 8:20 p.m.



Richard R. Lillie
Executive Secretary

May 8, 1979

LONG FORMS OLD FINALS

PLANNING COMMISSION MEMORANDUM

DATE: May 8, 1979

PAGE: 1

PROJECT NO.	PROJECT NAME	FILED	CITY	ETJ	ZONING	PROPOSED LAND USE	ACRES/ LOTS	STATUS	RECOMMENDATIONS	ACTION
		DATE					PROPOSED LOTS			
75-04	Woodstone Village Sec. 6, Turquoise Tr. & Wakefield	10/18/78	X		AA	Residential	35.19 acres 118 lots	Variances: Delete cul-de-sac (see letter) Block length (see letter)	APPROVE	Approved, consent motion 7-0
79-18	Wheeler Creek Village Brodie Lane	3/28/79	X		AA	Residential	32.727 acres 120 lots	Complies	APPROVE	Approved, consent motion 6-0-1 (Jim Vier abstained)
79-22	Southcrest Park Div. 3 E.M. 812 & Clinger Road			X		Residential	90 acres 215 lots	Request of 6 months extension	RECOMMEND TO GRANT	Approved, consent motion 7-0
77-07	The Hills of Lost Creek Sec. 2 Big Canyon Drive	-----					-----	Request partial vacation of subdivision Recommend to Grant. (See short form memo page 2)		Approved, consent motion 7-0
RECORDED										
P.U.D. FINAL SUBDIVISIONS										
78-008	Alta Vista, Residential P.U.D. Steck Ave. and Hayes Lane		X		1 "A" 1st H & A PUD	Residential PUD	3.155 acres 21 lots		Permit staff to hold for new PUD ordinance and signatures. APPROVE	Approved, consent motion 7-0
78-035	The Woodlands of Austin Steck Ave., Kerith Dale Drive		X		1 "A" 1st H & A	Residential PUD	8.7886 acres 50 lots		Permit staff to hold for PUD ordinance and signatures. APPROVE	Approved, consent motion 7-0

C8-78-044 -

C8-79-018 -

C8-77-007 -

78-008

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[illegible]

TYPE: OLD SHORT FORMS		PLANNING COMMISSION MEMORANDUM							DATE: May 8, 1979	PAGE: 3
C#s	SUBDIVISION	FILED	CITY	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE	STATUS	RECOMMENDATIONS	ACTION
	LOCATION	REVIEW BY					PROPOSED LOTS			
78 279	Investors Commercial Sub. Ben White Blvd. & Manufacturing	----- -----	X		IA & D	Industrial	2.32 acres 2 lots	Consider Item #42(a) Recommend to Grant	APPROVAL	
79 11	Patterson Townhouses Patterson Ave. & W. 8th Street	----- -----	X		A	Townhouses	0.78 acre 9 lots	Consider Item #28(a) Consider Item #22(a)	APPROVAL	
72 378	The David Addition Balcones Trail	----- -----	RECORDED					Request partial vacation of Subdivision Recommend to Grant		
79 22	Irene's Resub. of Lot A the DAVID Addition Balcones Dr., South of Hart La.	----- -----	X		"O"	Office	0.321 acre 1 lot	Request name change to "Irene's Addition" Recommend to Grant	APPROVAL	
79 62	Don Cox Addition E. Monroe St. & Sunset Lane	----- -----	X		A	Residential	0.702 acre 3 lots	Consider Item #22(a)	APPROVAL	
73 121	Ed Bluestein Office Center Ed Bluestein Blvd. & Old Austin Cameron Road	----- -----	RECORDED				----- -----	Request vacation of subdivision. Recommend to Grant.		
79 65	H - R Subdivision Ed Bluestein Blvd. & Old Austin Cameron Road	----- -----	X		C	Commercial	32.45 Acres 2 lots		APPROVAL	
79 37	Water Square E. 1st St. & Comal Street	----- -----	X		C	Residential	1.09 Acre 1 lot	Consider Item #42(a) Consider Item #28(b)	DISAPPROVE	
79 36	Sweco Addition Springdale Rd. & Old Manor Rd.	----- -----		X		Commercial	29.0 Acres 1 lot	Consider Item #28(a)	DISAPPROVE	
78 298	McKay Addition Cedar Creek Road	----- -----		X		Residential	5.0 Acres 1 lot	Consider Item #19(a)	APPROVAL	
79 29	Resub. of Pt. Lt. 13, 14, 15, Bk. 1 Westridge W. 10th at Charlotte St	----- -----	X		C	Commercial	0.45 Acres 1 lot	Variance; lot depth & area. Recommend to grant	Approval	

[illegible]