

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- July 24, 1979

The regular meeting of the City Planning Commission was called to order at 5:50 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
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
Aliece Minassian, Planner
Charles Graves, Director of Engineering
Joe Lucas, Water and Wastewater
Ouida Glass, Senior Secretary

Absent

Sid Jagger

July 24, 1979

Mr. Lillie discussed the proposed eight-inch wastewater approach main to serve the McNeil Road Commercial Subdivision. The proposed approach main will be capable of serving 118 acres at an estimated cost to the City of approximately one-half of the total cost of \$32,450. The proposal is located in Area IV of the Comprehensive Plan on U.S. 183 in an area where previous service had been extended.

C12-79-013 Public Services--continued

COMMISSION VOTE

Mrs. Shipman moved and Mr. Danze seconded the motion to approve the wastewater approach main.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C7a-79-008 Annexation
Approximately 64.6 acres located immediately
west of South First Street and south of
Dittmar Road

Mr. Lillie pointed out this annexation request is located in Priority Area III and discussed the cost and revenues that would be derived. It is owner requested and the staff has added 8.50 acres adjacent to the tract on the northeast to make the area contiguous to the City. The total area under consideration consists of 73.10 acres.

COMMISSION VOTE

Mr. Vier moved and Mrs. Shipman seconded the motion to approve the annexation of 73.10 acres located immediately west of South First Street and south of Dittmar Road.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C7a-79-009 Annexation
Northridge Park Section One

Mr. Lillie discussed the area to be annexed, stating it was located in Priority Area III and is owner requested. He discussed the cost and revenue data relating to the operating and Capital budgets.

COMMISSION VOTE

Mr. Danze moved and Mrs. Schechter seconded the motion to annex 21.97 acres of Northridge Park Section One.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C20-79-008 Zoning Ordinance

To set a public hearing to consider condominiums in "A" Residence districts by special permit.

Mr. Lillie explained that some members of the Planning Commission had expressed an interest in extending zoning to cover condominiums. He discussed some options that were available and how they might be implemented. Mrs. Shipman expressed concern for duplex development. Mr. Danze felt there was a need to consider undivided ownership on a narrow lot with zero lot lines and used duplexes as an example. Mr. Guerrero felt perhaps this would be a good item for the consultant writing the zoning ordinance. Mr. Vier emphasized the need to do something in the interim and Mr. Stoll suggested to go ahead with the current procedure and to continue the research.

NO ACTION TAKEN.

C2a-79-006 Master Plan Change

To set a public hearing to consider amending the Master Plan to provide for a Planned Development Area for the Police Training Center.

Mr. Lillie suggested a hearing date of August 14 to consider amending the Master Plan to provide for a Planned Development Area for the police training center to be located near McKinney Falls Park.

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the motion to hold a public hearing on August 14 to consider amending the Master Plan to provide for a Planned Development Area for the Police Training Center.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

R200 To Consider Recommendation on New Fees

Mr. Lillie discussed this being the first year the Research and Budget Office, through the City Manager's office, has recommended a review of all fees in all ordinances. He discussed the proposed fee schedule for the Planning Department that is being submitted for consideration in the 1979-80 budget.

Mr. Vier felt the proposed fees to be very appropriate and moved approval with a transmittal letter from the Planning Commission showing their unanimous support. Reverend Dixon seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Subcommittee Reports

Lake Austin Subcommittee, chaired by Mr. Vier, discussed their progress and announced another meeting to be scheduled at 12:30 on Tuesday, July 31.

The Low Density Subcommittee, of which Mr. Snyder is chairman, discussed the need for another meeting which is scheduled at noon on August 9.

Mrs. Shipman discussed the new Zoning Ordinance and informed the Commissioners of a worksession to be held at 5:30 on Tuesday, July 31, with two firms being considered.

NO ACTION TAKEN.

Cl 79 Minutes

To approve the Planning Commission Minutes

June 12, 1979

June 26, 1979

July 2, 1979

July 3, 1979

On motion by Mrs. Schechter, Seconded by Mr. Guerrero the Commissioners approved the minutes as corrected.

