

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- May 22, 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
Mary Ethel Schechter
Sally Shipman
Bill Stoll
Jim Vier

Absent

Sid Jagger
Bernard Snyder

Also Present

Richard Lillie, Director of Planning
Marie Gaines, Planner
Maureen McReynolds, Director of OERM
Sheila Finneran, Legal Department
Dick Shockett, Citizen's Environmental Board
Evelyn Butler, Supervising Planner
Jim Gotcher, Building Inspection Department
Charles Kanetzky, Water and Wastewater Department
Walt Darbyshire, Planner III
Helen Fermin, Administrative Aide

C14p-79-013 Architectural Development Corp: A 185-Unit
(by Charles E. Gromatzky) Garden Apartment Project
11109-11047 U.S. Hwy. 183

Marie Gaines explained this special permit was originally heard by the Planning Commission on May 2, 1979. At that time numerous transportation related concerns were raised by the Commissioners as well as residents of the nearby area. She noted that the Planning Department Recommendation No. 1 as it relates to the driveway on the western boundary was deleted. Joe Ternus, Director of the Urban Transportation Department, presented the requested report and analysis of the traffic impact of this proposal. He explained this development will have an impact, not only in the immediate vicinity, but also in the area further to the west and north along U.S. 183 and into the subdivisions. He felt this was really two situations: (1) an interim situation before the entire roadway network is built, and (2) the ultimate or anticipated roadway development that would occur with Braker Lane and with Stonebridge being developed. He stated their major concern from a traffic standpoint is the interim situation before Braker is constructed and before Stonebridge is constructed. He noted the extension of Santa Cruz to Stonebridge would not create a serious situation. If this is allowed to occur without adequate roadway networks to help distribute this traffic (Braker Lane and Stonebridge), there could be a very serious situation out there. His major concern is that this development not be looked at simply as Tract 4 but as it relates to the entire area and as it relates to the entire roadway network. Their general recommendations are that the proposed roadway network be formally endorsed so that as subdivisions come in this general area that there will be a specific framework for development; that the special permit for Tract 4 be granted only subject to the full construction of Stonebridge to 183 and that being open to traffic before the apartments are occupied; and that a median break at Stonebridge and U.S. 183 be provided. He also requested that the Planning Commission consider the Braker Lane extension and the construction of Braker Lane as a very high priority in the Capital Improvements Program and that Santa Cruz not be extended any further south than Stonebridge. He felt that as these areas are continued to be developed should have a transportation network that provides for access between the neighborhoods and areas without forcing the public to go out on to U.S. 183, and that it is critical that the development of this entire roadway network be accomplished.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Charles Gromatzky, representing applicant

PERSONS APPEARING IN OPPOSITION

Charles R. Russell, 11113 Alhambra

Herbert Persky, 11000 Alhambra

Arlene J. Hastings, 4200 Cordova

Frances Sayle, 11008 Alhambra

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Mrs. Carol C. Menor, 4603 Balcones Woods Drive
Michael McMahon, Sr., 11000 Alhambra Drive
Donald H. Rodgers, 11321 Alhambra
Patricia Jo Rodgers, 11321 Alhambra
Boyd Firkins, 4012 Cordova
Pat Firkins, 4012 Cordova
Mary Ella Anguiano, 4503 Bilboa
Paul A. Gosnell, 4507 Bilboa
Glen A. Phipps, 11200 Balcones Woods Cove
John Levering, 11103 Valencia Circle
Carole L. Deuser, 11800 Mustang Chase
Jimmy Jean, 11410 Pyreneese
James W. McGinity, 4817 Gerona Drive
Merrill Cornish, 5007 Dull Knife Drive
Karen Johnson-Jensen, 11503 Santa Cruz
John C. Jensen, 11503 Santa Cruz
Frank Menor, 4603 Balcones Woods Drive
Mrs. Glenn A. Phipps, 11200 Balcones Woods Cove
Annie L. Saxer, 11413 Toledo Drive
Colonel and Mrs. Victor M. Coale, 11001 Alhambra
Mae Borkovich, 4823 Gerona Drive
Becky Gdula, 11011 Calle Verde
James M. Gdula, 11011 Calle Verde
Larry D. Carpenter, 4501 Bilboa
William J. Heaphy, 11307 Alhambra Drive
Chuck Knesel, 11006 Alhambra Drive
George W. Young, 11121 Alhambra
L.D. Poynter, 11108 Santa Cruz
Pat Barton, 11100 Valencia Circle
Sylvia Poynter, 11108 Santa Cruz
Bob Chambers, 11104 Santa Cruz
Norma Chambers, 11104 Santa Cruz
Rhonda Chambers, 11104 Santa Cruz
Jeanette Chambers, 11104 Santa Cruz
Bill Dudley, 11101 Valencia Circle
Bud Bouchen, 4309 Welland
Bob Jacobson, 11100 Balcones Woods Circle
Norman K. Saxer, 11413 Toledo Drive
Cena I. Millsap, 11102 Balcones Woods Circle
Judith Anderson, 11106 Santa Cruz Drive
Jeff Bruce, 11106 Santa Cruz
Dick Peterson, 4200 Balcones Woods Drive
Marion G. Hastings, 4200 Cordova Drive
Linda S. Nowlin, 11316 Alhambra
John McIntyre, 4600 Balcones Woods Drive
Charles B. McIntyre, 4600 Balcones Woods
W.E. Sayle, 11008 Alhambra Drive

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Roby Dollar, 11408 Pyrenees Drive
Pat Dollar, 11408 Pyrenees Drive
Eleanor Vierling, 11309 Toledo Drive
Don E. Vierling, 11309 Toledo Drive
Larry M. Deuser, 11800 Mustang Chase

WRITTEN COMMENTS IN FAVOR - None

WRITTEN COMMENTS IN OPPOSITION

Donald Joy, 11109 Alhambra
Paul Gosnell, 4507 Bilboa Drive
Colonel and Mrs. Victor Goale, 11001 Alhambra Drive

COMMISSION ACTION

There was discussion of the street system, how it could be implemented, and the timeframe that would be involved. Charles Gromatzky, representing applicant, explained he did not wish to make another presentation but was available to answer any questions. Mr. Guerrero asked if he had any concerns with the report from Mr. Ternus. Mr. Gromatzky stated he did not and would be completely agreeable at the time construction was begun on the special permit tract to construct Stonebridge to 183 and to extend Santa Cruz to the end of their property, subject to the Highway Department granting applicant a median break. Mr. Ternus explained that the City and the applicant would request the median break and that the applicant would agree to bear the cost thereof.

