

City Planning Commission
Austin, Texas
Regular Meeting -- June 12, 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
Leo Danze
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Richard Sproote, Planner
Sheila Finneran, Legal Department
Maureen McReynolds, Director of OERM
Charles Kanetzky, Water and Wastewater
Ouida Glass, Senior Secretary

ZONING

C14-79-018 John C. McElroy, et al: Interim "AA", 1st H&A to "GR", 1st
 12164-12758 U.S. 183
 12153-12283 Jollyville Road

Mr. Lillie discussed the tract and the land uses in the area. The subject tract is not at a major intersection. The staff would recommend "A". "BB", "C" or "O" with site plan approval by the Planning Commission. "LR" uses would be permitted by special permit because the tract is adjacent to or across the street from land with less restrictive zoning. A minimum lot width of 200 feet is recommended. If the lot width is less than 200 feet, then access must be provided to an interior street or right turn easement with adjacent parcels and common access driveway. The Texas Highway Department will require 50 feet of land for right-of-way for the widening of U.S. 183. A building setback of 75 feet is recommended. The staff also would recommend that no more than 50 percent of the tract be used for "LR" uses.

PERSONS APPEARING IN FAVOR:

John C. McElroy, 4301 Gnarl Drive
Jay Frank Powell, 1810 Rockcliff Rd.

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

John McElroy, one of the owners of the tract, showed slides of the area, discussed the roadway safety and traffic congestion, as well as accidents. He requested the Commission to consider the 500 foot recommendation as it applies to major intersections. He explained to use this property for retail purposes would not be a traffic hazard and would not add to the congestion on 183. He felt this would be a real opportunity to take advantage of the area study and considered this application to be something that would not add to the congestion. Jay Powell discussed the proposed development of the area and stated that the Old Jollyville Road could be used as a shopping mover between strategic locations, pointing out this would allow people to shop without getting on to 183. He agreed with the staff recommendations except for the 500 foot radius and felt there are some intersections that this requirement is not enough. He discussed the proposed uses and agreed to a common access road on the front, a landscape buffer on the back side if the 500 foot radius could be considered. Mr. Vier felt that the "GR" might not be needed on the entire tract if a site plan is developed. He would like to see the design as well as the circulation of traffic and felt it might not be necessary for four separate cuts and the "GR" zoning on the entire tract. He agreed to a 15-foot buffer along 183. Mrs. Shipman felt that a site plan was necessary. Mr. Lillie discussed the land between this roadway and Jollyville Road being "A" Residential zoning, that 120 feet back on Old Jollyville Road right-of-way has been consistently "O" Office, and that this could be retail uses with "O" Office and a special permit. Mrs. Shipman felt that the "GR" would not have the traffic impact. Mr. Vier felt a site plan was necessary. Mr. Vier asked applicant

C14-79-018 John C. McElroy (cont'd.)

if he would be willing to amend to "LR" on the entire tract subject to a site plan or to consider "O" Office for half the tract. Mr. McElroy explained why he felt this would add to the traffic problems, but stated it may be something they can work with.

COMMISSION VOTE

Mr. Stoll moved and Mr. Dixon seconded the motion to approve staff recommendations and to grant "O" Office. Mr. Jagger offered a substitute motion to grant "LR" subject to site plan approval at the time applicant has a specific use in mind. Mr. Vier seconded the substitute motion and offered an amendment to include a common access road, 75 foot setback, 15-foot buffer and front property line facing on 183 and a landscape buffer around the tract, subject to the recommendations of the 183 study. The Commission voted on the substitute motion.

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

THE MOTION PASSED BY A VOTE OF 8-1.

C14-79-044 Bell Avenue Study
(by City of Austin Planning Department)
Tract 10: 11701 and rear of 11715-11903
Bell Avenue, also bounded by Jollyville Rd.