C814s-78-001 1st Resub of Lots 18 and 19, Block E,
Cat Mountain Villas, Section 1

Mrs. Shipman moved and Mr. Danze seconded the motion that this be considered as an emergency item.

Walt Darbyshire explained the staff would recommend to grant the variance to correct the survey error. This is a situation of zero lot lines.

COMMISSION VOTE

Mrs. Shipman moved and Mr. Dixon seconded the motion to approve the correction instruments as recommended by the staff.

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

ABSENT: Jagger.

OUT OF THE ROOM: Vier.

THE MOTION PASSED BY A VOTE OF 7-0.

C8s-78-073 Train Subdivision
To consider request by Mr. Harmon Lisnow
regarding fiscal arrangements for water
service in the ETJ.

Mr. Lillie explained that Mr. Lisnow is out of the city and had requested postponement to August 14.

COMMISSION VOTE

On motion by Mr. Snyder, seconded by Mr. Stoll, the Commission postponed the request of Mr. Harmon Lisnow regarding fiscal arrangements for water service in the ETJ to August 14.

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

ABSENT: Jagger and Dixon.

OUT OF THE ROOM: Vier.

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-37 Shady Hollow, Section 2-A, Phase 1
Brodie Lane

A. Synopsis: Approve

The staff recommends approval of this preliminary plan with the variances as requested.

B. Variances:

1. A variance is requested on the acute street angle at the intersection of Capistrano and Brodie Lane. (Sec. 41-28)
Recommend: grant, due to alignment with existing street (Treadsoft Cove) and topography.
2. A variance is requested on the length of Block B. (Sec. 41-32)
Recommend: grant, due to topography and proximity to Slaughter Creek.
3. A variance is requested on sidewalks on all street except Brodie Lane and the north side of Capistrano. (Sec. 41-42)
Recommend: grant, in that the variance was granted by the Planning Commission in the review of the conceptual plan (December 19, 1979), also due to low density.

C. Requirements:

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

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 2-A, Phase 1, in accordance with staff recommendations.

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

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

C8-79-38 Shady Hollow, Section 3-A, Phase 1
Capistrano Trail

A. Synopsis: Approve

The staff recommends approval of this preliminary plan with the variances as requested.

B. Variances:

1. A variance is requested on this length of Block B. (Sec. 41-32)
Recommend: grant, due to topography and proximity to Slaughter Creek.
2. A variance is requested to delete the cul-de-sac on Reindeer Trail.
(Sec. 41-31)
Recommend: grant, in that only one lot depth exists on one side from an intersection and that future extension is provided.

C. Requirements:

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

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 3-A, Phase 1, in accordance with staff recommendations.

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

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

C8-79-39 Shady Hollow, Section 3-A, Phase 2
Reindeer Trail

A. Synopsis: Approve

The staff recommends approval of this preliminary plan with the variances requested.

B. Variances:

1. A variance requested on depicting contour lines no more than 100-feet apart. (Sec. 41-11d)
Recommend: grant, due to flatness of topography and use of current aerial survey with two-foot elevations.
2. A variance is requested to delete the cul-de-sacs on the east end of Big Coyote Trail, Stormy Ridge Road, and Reindeer Trail. (Sec. 41-31)
Recommend: grant, due to provision of future extension.

C8-79-39 Shady Hollow, Section 3-A, Phase 2 -- continuedC. Requirements:

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

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 3-A, Phase 2 in accordance with staff recommendations.

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

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

C8-79-42 Duval Villas
West Duval RoadA. Synopsis: Approve.

The staff recommends approval of the preliminary plan with the requested variances.

B. Variances:

1. A variance is requested on the length of Block A. (Sec. 41-32)
Recommend: grant, due to the location of the property in respect to the right-of-way line of the railroad and that adequate circulation is provided.
2. A variance is requested to delete the cul-de-sac at end of Duval Road. (Sec. 41-31)
Recommend: grant, in that all lots have access to another street and that provision for future extension is made.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat for Duval Villas in accordance with staff recommendations.