Speaking in opposition, Bill Dudley showed slides of the area and discussed the traffic problems now. He requested a six-foot privacy fence be built between the greenbelt and the adjacent apartments. He discussed the extension of Santa Cruz and the opposition of the area residents thereto, and requested that Stonebridge be constructed or another street that would open south from the complex on to the proposed Braker Lane. He could see no reason for extending Santa Cruz past the point that it presently is. He explained that the homeowners as a whole actually do not object to the size of the complex, but pointed out that those eight homeowners adjacent to the tract unanimously object to the increased density of the complex. They felt condominiums or townhomes would be much more in keeping with the zoning. He felt that denial of the special permit would still allow the developer to develop the tract with nice townhomes with lower density, lower density of traffic on 183 and preserve the integrity of the neighborhood. Bud Bouchet, representing the homeowners association, pointed that the traffic count since the zoning was granted a year ago has jumped from 25,000 cars per day to 40,000 cars per day. He felt the proposed extension of Santa Cruz Drive does nothing to solve the original traffic safety problem on 183, but merely diverts a substantial amount of the new traffic through the established neighborhood, therefore, the extension of Santa Cruz Drive would adversely affect the health, welfare, and safety of all of the area residents. He discussed the 183 study and felt immediate steps should be taken to increase the capacity of U.S. 183 and to divert traffic to alternate routes. The existing hazards to safety and the projected increase in both peak and off-peak hour traffic attest to the need for steps to improve the roadway and measures to slow the

C14p-79-013 Architectural Development Corp.--continued

rate of development until the hazards are mitigated. Zoning, construction, and development activities continue unabated and accelerate and aggravate the existing hazards that threaten safety and welfare of persons who must use Highway 183. All zoning, special permit, and site development plans should be examined with a view toward minimizing their traffic generation potential on U.S. 183. Zoning and subdivision policy should encourage land use patterns which promote safety, convenience, and compatibility; specifically land uses should not contribute to traffic hazards or detract from or conflict with more restrictive adjacent uses. He discussed the proposed moratorium of the study area of 183 and felt it would provide the time necessary to design and implement other measures to mitigate future problems. He stated that since they had had no contact from the developer or his representative, they felt the minimum acceptable points for reasonable use of this parcel are: construction of the six-foot fence along the northern boundary abutting the 25-foot buffer zone prior to the start of any construction on the project; construction of a new road from the southeast corner of this parcel extending southerly to the existing Hamilton Road which will become a major four-lane thoroughfare and which is already included in the 1980 C.I.P. He expressed opposition to the extension of Santa Cruz Drive and requested no extension of Santa Cruz be considered in connection with this special permit. He discussed the median cuts and felt that there should not be a cross-over at this particular location. He felt the access and egress can more reasonably be accommodated by the construction of a street southerly to Hamilton Road rather than northerly into Balcones Woods.

Mr. Vier asked his reaction on the median cut and taking Stonebridge across 183. Mr. Bouchet felt that would be desirable if it could happen. Mr. Vier then asked if the circulation problem could be taken care of would be homeowners then have a problem with the density. It was agreed that density would not be a concern if the circulation could be taken care of. Joe Ternus, Director of Urban Transportation, felt it would be a "plus" to have Santa Cruz extended when all of the area is developed, and discussed the traffic patterns and how this could be handled. He discussed the safety standpoint and explained that it was designed to handle the traffic within the area without having to enter the highway. He pointed out there is no legal capability to deny people the right to use their land, there must be development along 183. Mr. Danze explained this is an unusual situation in that commercial uses, apartments in this sense, to go through subdivisions; usually the commercial uses are on the high traffic arterials and the subdivisions fall behind so that the commercial users do not go through the subdivisions. This is an opposite situation from what normally is done. Mr. Ternus pointed out that the zoning is established and felt that is the point -- not the traffic patterns. Mr. Ternus felt there would be two situations, one an interim situation where there will be more than normal traffic distribution affecting Santa Cruz, and then the full development situation where that impact will not be on Santa Cruz. There was discussion also of the density that is proposed and that it is not in keeping with the quality of life that is presently going on in the neighborhood. There was

C14p-79-013 Architectural Development Corp.--continued

considerable discussion by area residents of the traffic patterns, the median cuts, as well as the density. They requested denial of the special permit request. They emphasized that should the special permit be granted, they wished to preserve the 25-foot greenbelt and the six-foot fence also be required. Mr. Vier asked that the density requirement be clarified and Marie Gaines explained that the Planning Commission and City Council voted to recommend "BB" zoning, which is 24 units to the acre. Applicant is under that allocation, they are allowed 188 units but are requesting 184. Mr. Danze asked and applicant replied that it would not be economically feasible to reduce the density.

COMMISSION VOTE

Mrs. Shipman moved that this special permit be denied as proposed because the permit does not meet Criteria 1 and Criteria 9 on the finding of fact check list. Criteria 1 based on the traffic impact analysis by Urban Transportation Department pertaining to special permit case C14p-79-013. Also, it does not meet Criteria 9 emphasized by the Highway Department letter stating that a new cross over should not be developed at this location because of the new vehicular conflicts the crossover would introduce at this heavily traveled, high speed highway. This motion was seconded by Reverend Dixon.

Mr. Vier felt the applicant had the right to use his land and offered a substitute motion to continue the hearing until applicant meets with the neighborhood regarding the density and the Highway Department to get an agreement on the median cut. Mrs. Schechter seconded the substitute motion. There was discussion of when a request could again be filed should the special permit be denied. There was discussion regarding whether or not it would be feasible to have another meeting with the applicant and the neighborhood association in an attempt to compromise. The homeowners replied that the applicant has not met with them since the original zoning meeting and they did not feel a delay would serve any useful purpose and requested the Commission to go ahead and act on the request. The vote to discuss the substitute motion failed 2-4.

The Commission then voted on the motion to deny the special permit request.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C14-79-059 David B. Barrow: "GR", 1st H&A to "GR", 3rd H&A
(by David B. Barrow, Jr.
3400 Far West Blvd.

Mr. Lillie explained applicant has requested this item to be withdrawn.

COMMISSION ACTION

Mrs. Schechter moved to withdraw this application in accordance with the request of the applicant. Mr. Stoll seconded the motion.

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

ABSENT: Jagger and Snyder.

OUT OF THE ROOM: Dixon and Shipman.

THE MOTION PASSED BY A VOTE OF 5-0.

C14p-79-004 Texas State Bank: An 82-Unit Apartment Project
(by Charles D. Becker)
2201 William Cannon Drive

Marie Gaines explained this request originally had been heard by the Planning Commission on April 4. At that time a point had been raised that the proposed apartment units computed under GR requirements must be physically located within that specific zoning district. On May 14 the Board of Adjustment heard a request by the Whispering Oaks Neighborhood Association concerning the method used by the Building Department in the computation of lot area requirements and they ruled that each separate district must bear the allowable units, therefore, the units computed under each district type of zoning must be physically located within that use district. The applicant, following the meeting of the Board of Adjustment, requested a variance to that ruling. This was scheduled for May 24, and postponed on May 21 because of notification problems as well as the posting of signs. The applicant has withdrawn his request for the variance and now is requesting to be heard in accordance with the revisions that he has made to the original 82-unit site plan. The request now has been reduced to 72 units. The staff recommends approval of the special permit subject to all departmental requirements and recommendations.