Mr. Lillie explained this request covers Tract 10 and a portion of Tract 8 on Bell Avenue. Mr. Aubrey has worked out an agreement with the Bell Avenue Neighborhood Association for "O" Office on the entire tract with the exception of 25 feet of "A" along the common boundary of the subdivision. The staff would recommend that zoning subject to the requirements of the 183 study recommendations.

COMMISSION VOTE

Mr. Stoll moved to approve staff recommendations to grant "O" Office with 25 feet of "A" on the western boundary and subject to the recommendations of the 183 study. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

Planning Commission--Austin, TX

June 12, 1979 3

C14-79-092 Jannett Walker McNealy: "A", 1st H&A to "O", 1st H&A
 (by R. E. Brittain)
 1159 Navasota

Mr. Lillie explained that the Building Inspection Department had determined that the "O" zoning would be necessary for a creative rapid learning center operation and that in the event the school closes the zoning be changed back to "A".

PERSONS APPEARING IN FAVOR

Mrs. Walker

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mrs. Walker agreed to a restrictive covenant that the zoning be rolled back to "A" if the use is terminated. Mr. Guerrero explained that the Commission is not concerned with the use of the property but is concerned that the City initiate a rollback to "A" if this use terminates.

COMMISSION VOTE

Mr. Danze moved to grant "O", 1st H&A with a restrictive covenant as agreed to by the applicant that the zoning be rolled back to "A" if the use is terminated. Mrs. Schechter seconded the motion.

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

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

C20-79-008 Chapter 29
 Consider amendments to Chapter 29
 Austin City Code; Rivers, Lakes and
 Watercourses regarding development
 permits in the Lake Austin watershed

Sheila Finneran of the Legal Department discussed the proposed revisions of Chapter 29. Mr. Jagger stated there is a conflict between Chapter 29 and 41 as it appears now on page 7 of Chapter 41. Sheila Finneran explained that certain things in the subdivision ordinance were not appropriate in this ordinance that the variance procedure was not changed. She then discussed

C2o-79-007 Chapter 29 (cont'd.)

page 7 of Chapter 41 and explained that Chapter 29 was not changed to allow the transfer between all classes based on the fact that that kind of transfer made more sense in the subdivision ordinance than it does in this ordinance. Mr. Jagger discussed that in the original Lake Austin ordinance any subdivision that had a preliminary plan approval prior to the date of the passage of that ordinance that has a different impervious coverage 37-20-20 -- that language was not in Chapter 29 before and it still is not there. Obviously there is a conflict between 41 and 29 unless this is included in Chapter 29. Neal Graham, committee member of the Environmental Resource Management Board, discussed the outlying areas which are of concern.

COMMISSION VOTE

Mr. Vier moved to recommend to the Council the enclosed changes to Chapter 29 and to include the additional change to be inserted by the Legal Department pertaining to preliminary subdivision plats.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

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C2o-79-009 Subdivision Ordinance
Consider making a recommendation to the
City Council on amendment to the Septic
Tank Ordinance regarding centralized
evapotranspiration systems

Mr. Lillie discussed amending the septic tank ordinance to allow ET systems and that the subcommittee had met and made recommendations for an amendment to this ordinance. Mr. Danze, chairman of the subcommittee, explained they had several meetings and had received a lot of input. It was the feeling of the subcommittee that rather than write another ordinance, they would recommend that the state ordinance that addresses the public system be adopted and recommended that the Planning Commission adopt the state ordinance and that the City not interpret a more stringent set of guidelines or rules or go to the P.U.D. process. He recommended a P.U.D. with a site plan under the state regulations. He also recommended basically to adopt the L.C.R.A. plan for private systems.

PERSONS APPEARING:

Bob England
Gary Bradley

COMMISSION ACTION

Bob England discussed a treatment system he has to offer that is in essence a miniature city treatment plant and requested the Planning Commission to amend

Planning Commission-- Austin, TX

June 12, 1979 5

C8-79-001 Subdivision Ordinance (cont'd.)

the ordinance so that this type system could be used in Austin. Gary Bradley stated there was a need to use ET systems. He discussed the Health Department requirements and felt them to be thorough and to cover everything. He encouraged the Commission to move this forward to the Council as soon as possible. Mr. Lillie explained that the agenda was not posted to cover discussion on private systems and felt that it might be best to circulate this information to the Health Department and to the entire Commission and then come back on June 26 to discuss the private systems.