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

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

C8-79-48 Thoroughbred Ranchettes
F.M. 973 and Clinger Road

A. Synopsis: Approve.

This preliminary plan meets city-adopted and county requirements. However the lot layout does not meet the general concept of Section 41-34:

In general, the side lines of lots in subdivisions shall be approximately at right angles to straight street lines or radial to curved street lines. In general, an arrangement placing adjacent lots at right angles to each other shall be avoided.

B. Variance:

1. A variance is requested on the length of the block. (Sec. 41-32)
Recommend: grant, due to low density and adequate circulation.

C. Requirements:

Public access to the adjoining tract with the private sewer treatment plant must be granted and recorded prior to final plat approval. Additional requirements must be satisfied for final approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Thoroughbred Ranchettes in accordance with staff recommendations.

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

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

C8-79-55 Southwest Oaks II
Manchaca Road at Malvern Hill Drive

A. Synopsis: Approve.

The staff recommends approval of this preliminary plan with the requested variances.

B. Variances:

1. Variances are requested on the lengths of Blocks A, B, and F. (Sec. 41-32)
Recommend: grant, due to topography and provision for adequate circulation.

C8-79-55 Southwest Oaks II -- continued

2. A variance is requested to delete the cul-de-sac at the end of Aldea Drive.
(Sec. 41-31)
Recommend: grant, due to the limited number of lots served and the provision
for future extension.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Southwest Oaks II, in accordance with staff recommendations.

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

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

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

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

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

THE MOTION PASSED BY A VOTE OF 6-0.

The meeting adjourned at 7:30 p.m.


Richard Lillie, Executive Secretary

TYPE: FINAL SUBDIVISIONS (LONG FORMS)		PLANNING COMMISSION MEMORANDUM						DATE: July 24, 1979		PAGE: 7
C8	SUBDIVISION	FILED	CITY	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION
	LOCATION	REVIEW BY								
1. 78 52	Resub. Lot 2 Stone Subdivision Camp Craft Road				RECORDED: C8s-79-114	Replaced by Easy Street Sub., See Page 3, Line 1		Partial vacation requested. GRANT		
2. 77 93	Resub. of Western Hills, Lot 18-49 and Lot 66 Stage Coach Tr. & Wm. Cannon				RECORDED: C8-77-90 (below)	Replaced by Western Hills at Cherry Creek		Plat vacation requested. GRANT		
3. 77 90	Western Hills at Cherry Creek Stage Coach Tr. & Wm. Cannon		X		"A" & "I-AA"	Residential	52.5 161	Consider 28b APPROVAL	Sidewalks along Wm. Cannon paid by Wm. Cannon Approved 7-0	
4. 78 36	Gracywoods Section 4 Carshalton Drive		X		"I-AA"	Residential	34.411 118	COMPLETE APPROVAL	Deleted	
5. 78 47	Windcrest Subdivision							Request a six month extension GRANT		
6. 79 15	Lakeway Section 24-C Morning Cloud & Hurst Creek Blvd.			X		Residential	31.09 88	COMPLETE APPROVAL		
7. f79 41	Lamplight West Singletree Ave. & Broughton Way			X		Residential	9.45 40	COMPLETE APPROVAL		
8. f79 64	Windmill Bluff Estates Cooper's Crossing Rd. & Cloudy Ridge			X		Residential	125.86 48	Consider 23a, 24a COMPLETE APPROVAL		
9. 78 97	The Hills of Lost Creek Sec. 7 Lost Creek Blvd.				RECORDED: C8-78-97 (below)	Replaced by The Hills of Lost Creek Sec. 7-A, C8-78-97 (below)		Vacation of plat requested GRANT		
10. 78 97	The Hills of Lost Creek Sec. 7-A Lost Creek Blvd.			X		Residential	18.82 39	COMPLETE APPROVAL		
11. 71 124	Chevy Chase South, Sec. 1 Wickersham Lane				RECORDED: Phase 2, C8s-79-19 See page 3, line 7	Replaced by Chevy Chase South, See page 3, line 7		Partial vacation requested GRANT		

[illegible]