PERSONS APPEARING IN FAVOR

William D. Brown

PERSONS APPEARING IN OPPOSITION

Linda Zoett, 2200 Mimosa

Lin Murray, 2309 Mimosa

Marilyn Simpson, 2307 Mimosa

Bill Brown, representing applicant, discussed the reduction in the number of units from 82 to 72 in order to comply with total "BB" zoning. He felt they had complied with all ordinance requirements and agreed with all departmental recommendations as set out in the staff report and will comply with all requirements and recommendations of the various departments. He discussed the median break on William Cannon Drive and explained that their entrance had been moved to correspond with the median break, and all other provisions regarding special permits. He requested the special permit be approved. Lin Murray, President of the Whispering Oaks-Cherry Creek Neighborhood Association, requested a further postponement. He stated they had not seen the site plan for the 72 units prior to this meeting; that the Urban Transportation Department hear the request before it is brought back to the Planning Commission and discussed the reasons therefor. Marilyn Simpson, also of the Whispering Oaks-Cherry Creek Neighborhood Association, explained that the Planning Department staff report stated apartment zoning to be too intense for the area when the original hearing to establish the zoning was held. The applicant amended his application to "BB" Residence at that time. The zoning was passed by the Planning Commission and also by the City Council and that the density under "BB" Residence would be 21 units per acre. This request is for 24.2 units per acre and feel this is far too dense and is not the intent of the original zoning request. She requested that

C14-79-004 Texas State Bank -- continued

the total number of apartment units be reduced for this complex. There was discussion of the median breaks and the traffic problems in the area, access and egress, the severely impacted schools in the area, the need for buffering. Mr. Stoll asked what their specific recommendations for this tract would be, and pointed out that even with an outright denial, the tract still is zoned "BB". Mrs. Simpson stated their first request would be denial and keep the special permit request to 50 units because of the traffic and other problems involved. If not, she would request 20 units per acre, which, she felt, was the intent of the "BB" zoning when it was granted. She requested the Planning Commission to hold the applicant to the "BB" zoning without the special permit. Should the special permit be allowed, she requested the applicant be held to what they felt was meant at the time, 21 units per acre, with a minimum six-foot privacy fence. Traffic will be a real problem and they requested this be reviewed by the Urban Transportation Department, especially if a left turn lane is not put in place. Mr. Vier discussed the turning lane and asked if applicant would be willing to put one in place. Mr. Brown felt sure the applicant would be willing to do that if the Urban Transportation Department felt it necessary. Mr. Stoll discussed the traffic problem and he felt the turn lane to be needed. He also discussed the density that could be allowed, and asked if the Planning Commission could limit this to 20 units per acre or what the minimum they could limit would be. Evelyn Butler discussed the site plan, the placement of the streets, and did not feel the Commission could reduce the density. There was discussion of a danger situation and how that could be handled.

COMMISSION ACTION

Mr. Vier moved to approve the special permit subject to staff recommendations and with the consent of the applicant to install a turning lane in the median subject to concurrence by the Urban Transportation Department. Mr. Danze seconded the motion.

Mr. Stoll felt there to be a definite traffic hazard here and would like to see a design before approval is given. He offered a substitute motion to postpone the hearing for 30 days and the staff come back to the Planning Commission with their design on how the traffic can be safely handled at this point. Reverend Dixon seconded the substitute motion. The vote on the substitute motion failed.

The Commission then voted on the original motion to approve the special permit subject to departmental requirements and recommendations and adding the turn lane as offered by the applicant if Urban Transportation Department agrees that it should be there; also a six-foot privacy fence be installed.

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

THE MOTION PASSED BY A VOTE OF 4-2.

C8-79-49 Michelin Industrial Park
Parmer Lane

C2-79-002 Planned Development Area
Consider amending the Comprehensive Plan
to permit a Planned Development Area (P.D.A.)
for the Michelin Industrial Park on Parmer Lane.

C12-79-009 Public Services
Water and wastewater approach main to
serve the Michelin Industrial Park.

Mr. Lillie explained these three items to be considered related to the request by the Michelin Corporation to locate a plant on land north of the city on Parmer Lane. The preliminary plan is the first step of two in the subdivision of the property. He discussed the City's approach main policy and pointed out that City Council action is required prior to action by the Planning Commission on the preliminary plan. This request is for a 12-inch water line that would extend about one-half mile from 1325 easterly to the site. He explained that no decision can be made at this time by the Planning Commission on the preliminary plan. The only action at this meeting will be for the approach main and for the development plan.

He discussed this request to consider amending the Comprehensive Plan to permit an industrial use to locate in an area currently designated low density residential. The site is approximately one-half mile east of 1325 on Parmer Lane and between Parmer and Walnut Creek. The tract consists of just under 350 acres. If approved, the plant will employ 1800 employees. This hearing is for the purpose of determining the advisability of granting or refusing such application and the need for imposing any conditions on the proposed use and development that will secure and protect the public health, safety, morals and general welfare of both the property included in the application and that of the immediate neighborhood. This application follows the current procedures of the City to review all industrial applications and the impact of these applications on the ability of the City to provide services to the tract at the time they are needed, and to provide opportunity for property owners within the area to have an opportunity to speak regarding the issue. He explained that the City has very limited land use authority outside the city limits. This application, therefore, is an effort to best fit a nonresidential use into a developing residential area. The staff has been in contact with the Michelin Corporation representatives for about two months to assure minimum impact of the proposal into the environment into which it is being placed.

Mr. Vier asked if the subdivision was required on this tract. Mr. Lillie explained it is felt to be necessary. There are several legal tracts and this application would combine these separate tracts into a larger site.

Terry Bray, attorney representing applicant, introduced officials of the company, and explained this is the only site that has the subsoil condition needed as well as the rail connection and available city utilities. Michelin

C8-79-49, C2-79-002, and C12-79-009--continued

also has determined to locate additional facilities in two other Texas cities, Temple and Midland. He explained the facilities in Temple and in Midland will provide the necessary raw materials and process those so that they may, in turn, be shipped to Austin for assembly as radial tires. Administrative and support facilities will be located here both for this location and generally for operations in Texas. He explained how the buildings would be located on the site and that it would be approximately twelve months before any construction actually begins. Joe Tierney discussed background concerning the Michelin Corporation, as well as the kinds of operations that it is conducting in other parts of the United States and which will be similar to that which is contemplated for Austin. He explained that Michelin cannot and will not build a tire in a dirty environment. He showed slides and pictures of their operations in the United States and a brief history of the company. They employ some 5,000 people who have joined an international team of over 110,000 individuals in more than 50 facilities located in 12 countries. He explained that to become too large a portion of the economy of any community is not healthy, both for the community and for the company itself; it is closer to certain markets they wish to meet; it also is due to the caliber of the people, the state laws. The plant here will be a radial tire manufacturing facility, the tire would be built here from products brought from the mixing plant and from the steel wire plant outside of Austin. Mr. Bray then explained the step-by-step anticipated development of the project and implementation of the plant into operation. This is a Planned Development Agreement, designed in accordance with general city policies and with Environmental Resources Department concerns in mind. All effluent wastewater will go into the city system, there will be no storm sewer runoff, the air effluent is generally steam and naphtha. He discussed they had worked with ERM to determine what the qualitative analysis is and its content and how that fits generally in relation to Austin, Texas. He discussed the exterior design and lighting arrangements of the plant. He explained their experience in other locations with odor that might come from the plant is that occasionally in high humidity and on still days, a light odor is detectable in the vicinity of the plant but not off the site. He explained the site would be buffered, and that the 350 acres would contain approximately 20 acres of buildings.

There was discussion of the requirements for City utilities that would be needed when the plant is in full operation. Mrs. Shipman asked exactly what the plant would be doing for the community except for the making of tires. Mr. Guerrero felt that there was entirely too much information and too many questions to be answered to make a final decision at this time. He suggested to proceed at this time with the public hearing. Mrs. Schechter asked why there would not be any adverse environmental impact and it was explained that there would be no carbon black in Austin. The finished product of the mixing plant is to be sent here and the tires will be made here. The assembly process was explained in detail.