COMMISSION VOTE

Mr. Snyder felt the Health Department should look at this recommendation and that the Commission should read the recommendation of the Health Department and to have the centralized system on the agenda for June 26 for action and he so moved. Mr. Stoll seconded the motion. Mr. Jagger felt it a good idea for the City-County Health Department to approve some of the proven systems so it will not be necessary to have a hearing each time a new one comes in. Fred Rogers of the Health Department stated he had authority to approve the experimental systems.

Mr. Snyder moved to schedule the item on the agenda for June 26 for action, that the subcommittee meet with the Health Department, the recommendations be circulated to the Planning Commission and to the Health Department, both central systems and individual systems.

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

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 discussed the request of the developers of Shady Hollow subdivision, which straddles Area III and Area IV, and the request that the entire subdivision be included in Area III of the Comprehensive Plan.

PERSONS APPEARING

Bill Gurasich, applicant
 Ed Wendler, Attorney for developer

R200 Comprehensive Plan (cont'd.)

COMMISSION ACTION

Bill Gurasich requested Shady Hollow Subdivision be designated into a single planning area. He discussed the proposed development, the environmental and physical considerations and requested a commitment on the part of the City that should continue in years to come. He agreed in principle with the staff recommendations, but expressed disagreement with a number of those recommendations. He stated he would be willing to accept standards that could be adopted to apply to the Edwards Aquifer. Mr. Lillie responded to Mrs. Shipman's request for background of City policy regarding annexation of a water district. He explained that once annexed it implies a City commitment to provide and upgrade services generally through the C.I.P. Mrs. Shipman felt to change the Master Plan or to move the area priority lines would be a very bad precedent. Mr. Lillie discussed alternatives and stated this area has City commitments for water, they already have a package treatment plant permit that has been approved for this subdivision, and that the designation of Area III or Area VI would have no affect on commitments made with property owners in this subdivision. The closest edge of the Shady Hollow subdivision is about two miles southwest of the current city limits. The total tract is 615.7 acres in size. Two sections have been developed; six sections encompassing about 448 acres remain. The number of lots shown on the conceptual plan for these six sections is 1,093, resulting in a density of 2.44 lots per acre, although this number may no longer be valid.

The Shady Hollow subdivision straddles the line separating Comprehensive Plan priority Areas III and VI. About 30 percent of the subdivision is in Area III, and about 70 percent lies in Area VI. This division line is defined by the fault which separates the Edwards geologic formation (Member 2) from the Buda formation which occurs on the upthrown (east) side. The Edwards, member 2, is part of the Edwards and associated limestone aquifer, which also includes three other members of the Edwards, plus the Georgetown formation in this area. The occurrence of the Edwards and Georgetown formations, therefore, mark the Edwards aquifer recharge zone. The Buda formation is above the Edwards, but isolated from the aquifer by about 75 feet of intervening Del Rio Clay.

As stated in the Comprehensive Plan, the priority areas were not intended to be used for site-specific planning. Instead, they were to indicate broad areas with different suitabilities for future urban expansion, and were to guide policies concerning the City's public investments; e.g., utility extensions and other capital improvements.

Chapter IV of the Plan does list some general "performance principles" which should be associated with new development. It is doubtful, however, that the priority area designations by themselves would be adequate criteria for the application of varying police power regulations; i.e., different standards under the subdivision and creek ordinance, etc. A committee of the Planning Commission

R200 Comprehensive Plan (cont'd.)

recently considered applying different subdivision impervious cover standards based on priority area designation within the Lake Austin watershed, but rejected the idea upon realization of its legal liabilities.