C8-79-49, C2-79-002, C12-79-009--continued

Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management, described the kind of review that the Environmental office and the Environmental Board have been conducting with regard to the Michelin plant. Most of the concern has been with the process impact this facility would have. She explained the City has a very stringent industrial waste ordinance and this use would meet those requirements and wastewater will not be a problem. She then discussed air pollution, pointing out that the first area of concern is that they will be operating boilers and the type of fuels used to fire those boilers can result in air pollution emissions which may or may not be significant. The solvent that will be used also might result in some emissions and the odor is another issue. This plant will come under the 1977 Clean Air Act amendments of the federal law and described the process necessary to obtain a permit under that law. She discussed the general performance standards under the Planned Development Agreement. Bill Stoll asked what enforcement the City would have for the P.D.A. Mr. Lillie explained the contract for the P.D.A. between the user and the City of Austin City Council that would deal with the schematic plan, how it is laid out, development standards, performance standards, and the means for providing for streets, public utilities and public facilities. He discussed the uses that may be put on the land, building height, building setback, coverage of the land, location and type of signs, the amount of offstreet parking and performance standards dealing with noise, vibration, glare, smoke, toxic and noxious matters, in addition fire and explosive hazards, liquid and solid waste, as well as access to public streets. He explained this P.D.A. contract had been used for over ten years. Sheila Finneran of the Legal Department explained the contract would be filed with the deed records and any suit that might be filed would probably be in the District Court. There was discussion of the City utility plants that emits something like this would, and their location, as well as the saturation capacity for the community. Austin meets all of the requirements of the Air Quality Act at the present time, with a marginal area in hydrocarbons. Mr. Lillie explained that this request will be heard by the City Council and that the Planning Commission recommendation will be made to the Council and that another public hearing, with notices, will be held by the City Council.

PERSONS APPEARING IN OPPOSITION

Otis W. Carter, 12409 Limerick Avenue
Bobby Taylor, 12801 Oak Creek Cove
Paul G. Gray, 12404 Bluestone Circle
Elliott Herzlich, 12713 Lamplight Village
Tommy G. Goldsberry, 11407 Tedford Street
Art Tolson, 12206 Tanglewild
Kathy Joslin, 2105 Singletree Avenue
Duncan Haffner, 12806 Irongate Avenue
Scott Turner, 13007 Irongate Circle
Deborah Burgess, 12909 Turkey Run

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Cathryn L. Parry, 2502 North Shields
Lynn Britcher, 12515 Lamplight Village Avenue
William E. Brichter, III, 12515 Lamplight Village Avenue
William E. Britcher, Jr., 2501 Harrowden Drive
Brenda Herzlich, 12713 Lamplight Village
Paul A. Ortner, Sr., 2113 Brandywine Lane
Mr. and Mrs. C. Paul Stehling, 2102 Singletree
C.R. Lotspeich, 2311 Galway
Marilyn Swindle, 12801 Powderhorn
Ted F. Swindle, 12801 Powderhorn
Kenneth Ramsey, 2312 Galaway
Tommy G. Goldsberry, 11407 Tedford Street
Roger N. Ayres, 12314 Limerich Avenue
Gordon C. Ayres, 12407 Knoll Ridge Drive
Dorothy E. York, 12405 Limerich
James R. Werchan, 2101 Redstone Lane
Roger N. Ayres, 12413 Limerich Avenue
Kenneth A. Fontenot, 12909 Candlestick Place
Linda Fontenot, 12909 Candlestick Place
Renona A. Joplin, 1703 Cedar Bend Drive
Milton G. Joplin, 1703 Bend Drive
Dick Shocket, Citizens Environmental Board
Holly Frederick, 2106 Lampwick Circle
Debbie Hansen, 1709 Shadowview
Bill Knolle, 1302 Cedar Bend
Doris M. Horton, 12604 Tomanet Trail
Winfred F. Hansen, Jr., 1709 Shadowview Drive
Don Newman, 2500 Harrowden Drive
Tommy G. Goldsberry, 11407 Tedford Street
Albert Dennington, 12209 Tanglewild Drive
Alice Baker, 12504 Tomanet Trail
Hollis Baker, 12504 Tomanet Trail
Robert E. Zuk, 2106 Brandywine Lane
James S. Akin, 2018 Scofield Lane
Bonnie M. Akin, 2018 Schfield Lane
Steve Towns, 1713 Shag Bark
J.V. Hall, 12508 Lamppost Lane
Warren L. Caldwell, 1702-B Shadowview Drive
Nancy H. Caldwell, 1702-B Shadowview Drive
Thelma Caldwell, 1706 Shadowview Drive
Leland Caldwell, 1706 Shadowview Drive
Arthur W. Horton, 12604 Tomanet Trail
Gilbert Saenz, Jr., 12315 Knoll Ridge Drive
Robert W. Young, 1300 Cedar Bend Drive
Sherry Saenz, 12315 Knoll Ridge
Cheryl Towns, 1713 Shag Bark Trail
Steve Aitzfeld, 1709 Shag Bark

C8-79-49, C2-79-002, C12-79-009--continued

Donna G. Dagar, 1705 Shag Bark
Mrs. Judi Zuk, 2106 Brandywine Lane
Albert J. Dagar, 1705 Shag Bark
James Joseph, 12802 Lamplight
Helen Marie Joseph, 12802 Lamplight
Dennis G. Finke, 12802 Lampost Lane
Helen M. Finke, 12802 Lampost Lane
Sam Spangler, 12910 Candlestick Place
Diane Dieringer, 12609 Lamplight Village
Nina Nestoroff, 12605 Lamplight Village
Robert F. Reinke, 2011 Carriage Park Lane
Wayne Dieringer, 12609 Lamplight
James Guasto, 12313 Willow Wild Drive
Sheri Gallo, 12311 Willow Wild
Joanne Guasto, 12313 Willow Wild Drive
Albert Gallo, 12311 Willow Wild
T.G. Arthur, 12311 Willow Bend
Herman E. Arldt, 12502 Silver Spur

CITIZEN COMMENTS

Dick Shockett, with the Citizen's Environmental Board, expressed concern for more information and more time needed to review the proposal. He also was concerned for the hydrocarbons in relationship to the growth patterns for the city; also for the sulphur dioxide. This is a different industry; is it a clean industry or a dirty industry. He felt it not to be as clean as a lot of industries and not as dirty as a lot of industries. There already is some industrial pollution here and this is more of it. Otis Carter stated that heavy industry in this area has already caused depreciation of property values. He felt the facility would be larger than proposed and stated that IBM is still expanding. Holly Frederick stated this kind of industry is not needed unless Austin is to become another Los Angeles or another Houston, and felt there is no need for this. This is a quiet, country lifestyle community and the people want to keep it that way. Debbie Hanson, representing the Valley View Estates homeowners, expressed total opposition, explained they had moved to the area because it was clean and quiet, and felt they could find a more suitable site. Bill Knalle, president of the River Oaks Neighborhood Association, stated obviously it would have a severe and a profound affect on the area, and felt they should have some opportunity for input into the planning that goes on for a development of this nature. They were concerned for the use of adjoining property should this be approved, and requested any action be postponed until the matter can be studied at length in light of the profound affect it will have on these particular areas. Winfred Hansen submitted a petition containing 452 signatures in opposition to the plant in their neighborhood, and requested the company officials and City of Austin officials involved meet with them to explain the rationale for the project. Don Newman pointed out that the other five major industrial employers are all located in the northern sector of the city. He felt this plant would attract semi-skilled workers

C8-79-49, C2-79-002, C12-79-009--continued

and that these people are located in the southeast quadrant of the City and that the proposed location of this plant would propose a major transportation problem and a hardship which would impede equal opportunity employment to the minority population. This would force persons to try to commute daily over already heavily congested freeways. He felt an alternate plant site should be considered that either would be centrally located or within easy access of the minority population of this city. Bobby Taylor, chairperson for the Northwood Homeowners Association, discussed the problem of traffic in general and the railroad crossings, which are not marked in any way. He expressed concern that there be some avenue open in addition to the court system to try to remedy any violations. He did not say he was opposed to it, but did state he was very concerned about it. Paul Gray felt we were all facing a completely unknown factor. We need automobiles, automobiles need tires, and people need jobs, but questioned whether or not the advocates of locating the plant at this location have given enough information on what they will really do for the community. He felt the citizens needed to know; not to leave with more questions than they have answers. He felt the purposes of the Michelin Tire Company could better be served in another area, an easier and more ready access site in the vicinity that will provide the jobs and serve their purposes as well. If the Michelin Tire Company is allowed to locate there, do not make it in industrial area; it is a residential community. Tommy Goldsboro, president of the Walnut Creek Neighborhood Association, supported what had already been said and asked if this is the clean industry for which Austin is noted. He warned of a succession of this type operation in Austin, and asked if this is the type industry that should be encouraged in Austin. Art Tolson does not want Michelin Tire over his back fence and that is exactly where it is. There was discussion of this being a residential area, the traffic problems and that of the school children. These people want this to remain a natural, undestroyed environment. This tire plant would destroy nature and the experience thereof for the children who are residents thereof.

Terry Bray explained they would meet with the interested neighborhood individuals and would request to be placed on the City Council agenda to set a public hearing the first week in June.

COMMISSION ACTION

Bill Stoll felt there were a lot of things that needed to be settled. Mrs. Shipman agreed and stated she did not want to put this under a time-frame. This will have a major impact on the community. She definitely felt answers were needed on some factors: the land use of the area surrounding the site; the revised written comments from the Urban Transportation Department; a report from the Environmental Resource Department, a written report on the air quality impact on Austin; a Water and Wastewater evaluation from that department; answers to the questions regarding the relationship of this development to the Comprehensive Plan. More information is needed about the plant itself and the industrial process that will be taking place because this is a major contrast to the types of industry Austin now has

or actively attracts as well as additional information the staff can provide to make an informed decision. The applicant, most definitely, is obligated to meet with the neighborhood. Reverend Dixon felt there should be outside expertise since it is beyond our capabilities. Bill Stoll felt there needed to be justification for locating an industrial plant in this part of the community. Mr. Guerrero felt this should apply to any community or to any part of Austin. Mr. Stoll pointed out this has been totally suburban and has been planned to be. Now, all of a sudden, this is a totally major development in the other direction and the Commission must be convinced this is the way things should be done. He stated that so far he had not seen that justification. Mr. Vier felt the important thing is the applicant be given enough direction on exactly the kind of information everybody is looking for so they can make their best efforts to gather it. Mr. Guerrero discussed the growth corridor and how this would fit in, also about bringing in industry, there are a lot of questions to be answered and everyone needs to be considered. The industry is needed, the jobs are needed, but we have to find the right place to put it.

COMMISSION VOTE

Mr. Stoll moved to continue the hearing until such time that answers to questions raised are available. The motion was seconded by Reverend Dixon. The hearing has been closed and the next hearing will be for action only.

Mr. Stoll moved to disapprove the preliminary and Reverend Dixon seconded that motion also.

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

ABSENT: Jagger and Snyder.

THE MOTION ON BOTH CASES PASSED BY A VOTE OF 7-0. THERE WAS NO ACTION ON THE REQUEST FOR AN APPROACH MAIN.

C814-79-001 O.B. McKown, Jr., and Associate: A 108-Unit P.U.D.
 (by Terry Bray) called McKownville II
 F.M. 1826
 South of U.S. Hwy. 290

Evelyn Butler explained this is a request for a Planned Unit Development of 108 units. At this time there still has not been clearance from the Health Department on the evapotranspiration system. A legal opinion from Sheila Finneran determines that since the State Health Department has approved this collective evapotranspiration system under its regulations and the City has not adopted any more stringent regulations for collective systems, the City Health Officer can approve the system based on State Health Department regulations. The Health Department was not aware until this evening that they had the authority to review the system, therefore, the staff would recommend a one week postponement so that the Health Department can review this system.

C814-79-001 O.B. McKown, Jr., and Associate--continued

Terry Bray, attorney representing applicant, explained they were trying to comply with all City ordinances and the complete plans were taken first to the City-County Health Department on March 24 and it was not until the day before the previous hearing applicant was advised the City-County Health Department did not think they had the legal authority to approve the system. Mr. Bray stated they do have the authority, have completely reviewed the plans, there is approval from the Texas Health Department, and requested this be approved with a restrictive covenant endorsed where they wished it endorsed on all of these but emphasized that they have complied with all state laws and regulations; or, narrow what will be coming back, hold the public hearing, obtain the answer to whether or not they comply with state law and regulations and not postpone another time with respect to the entire plan.

Evelyn Butler then explained that this proposed P.U.D. consists of 85.368 acres with 108 residential lots, two office lots and common area. The overall density is suburban and it is located outside the two-mile ETJ on FM 1826. At this time the staff recommends disapproval of the project until determination can be made whether or not the evapotranspiration systems can be approved. Except for that issue, the staff would recommend approval of the layout based on the ordinance requirements stated and the departmental recommendations. She discussed the fire prevention section of the report, one from the City Fire Prevention Department and one from the Oak Hill Fire Department. Since this area will be served by the Oak Hill Fire Department, the staff feels that is the report that stands, therefore the section from the Austin Fire Department is to be deleted.

PERSONS APPEARING IN FAVOR

Terry Bray, attorney for applicant

PERSONS APPEARING IN OPPOSITION

Richard Hielscher, Route 6, Box 43

W.P. Mettke, 7105 Scenic Brook

Walter Wendlandt, Box 404

Mark Klaus, Route 6, Box 43

COMMISSION ACTION

Walter Wendlandt, representing the Hielscher's who own a 715-acre ranch to the east of this tract, are opposed for several reasons. He discussed the density of the project and pointed out this is the first project in the Slaughter Creek watershed to establish a density. He felt this was the most dense P.U.D. proposal that had been approved or proposed for approval and felt this would set a precedent for Slaughter Creek. He also discussed there is no water system and warned of the contamination of safe drinking water. He recognized this area is growing, discussed the traffic problems and felt this would be a major traffic artery in the southwest corner of Travis County in the future, and pointed out there are no east-west streets in the area. He felt the street system should be planned before this spot zoning of a very dense P.U.D. is approved. He recommended this be denied in its entirety or postponed until after proper streets had been planned and developed. Paul Mettke, a landowner

C814-79-001 O.B. McKown, Jr., and Associate--continued

to the east of the planned P.U.D., was not in total disagreement but did feel the appropriate utilities should be in the area before approval is granted, including water and sewer. He expressed extreme concern for RR 1826 and did not feel it would provide the access this area would require. He requested serious consideration be given to water, access, and sewer. Mark Klaus discussed the need for consideration of the water system, the problems with 1826 regarding traffic and safety of the people in the area. Peter Kreisner, representing the homeowners in the area, explained many people are established homeowners with multi-acre tracts and requested this remain suburban with a country-like atmosphere.