The developers of Shady Hollow may be correct in anticipating that their property might, some time in the future, be subject to special development controls (perhaps similar to those of the Lake Austin interim ordinances). These controls, should they occur, would be applied to the Edwards aquifer recharge zone, or to particular watersheds not to priority areas. About 70 percent of the Shady Hollow subdivision will continue to be situated in the recharge zone regardless of priority area designation. We can be reasonably sure that location in Areas III or IV will not exempt property from such future controls should they be warranted by environmental or other conditions. A "grandfather clause" written into any such future ordinance may limit the application of standards to those development which have achieved a certain stage in the review and approval process prior to enactment.

The Shady Hollow subdivision might become exempt from such anticipated controls for this reason. In essence, it is highly unlikely that a change in the Master Plan priority area designation for the subdivision would forestall, or otherwise mitigate, any future problems which the developers may encounter concerning special development controls.

Area III should not be altered to include the development in question. This particular line is quite definitive and is based purely on physical-systems criteria. Area III defines a broad area of environmental suitability, and means nothing more. Its boundaries should not be altered. To do so for the purpose of including certain developments would destroy the essence of the Master Plan as a general guide. A Master Plan cannot and should not attempt to serve site-specific planning purposes.

Mrs. Shipman suggested that perhaps a letter to the City Manager stating that the Planning Commission does not feel it appropriate to amend the Master Plan but do feel it appropriate that the commitments be honored. Ed Wendler, attorney for the developer, pointed out that the Master Plan channels the City resources. He discussed Area IV and how it deals with City commitments, and suggested using Area IV since it borders between the different areas and must be fine-tuned. Mr. Lillie noted that Area IV could be used as an option.

COMMISSION VOTE

Mr. Jagger moved that the portion of the subdivision in Area VI be redesignated Area IV.

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

ABSENT: Danze

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-79-008 Chapter 41

Consider extension of provisions of Chapter 41,
Lake Austin Interim Ordinance, and Chapter 29
to the Barton Creek Watershed

Mr. Vier felt the Commission should wait until the City Council takes action on Chapter 29.

COMMISSION VOTE

Mr. Vier moved to table this item until the Planning Commission finds out what the Council does with the recommendation on the Lake Austin Interim Ordinance. Reverend Dixon seconded the motion.

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

ABSENT: Danze.

OUT OF THE ROOM: Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

Planning Commission--Austin, TX

June 12, 1979 8

C12-79-010 Public Services
Wastewater Approach Main for the
One Eighty-Three Center

Mr. Lillie explained this is within the City limits and will serve a two-lot commercial subdivision. The City will share 50 percent of the cost and the staff recommends approval.

PERSONS APPEARING

S.A. Garza, project engineer

COMMISSION ACTION

Charles Kanetzky of the Water and Wastewater Department discussed the need for this line and stated that it will have the capacity to serve approximately 95 acres. Mr. Vier asked if it would be adequate size and discussed the possibility of running the line from another way. S.A. Garza, project engineer, discussed the easements and timetables that came into the picture and stated there are several ways that service can be obtained for this area. Mr. Vier asked if the City would be able to recover the cost and Mr. Garza stated he felt they would.

COMMISSION ACTION

Mr. Dixon moved and Mr. Stoll seconded the motion to approve the wastewater approach main subject to staff recommendations.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C7a-79-005 Annexation
Consider annexation of Woodhaven II
Subdivision and additional adjacent land

Mr. Lillie explained this request is for the annexation of 41 acres of the Woodhaven II subdivision and that the staff has added 56.83 acres adjacent to this area on the east and southeast to make the area contiguous and to complete annexation activity closest to Bee Caves Road. The total area to be annexed is 97.83 acres and falls within annexation Study Area 29 scheduled in the adopted plan for annexation to the City in 1979. The staff recommendation is to proceed with the annexation.

COMMISSION VOTE

Mr. Snyder moved and Mr. Dixon seconded the motion to approve the annexation of 97.83 acres.

Planning Commission--Austin, TX

June 12, 1979 9

C7a-79-005 Annexation (cont'd.)

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

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

C7a-79-011 Annexation

Consider annexation of the area north of Bee Creek
and West Lake Hills excepting the area within Water
District 10

Mr. Lillie discussed consideration of the annexation of the West Lake Peninsula and suggested that it be placed on the agenda for a worksession of the Planning Commission to be held at 5:30 p.m. on June 19.

COMMISSION VOTE

Mrs. Schechter moved and Mr. Dixon seconded the motion to place this item on the agenda for a worksession on June 19.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C10v-79-005 Street Closure
Navasota Street between
East Fourth and East Fifth Streets

C10v-79-007 Street Vacation
Sabine Street from East Ninth -
East Tenth Streets

Mr. Lillie stated these two items could be considered on a consent motion.

COMMISSION VOTE

Mr. Dixon moved and Mrs. Schechter seconded the motion to approve staff recommendations and to close Navasota Street between E. Fourth and E. Fifth Streets and also to vacate Sabine Street from E. Ninth to E. Tenth Streets.

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

THE CONSENT MOTION PASSED BY A VOTE OF 8-0.

Planning Commission--Austin, TX

June 12, 1979 10

C10v-79-006 Street Vacation
A portion of Mariposa Drive,
East of Parker Lane

Mr. Lillie discussed the request to vacate a portion of Mariposa Drive east of Parker Lane. He explained that residents and property owners are in agreement, and the zoning has been approved by the Council subject to the vacation of the street.

COMMISSION VOTE

Mr. Stoll moved and Mr. Snyder seconded the motion to approve the vacation of a portion of Mariposa Drive east of Parker Lane subject to staff recommendations.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-79-007 Zoning Ordinance
Consider setting a public hearing to amend
Chapter 45 of the Austin City Code (Zoning Ordinance)
related to:
a. prohibiting apartments in "A" Residence district
 by special permit;
b. Lot area requirements in "SR" Residence district;
c. Sound recording studios in "O" Office districts; and
d. Permitting health clinics and neighborhood centers in
 "A" Residence district by special permit.

Mr. Lillie discussed the proposed amendments to the Zoning Ordinance and stated that perhaps provisions for condominium language also should be included.

COMMISSION VOTE

Mr. Guerrero moved and Mr. Dixon seconded the motion to take up the four items for public hearing on July 10. Mrs. Shipman offered a friendly amendment for a determination of whether or not this would increase or decrease the zoning load as well as a fiscal note from the Planning Department regarding the implementation of these ordinance amendments.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Receive Data Supporting Designation
 of Central City Area as a Redevelopment
 District

Mr. Lillie stated this item will be placed on a worksession for consideration on June 19, 1979.

NO ACTION TAKEN.

R200 To consider a request by
 Mr. Alan Taniguchi regarding land
 use alternatives for Colony Park Subdivision

Mr. Alan Taniguchi showed slides and discussed some of the economic and land use factors and problems regarding the Colony Park Subdivision east of the city. He pointed out that it is becoming more and more difficult for low and moderate income persons to be able to buy housing. He requested any thoughts or assistance the Commission could offer.

NO ACTION TAKEN.

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-78-92 Autumn Woods
 Bliss Speller Road

Walt Darbyshire explained that everything is in order and recommended this be granted on a consent motion.

Approve provided the variances are acted upon as recommended, the staff recommends approval of the preliminary plan.

Variances:

1. Variance is requested on the length of Ninebark Court (formerly Summer's End Court) and street "A" cul-de-sacs. (Sec. 41-31)
Recommend: grant, due to topography
2. Variances are requested on Blocks A, B, C, and D. (Sec. 41-32)
Recommend: to grant, due to topography and low density.

Planning Commission--Austin, TX

June 12, 1979 12

C8-78-92 Autumn Wood (cont'd.)

3. Variance is on 1 inch to 100 foot scale. (Sec. 41-11)
Recommend: grant, due to large size.

Requirements

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

COMMISSION ACTION

On motion by Mr. Vier, seconded by Mr. Snyder, the Commission approved this preliminary plat subject to staff recommendations.