Terry Bray explained the project in detail and felt the P.U.D. would be the best way to preserve the integrity of this land unit and the natural attributes that are available. He stated the natural vegetation or topography would not be harmed and explained that the density would be greater with a single-family subdivision. He felt this to be the best way to accommodate this tract. The water wells have been approved by appropriate authorities including the State Health Department. He discussed the traffic problems and how that could be handled. He discussed the east-west access and pointed out that this is not a part of this process and that this request should not be held up for that, but should be dealt with when the additional land to the west is developed. He agreed that as additional land is developed to the west of this site, it is appropriate to provide that kind of east-west access. He explained that had been discussed with Mr. Wendlandt and his people and felt that is the direction they are all aiming as further platting occurs on farther west. He did not know of any deed restrictions or promise that had been violated. Mr. Vier felt this to be a better planned use for the land than single-family and discussed the topography.

COMMISSION VOTE

Mr. Vier moved to close the public hearing, that the Planning Commission action be postponed for one week pending the outcome of the City-County Health Department decision on wastewater service with the stipulation that the Planning Commission is satisfied with the plans with the exception of that requirement. Mr. Danze seconded the motion.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C2o-79-006 Zoning Ordinance

To consider an amendment to Section 45-11(g), Chapter 45 of the Austin City Code, Zoning Ordinance, to eliminate any conflict between the Zoning Ordinance and the Board of Adjustment's Rules and Regulations.

Mr. Lillie explained this is a public hearing on an amendment to the Zoning Ordinance pertaining to the Board of Adjustment. Jim Gotcher of the Building Inspection Department discussed this is really a matter of "housekeeping" insofar as the Zoning Ordinance is concerned. He discussed any decision rendered by the Board of Adjustment is good for 90 days unless a greater time is requested in the application when it is authorized by the Board. This would have the Zoning Ordinance coincide with the rules and regulations of the Board of Adjustment.

COMMISSION ACTION

Mr. Vier moved to amend Section 45-11(g), Chapter 45 of the Austin City Code, to eliminate any conflict between the Zoning Ordinance and the rules and regulations of the Board of Adjustment. Mr. Danze seconded the motion.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C12-79-007 Public Services

Wastewater approach main to serve the Dellana-Peel Tract.

Mr. Lillie explained this is a 20 acre just west of MoPac in the Rollingwood area. This would be a 1550-foot 24-inch wastewater main which is recommended to be sized by the Water and Wastewater Department. The subject tract does not need that, but the Water and Wastewater Department has recommended it be sized to serve the watershed. The cost of the approach main is \$123,200 and the estimated City participation would be \$102,700 if the subdivision is annexed within one year. The Environmental office has suggested an environmental assessment be undertaken to identify the alternative routes, alignments, designs and construction costs since this line will be within drainage areas rather than a right-of-way.

Mrs. Shipman wanted to know the real implications of this. She felt it to be a very large amount of money to be spent by the City to serve a large area and the applicant is only requesting for 20 acres. Mr. Lillie explained the close-in area of this is in the 1979-80 timeframe for annexation and the western portion of the area is not within any annexation plan. She felt the request of ERM should be honored and requested the Planning Department to comment in more detail on the implications of oversizing this line. Mr. Lillie explained it unfortunate in that often times information does not reach the Commissioners until the day of the meeting and there

C12-79-007 Public Services--continued

is not sufficient time for consideration, and explained how the Department will try to have the information available sooner. He felt the request of ERM should be taken into consideration, as well as the fact that 1800 acres is being planned is also a very valid concern.

PERSONS APPEARING

Mr. Peel, applicant

COMMISSION ACTION

The applicant explained the project as it is being planned and stated he did not need that size line. He has requested annexation. He discussed the MoPac construction and stated the balance of the line will come in under MoPac and requested that anything that can be done to be done promptly before MoPac has been constructed. Charles Kanetzky of the Water and Wastewater Department discussed plans for a 24-inch stub under MoPac for future use. It was their feeling that this would save the City future expense. Mr. Lillie felt it might be feasible to let the City put the sleeve in and the Planning Commission not be rushed with the approach main and the Highway Department asked to hold off for one week. Mr. Vier felt this could all be worked out within one week, look at the cost if putting in the line as opposed to this approach main.

COMMISSION VOTE

Reverend Dixon moved to continue the hearing for one week and Mr. Danze seconded this motion.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C12-79-008 Public Services
Wastewater approach main to serve
the SWECO Addition.

Mr. Lillie explained this is a wastewater approach main at full cost to the developer and is within Priority Area III of the Master Plan and is recommended.

COMMISSION VOTE

On motion by Mr. Danze, seconded by Mr. Stoll, the Commission approved the wastewater approach main to serve the SWECO Addition at no cost to the City.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

Consider setting a public hearing to amend Chapter 45 of the Austin City Code, Zoning Ordinance, regarding home occupations.

Mr. Lillie explained the need to set a public hearing to consider amending the Zoning Ordinance regarding home occupations.

COMMISSION VOTE

Mr. Danze moved and Mr. Vier seconded the motion to set a public hearing at 7:30 p.m. on July 10 to consider the home occupations ordinance.

AYE: Danze, Dixon, Guerrero, Schechter, Stoll,
and Vier.

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-79-007 W.R. Bright: A Stand-Up Lounge
(by Robert T. Clifton)
606-608 Trinity

Mr. Lillie explained that the church had requested the Commission make the special permit conditional on the occupant refraining from erecting a sign either by which its size or character would be, in the judgment of the Commission, offensive to the field of view of St. David's Episcopal Church. The applicant has agreed to that stipulation that will be set forth in the special permit. Applicant is present as had been requested by the Commission.

PERSONS APPEARING

Robert Clifton, applicant

COMMISSION ACTION

Mrs. Shipman asked the applicant what he really planned to do. Applicant explained that either he would make a bar out of it or he would live in it. There was discussion of the parking. Applicant agreed to the requests of the St. David's Episcopal Church.

COMMISSION VOTE

Mrs. Schechter moved that due to the agreement between Mr. Clifton and St. David's Episcopal Church that the special permit be granted subject to the terms of their agreement. Mr. Dixon seconded the motion.

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

ABSENT: Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

R200 Comprehensive Plan

Request by Bill Gurasich to discuss amending Chapter IV of the Comprehensive Plan regarding the designation of the Shady Hollow Subdivision on Brodie Lane.

Mr. Lillie explained there was a request to postpone this item.

COMMISSION ACTION

Mr. Stoll moved to postpone the request to amend Chapter IV of the Comprehensive Plan regarding the designation of the Shady Hollow Subdivision on Brodie Lane. Mrs. Schechter seconded the motion.

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

ABSENT: Jagger and Snyder.

OUT OF THE ROOM: Dixon and Shipman.

THE MOTION TO POSTPONE PASSED BY A VOTE OF 5-0.

R200 Request of J.W. Smith to discuss

problems regarding C8s-78-350, King
Size Storage Addition on U.S. 290 Southwest.

Mr. Lillie explained this item is included in the Subdivision Memorandum and this can be withdrawn from the agenda.