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

THE MOTION PASSED BY A VOTE OF 5-0-1.

C8-79-10 Barker Hills
Blake-Manor Road

Walt Darbyshire explained that everything is in order and recommended this be granted on a consent motion.

Providing the variances are acted upon as recommended, the staff recommends approval of this preliminary plan.

Variances:

1. Variance is requested on the length of Barker Hills Drive cul-de-sac. (Sec. 41-31)
Recommend: grant, due to topography and low density.
2. Variance is requested on the length of the proposed block. (Sec. 41-32)
Recommend: grant, due to topography and low density.
3. Variance is requested on scale of the preliminary and final plat. (Sec. 41-11, 41-13)
Recommend: grant, due to large lot size (5 acres or more).

Requirements:

This subdivision proposal meets all city-adopted requirements and county directives. Additional requirements must be fulfilled on the final plat.

C8-79-10 Barker Hills (cont'd.)

COMMISSION ACTION

On motion by Mr. Vier, seconded by Mr. Snyder, the Commission approved this preliminary plan in accordance with staff recommendations.

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

ABSENT: Danze, Dixon, Guerrero.

ABSTAINED: Jagger

THE MOTION PASSED BY A VOTE OF 5-0-1.

C8-79-21 Northwest Hills Lakeview Section
Dry Creek Drive and F.M. 2222

The staff report that was presented to the Planning Commission is presented as follows:

Providing the requested variances are acted upon as recommended, the staff recommends approval of this preliminary plan.

Variances:

1. Variance is requested on size of Block "O", proposed for a P.U.D. (Required 5.0 acres - 3.2 existing; P.U.D. Ordinance)
Recommend: grant, due to constraints on tract size by existing streets and adjoining property.
2. Variance to delete cul-de-sac extension on Twin Ledge Drive, and not vacate that portion of the street extension back to the existing cul-de-sac. (Sec. 41-31)
Recommend: grant, PARD requires access to the proposed park and a cul-de-sac approximately 150 feet from the streets end is available for traffic circulation.
3. Variances are required for Blocks C/D, G/H, J, K, and M/N. (Sec. 41-32)
Recommend: grant, due to topography and existing development along boundaries.
4. Variance is requested on length of cul-de-sac on Doone Valley Court (Block J). (Sec. 41-31)
Recommend: grant, due to topography.
5. Variances are required from sidewalk requirements (Sec. 41-42):
 - a. Request a 6 foot sidewalk only on the south side of Autumnleaf Hollow Drive, Dry Creek Drive, and the west side of Mountain Villa.
 - b. Delete sidewalk on north side of R.M. 2222.
 - c. Delete sidewalks on cul-de-sacs with four or less lots abutting the cul-de-sac.Recommend: grant, due to topography, limited pedestrian traffic, roadway development, and lot configuration, as applicable.

Planning Commission--Austin, TX

June 12, 1979 14

C8-79-21 Northwest Hills (cont'd.)

6. Variances are required on collector street grades (up to 15 percent) on Dry Creek Drive and on Autumnleaf Hollow Drive. (Street Design Standards)
Recommend: grant, due to topography, Lake Austin interim controls, and location of sustained grades. Applicant agrees to limit driveway access onto Dry Creek Drive (except Lots 27 through 29, Block B)
7. Variance to clear roadway widths adequate to construct embankments to accomodate sustained grades not to exceed 15 percent on collector streets and 20 percent on residential streets. (Sec. 41-35.3)
Recommend: DENY. This clearing request involves a cut and fill outside of the right-of-way on Dry Creek Drive, Autumnleaf Hollow Drive, Berryhill Way, and Mesa Drive; applicant must show hardship for a variance consideration. In addition, this problem can be addressed through alternative methods on the final plat.

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.

Charles Stahl, representing the Barrow Estate, requested the City, County, and State to decide on 2222 and Mesa. Jeryl Hart requested variance on sidewalks on short cul-de-sacs.