COMMISSION ACTION

Mr. Stoll moved to approve the request for withdrawal of the request by J.W. Smith to discuss problems regarding C8s-78-350, King Size Storage Addition on U.S. 290 Southwest. Mrs. Schechter seconded the motion.

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

ABSENT: Jagger and Snyder.

OUT OF THE ROOM: Dixon and Shipman.

THE MOTION PASSED BY A VOTE OF 5-0.

R200 Septic Tank Regulations

Consider setting a public hearing to amend Ordinance No. 720928-A of the Code of the City of Austin of 1967, Regulations for Septic Tank System Use in Subdivisions, regarding evapotranspiration systems.

NOT ACTION TAKEN.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-79-37 Shady Hollow, Sec. 2-A, Ph. 1
Brodie Lane

C8-79-38 Shady Hollow, Sec. 3-A, Ph. 1
Capistrano Trail

C8-79-39 Shady Hollow, Sec. 3-A, Ph. 2
Reindeer Trail

C8-79-40 Post Oak
Lockwood Drive, 1.5 miles North of
Blake-Manor Road

C8-79-42 Duval Villas
Duval Road

C8-79-43 Wedgewood
Dorsett Road

Mr. Guerrero explained that the applicant has requested indefinite postponement of the above-listed preliminary subdivisions.

COMMISSION ACTION

On a consent motion by Mr. Danze, seconded by Mr. Stoll, the Commission indefinitely postponed the above preliminary subdivisions.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-05 Far West Boulevard Street Dedication
Far West Boulevard

Walt Darbyshire explained the staff recommends approval of this preliminary subdivision and to grant the three variances. Applicant agrees.

A. Synopsis: Approve.

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

B. Variances:

1. Variance is requested on the street centerline radius. (City Street Design Criteria - 1972)

C8-79-05 Far West Boulevard Street Dedication--continued

Recommend: grant, due to location of existing 16 inch water line and existing excavation.

2. Variance is requested to delete the sidewalk requirements on the northerly side of Far West Boulevard. (Sec. 41.42)

Recommend: grant to delete sidewalks on both sides of the street until abutting property is platted and land use determined.

3. Variance is requested to permit sustained grades greater than 8 percent maximum for neighborhood and commercial collectors. (City Street Design Criteria - 1972)

Recommend: grant, due to existing 16 inch water line grade and existing excavation.

C. Requirements:

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

COMMISSION ACTION

Reverend Dixon moved and Mr. Stoll seconded the motion to approve this preliminary subdivision subject to staff recommendations and to grant the three variances.

AYE: Danze, Guerrero, Dixon, Schechter, Stoll, and Vier.

ABSENT: Jagger and Snyder.

OUT OF THE ROOM: Shipman.

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-35 Southampton Section 3
Paisano Trail

Walt Darbyshire explained the staff would recommended approval and to grant the variance. The applicant is in agreement.

A. Synopsis: Approve

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

B. Variance:

Variance is requested to delete cul-de-sac requirement on Evanston Lane. (Sec. 41-31)

Recommend: to grant, due to provision for future extension.

C8-79-35 Southampton Section 3--continuedC. Requirements:

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

COMMISSION VOTE

Reverend Dixon moved to approve staff recommendation. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-36 Walnut Crossing Section 5
Duval Road

Walt Darbyshire recommended disapproval. Some minor plan changes are needed and the owner is in agreement.

COMMISSION VOTE

Reverend Dixon moved to approve the staff recommendation and the motion was seconded by Mr. Stoll.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-41 Champions at Lost Creek
Lost Creek Blvd.

Walt Darbyshire stated the staff recommends approval and that the variances be granted. Applicant agrees with variances 1, 3, 4, 5, and 6 and would like to speak to variance No. 2 regarding the intersection of Lost Creek Boulevard and Winding Creek Drive. The Urban Transportation Department recommends this be denied until further study and have indicated willingness to work with applicant to try to resolve the problem.

Roy Bechtol requested the variance on No. 2 be granted since the roads are a part of a previously approved final plat, have been rough cut and would be a problem to relocate. Also, due to the topography since the contours allow for overland drainage, Mr. Bechtol agreed to round to a

C8-79-41 Champions at Lost Creek--continued

25-foot intersection and felt this to be a viable solution. Tom Spoonts, Travis County Traffic Engineer, read the attached letter into the minutes, and asked these requests be considered. Applicant agreed to the conditions.

A. Synopsis: Approve

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

B. Variances:

1. Variance requested to delete all sidewalks due to low-density and suburban standards. (Sec. 41-42)
Recommend: grant, due to low density and suburban standards.
2. Variance requested to allow intersection of Lost Creek Boulevard and Winding Creek Drive to be less than ± 10 degrees of 90 degrees due to topography.
Recommend: deny. (Granted variance at the meeting with 25' radius).
3. Variance requested on length of all blocks except Block B. (Sec. 41-32)
Recommend: grant, due to topography.
4. Variance requested on street centerline radius due to topography (Design standards for City Streets - 1972).
Recommend: grant due to topography.
5. Variance requested on length of cul-de-sac streets: Hickory Creek Drive, Misty Creek Drive, Sweetautumn Cove, Dessert Willow Cove, Winding Creek Drive (south end), and Mission Creek Lane
Recommend: grant, due to topography.
6. Variance to delete cul-de-sacs on dead-end streets: Misty Creek Drive, Equestrian Boulevard, Winding Creek (north end). (Sec. 41-31).
Recommend: grant, due to topography.

C. Requirements:

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

COMMISSION ACTION

Reverend Dixon moved and Mr. Vier seconded the motion to approve staff recommendations, to approve the preliminary plat and the grant the variances Nos. 1, 3, 4, 5, and 6, and that Variance No. 2 be granted, subject to 25-foot radius and subject to the comments by the County Engineer.

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

THE MOTION PASSED BY A VOTE OF 6-0-1.



County of
TRAVIS
STATE OF TEXAS

DAVID B. PREBLE, P.E.
COUNTY ENGINEER
TRAVIS COUNTY COURTHOUSE
P. O. BOX 1748
AUSTIN, TEXAS 78767

COUNTY
COURTHOUSE
AUSTIN, TEXAS

May 22, 1979

Mr. Miguel Guerrero, Chairman
City Planning Commission
301 West Second
Austin, Texas 78767

RE: Champions of Lost Creek Subdivision - C8-79-41

Dear Mr. Guerrero:

It has been brought to my attention in a recent review of the preliminary subdivision application of Champions of Lost Creek, #C8-79-41, that this is a resubdivision of the original "Lost Creek Estates, Phase I" #C8-77-31, and the resub of "Lost Creek Estates, Phase I-A" #C8-78-147, and will require the vacation of both of these plats by Travis County prior to final approval of the new plat by the Commissioners' Court of Travis County.

I have also found that several plat restrictions that were on the original plats have not been carried forward onto the current resubdivision plat and need to be; and that several construction details for streets and drainage along with an existing construction and maintenance bond to Travis County are no longer valid in the light of revised street and drainage plans.