COMMISSION ACTION

Mr. Danze moved approval of the preliminary plat and that all variances be approved except those requesting sidewalks (Variance No. 5) but to delete on one side of the street until the final plat comes in, and to deny Variance No. 7 at this time, applicant to ask for variance at final state if the new Lake Austin Ordinance is adopted. Applicant withdrew Blocks "N" and "D" and Mesa Drive south of Autumnleaf Hollow to F.M. 2222 from this preliminary plan. This portion will be resubmitted at a later date.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C8-79-44 Windmill Bluff Estates
F.M. 620 near Mansfield Dam

Walt Darbyshire explained this is an urban subdivision rather than suburban. The staff would recommend approval provided the variances are granted, and recommend to grant Variance No. 1 on length of blocks and cul-de-sacs because of topography and urban density, recommends to deny sidewalks, but recommends to grant variance for curbs and gutters. The staff report presented to the Commission is presented as follows:

Provided the variances are acted upon as recommended, the staff recommends approval of this preliminary plan.

Variances:

1. Variances are requested on the length of blocks and cul-de-sacs.
(Sec. 41-31 and 32)
Recommend: grant, due to topography and low density.
2. Variance is requested to delete full urban standards for streets, sidewalks, storm sewers, curbs and gutters (under Sec. 41-35.3)
(Sec. 41-14(d))
Recommend: (1) deny streets and sidewalks; (2) grant curbs and gutters, storm sewers (provided adequate drainage is indicated in the plans), due to low density.

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.

Lee Shelberg, representing the owner of the tract, discussed the request for the sidewalk variance and stated he felt enforcement would be impractical in this subdivision. These are large lots and they are trying to keep down impervious cover in the Lake Austin Watershed.

COMMISSION VOTE

Mr. Jagger moved to approve staff recommendations and that the variances be granted. He felt that due to the topography and for other reasons it would be impractical to require sidewalks.

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

THE MOTION PASSED BY A VOTE OF 8-0.

Planning Commission--Austin, TX

June 12, 1979 16

C8-79-47 Sunrise Country
 Sundown Drive and Zyles Road

The staff report that was presented to the Planning Commission is presented as follows:

Synopsis: Approve

Providing the variances are acted upon as recommended, the staff recommends approval of this preliminary plan.

Variances:

1. Variances are requested to delete the cul-de-sacs at the ends of the following streets: west end of Morninghill Drive, west end of Sundown Drive, and east end of Zyles Road. (Sec. 41-31)
Recommend: grant, due to provision for future extension.
2. Variance is requested to exclude the balance of the tract. (Sec. 41-12)
Recommend: grant, the "schematic" portion shows sufficient lot and street layout design.
3. Variance is requested on the required scale for both preliminary and final plat. (Sec. 41-11, 41-13)
Recommend: grant, due to unusual length of the subdivision.
4. Variance is requested to delete sidewalks on residential collector and local streets. (Sec. 41-42)
Recommend: grant, due to low density (0.58 lots per acre) and suburban standards (outside of 2 mile ETJ)
5. Variances are requested on the block lengths of Zyles Road and Morninghill Drive. (Sec. 41-32)
Recommend: grant, due to low density and adequate circulation.
6. Variance is requested on the minimum centerline radius of 200 feet on Morningstar Circle. (Street Design Standards)
Recommend: grant, due to being a cul-de-sac street, limiting vehicular speed on its 400 foot length.

Requirements:

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

C8-79-47 Sunrise Country (cont'd.)

Tom Watts, representing applicant, expressed total agreement with staff recommendations. Jeffrey Ferguson, representing Lonnie Fiffer, asked the Planning Commission to require that the plat call for an easement tying into the property to the north. There was discussion of easement by prescription and the need for access to the tract to the north. Applicant indicated willingness to discuss the matter of a street with Mr. Ferguson.

COMMISSION ACTION

Mrs. Shipman moved to continue until placed back on the agenda by the Planning Department. Mr. Vier seconded the motion.