In addition to the comments we have previously made on the preliminary review, I would like to add the following comments and request that they be made a condition of the approval of the preliminary subdivision plan:

1. Lot 69, Block "A" - driveway access to Lost Creek Blvd. limited within an area (50 ft.) to the west of the eastern most property line at Lost Creek Blvd.
2. Lot 72, Block "C" - driveway access to Lost Creek Blvd. limited within an area (50 ft.) to the east of property line between Lots 71 and 72 at Lost Creek Blvd.
3. Lot 73, Block "C" - driveway access to Lost Creek Blvd. limited within an area (50 ft.) to the south and west of the point of reverse curve at Lost Creek Blvd.
4. Lot 74, Block "C" - driveway access to Lost Creek Blvd. limited within an area (50 ft.) to west of property line between Lots 74/75 at Lost Creek Blvd.

Mr. Miguel Guerrero
May 22, 1979
Page 2

5. No driveway access to Lost Creek Blvd. on Block "A", Lots 63,62,58,57, 53,52,48,43,20,15, and 4.
6. No driveway access to Lost Creek Blvd. on Block "B", Lots 1,12,13,17,20 49,51.
7. No driveway access to Lost Creek Blvd. on Block "C", Lots 6,7,15,17,64.
8. Revised bond or Letter of Credit on construction and maintenance of streets required by Travis County.
9. Construction plans on revised street design and drainage required to be approved by the County Engineer.

Sincerely,



Tom Spoonts
Travis County Traffic Engineer

TS:cp

cc Mr. Roy Bectal
Planned Environments
Espey Huston & Associates, Inc.

Mr. Walter Foxworth
City Planning Department

C1-79 Minutes

Approve Planning Commission Minutes

April 24, 1979

May 1, 1979

May 2, 1979

May 8, 1979

May 15, 1979

The minutes were approved with the corrections as noted.

R105-79 Subdivision Memorandum

As listed on the Subdivision Memorandum.

Action taken at the meeting.

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

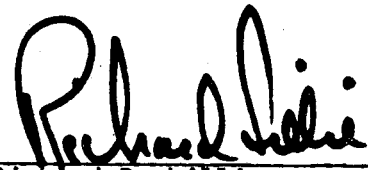
AYE: Danze, Dixon, Guerrero, Schechter, Shipman, and Vier.

ABSENT: Jagger and Snyder.

OUT OF THE ROOM: Stoll.

(Mr. Vier abstained on C8f-78-35, Village 22 at Anderson Mill, Ph. 2.)

The meeting adjourned at 12 midnight.



Richard R. Lillie
Executive Secretary

[illegible]

TYPE: FINAL SUBDIVISIONS (OLD FINALS)									
PLANNING COMMISSION MEMORANDUM									
DATE: May 22, 1979 PAGE: 2									
CB	SUBDIVISION LOCATION	FILED BY	CITY	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE PROPOSED LOTS	STATUS	ACTION
1	73 Windmill Run Section II	-					35.092		
119	Red Willow & Spring Valley Dr.	-		X		Residential	116	COMPLETE	APPROVAL
2	77 Scenic Brook West Commercial	-					21.29	Partial vacation required of CBs-65-53 (see pg. 5, line 1.)	
25	Hwy 71 & Hwy 290	-		X		Commercial	3	INCOMPLETE	DISAPPROVAL
3	77 Oak Forest Section 5	-	RECORDED:			Replaced by Oak Forest Section 5A, CB-77-92 (see line 4 below)		Vacation required of complete subdivision	
92	Fireoak Dr. & Carlwood Dr.	-						GRANT	Granted
4	77 Oak Forest Section 5A	-					61.03		
92	Fireoak Dr. & Carlwood Dr.	-		X		Residential	195	COMPLETE	APPROVAL
73	Windmill Run Section I	-					37.94		
51	Spring Valley Dr.	-		X		Residential	126	COMPLETE	APPROVAL
73	Cat Mountain North Section I	-					56.305		
83	Lakewood Dr.	-		X		Residential	122	COMPLETE	APPROVAL
72	Covered Bridge	-					26.26		
84	Covered Bridge Dr.	-		X		Residential	60	COMPLETE	APPROVAL
78	Windmill Run Section III	-					35.16		
67	Scenic Brook Dr.	-		X		Residential	126	COMPLETE	APPROVAL
72	Windmill Run Section IV	-					27.46		
88	Scenic Brook Dr.	-		X		Residential	87	COMPLETE	APPROVAL
72	Great Hills Commercial Three	-	RESCISSION OF RESTRICTIVE COVENANTS: Vol. 6416, Pg. 8.				-	Requirement deleted by Ordinance No. 781102-C.	Recommend Approval to City Council
89	Jollyville Road	-					-	RECOMMEND APPROVAL TO CITY COUNCIL	
78	Briarpatch	-					16.11		
110	Briarpatch Circle	-		X		Residential	14	COMPLETE	APPROVAL

TYPE: FINAL SUBDIVISIONS (NEW FINALS)

PLANNING COMMISSION MEMORANDUM

DATE: May 22, 1979

PAGE : 4

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TYPE: OLD SHORT FORM FINALS			PLANNING COMMISSION MEMORANDUM						DATE: May 22, 1979		PAGE: 5
C.B.S.	SUBDIVISION	FILED	CITY	ETJ	ZONING	PROPOSED LAND USE	LOTS/ACREAGE	STATUS	RECOMMENDATIONS	ACTION	
	LOCATION	REVIEW BY					PROPOSED LOTS				
1	65 Larson Oaks	-	RECORDED:			Replaced by Scenic Commercial, C8-77-25 (see pg. 2, line 2)	Brook West	Partial vacation of subdivision	NOT TO GRANT	Disapproved	
53	Hwy 71 & Hwy 290	-									
2	78 Richard Marshall Addition	-		X		Commercial	5.0	Consider 19a, 20a, 24a.	INCOMPLETE: 1, 3, 9.	Disapproved	
278	IH 35, north of FM 1626	-					1				
3	78 Walsh Hollow Subdivision	-					-	Request to withdraw this subdivision			
291	Cherry Lane & Rockmoor Ave.	-					-				
4	79 Frederick Addition	-					-	Request to withdraw this subdivision	GRANT	Granted	
28	Pecos St. & Maria Anna Rd.	-					-				
5	79 Resub. of Part of Lots 13, 14, 15, Block 1, Westridge	-					.45	Request name change: Resub of Part of Lots 13 & 14, Block 1, Westridge	GRANT	Granted	
29	W. 10th at Charlotte St.	-					1				
6	79 Saint Andrews Place	-	X		A		.55	COMPLETE	APPROVAL	Approved	
59	W. 31st St. west of Wabash Pl.	-					2				
7	79 St. Edwards Hts. Sec. 6.	-		X		Industrial	3.806	COMPLETE	APPROVAL	Approved	
63	Ben White Blvd.	-					1				
8	79 Circle "G" Ranch Addition	-		X		Residential	2.0	Consider 19a.	COMPLETE	Approved	
60	R.R. 3238, W. of Cueva Dr.	-					1				
9	79 Mesa Oaks Village Sec. 3.	-					3.819	COMPLETE	APPROVAL	Approved	
69	Mesa Dr. & Spicewood Springs	-					1				
10	79 Brandy Acres	-	X		DL		3.90	Consider 19a.	COMPLETE	Approved	
72	Nixon Lane	-					1				
11	72 Metro Park Subdivision	-	RECORDED:			Replaced by Metro Park II		Partial vacation of subdivision	GRANT	Granted	
408	U.S. Hwy 290 at Reinli St	-				C8s-79-76 (see pg. 7, line 3.)					

May 22, 1979

Planning Commission--Austin, Texas

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ADDENDUM

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