Mr. Danze offered a substitute motion to go ahead and act on this. He moved approval of the plat with the variances as shown. The substitute motion died for a lack of a second.

The Commission then voted on the original motion to continue until placed back on the agenda by the Planning Department.

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

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

The applicant and Mr. Ferguson later asked to reserve the right to come back later during the meeting if a compromise could be reached and the Commission so agreed.

The Commission was advised during the meeting that an agreement had been met and Mr. Jagger moved to reconsider Sunrise County Preliminary Plan. Mrs. Schechter seconded the motion. The vote to reconsider was unanimous.

Walt Darbyshire explained that both parties agreed to deeding a 60-foot strip between lots 6 and 7 and that the property owner to the north would include that land in the tract when he comes in with his subdivision of the tract. The staff agreed with that condition.

Mr. Jagger moved and Mrs. Schechter seconded the motion to approve the preliminary plat as recommended.

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

THE MOTION TO APPROVE THE PLAT PASSED BY A VOTE OF 9-0.

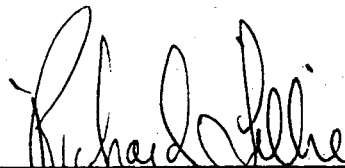
Planning Commission--Austin, TX

June 12, 1979 18

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

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

The meeting adjourned at 11 p.m.



Richard R. Lillie, Executive Secretary

TYPE: OLD SHORT FORM FINALS		PLANNING COMMISSION MEMORANDUM						DATE: June 12, 1979 PAGE: 2		
C8s	SUBDIVISION	FILED	CITY	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE	STATUS	RECOMMENDATIONS	ACTION
	LOCATION	REVIEW BY					PROPOSED LOTS			
160 428	J.G. Shelton Subdivision Cherry Lane		Recorded:			Replaced by Schrader Addition C8s-79-79 (see below)		Request Vacation of Subdivision	GRANT	
79 79	Schrader Addition Rockmoor Ave. & Cherry Lane		X		A	Residential	1.171 1	Consider 19a. Consider variance to delete plat setback rqt. GRANT	APPROVAL	
79 08	Timberline Office Pk. II Spyglass		X		D	Office	0.625 1	Consider 19a COMPLETE	APPROVAL	Mr. Jagger abstained
78 326	Kenneth E. Knight Resub of Lot 7 Beau site		Recorded:			Replaced by C.E.L. C8s-79-86 (see page 8, line 1)	K. Subd.	Request vacation of Subdivision	GRANT	DISAPPROVED Postponed to July 10, 1979
79 75	E.D. Bohls Subdivision Manor Rd. east of Randolph Rd.		Y		D	Industrial	1.52 1	Consider 19a COMPLETE	APPROVAL	
79 83	Far West Section Far West Blvd. & MoPac		X		GR	Commercial	8.092 3	Request name change to Northwest Hills Far West Section Recommend to Grant	APPROVAL	
78 72	J.T. Ltd. Resub. No. 4 E. Anderson Ln. @ Gessner Dr.		Recorded:			Replaced by J.T. Ltd. # 6 C8s-79-51 (see below)		Request partial vacation of Subdivision	GRANT	
79 51	J.T. Ltd. No. 6 E. Anderson La @ Gessner Dr.		X		GR	Commercial	2 2	Requires partial vacation of J.T. Ltd. Resub. No. 4 above COMPLETE	APPROVAL	
73 191	1st Resub of Schindler Cumming Gessner Dr.		Recorded:			Replaced by J.T. Ltd. No. 5 C8s-79-191 (see below) 78-304		Request partial vacation of Subdivision	GRANT	
78 304	J.T. Ltd. No. 5 Gessner Dr.		X		GR	Commercial	1.848 4	Requires partial vacation of 1st Resub. of Schindler Cunnins above. COMPLETE	APPROVAL	
79 48	R.L. M. Subdivision MoPac at Myridge Dr.		X		GR	Commercial	1.8 1	COMPLETE	APPROVAL	

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