

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- August 14, 1979

The regular meeting of the City Planning Commission was called to order at 5:45 p.m. in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Sid Jagger
Bernard Snyder
Bill Stoll
Jim Vier

Absent

Mary Ethel Schechter
Sally Shipman

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
John Cykoski, Planner
Craig Bell, Planner
Sheila Finneran, Legal Department
Charles Graves, Director of Engineering
Curtis Johnson, Director Water and Wastewater
Joe Lucas, Water and Wastewater
Chief Frank Dyson, Police Department
Maureen McReynolds, Director of OERM
Ouida Glass, Senior Secretary

John Meinrath, attorney for applicant, stated they were prepared to comply with all requirements of the 183 study but did not agree with the recommended "GR" zoning. This is within 500 feet of a planned major intersection, the

C14-79-083 Bill Milburn, Inc.--continued

extension of MoPac and 1325 and felt it appropriate for commercial zoning. He stated it is consistent with the proposed property uses in the area and pointed out there is no objection to the requested "C" zoning. Mr. Snyder asked and Mr. Meinrath explained the proposed use is for a commercial building on the rear of the tract which is designed to meet all requirements for a branch bank.

COMMISSION VOTE

Mr. Stoll moved and Reverend Dixon seconded the motion to tie the request to the recommendations of the 183 study and the site plan as offered by the applicant and to grant "C" Commercial, 1st H&A.

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

ABSTAINED: Danze and Jagger.

ABSENT: Schechter and Shipman.

THE MOTION PASSED BY A VOTE OF 5-0-2.

C14-79-126 AP 803 LTD.: Interim AA, 1st H&A to GR, 1st H&A
(by Gary F. Brown)
13900-13902 Research Blvd.
also bounded by F.M. 620
(Postponed from August 7, 1979)

Mr. Lillie explained this case had been postponed and the applicant now has submitted a site plan. He pointed out the majority of the tract is outside the City limits.

PERSONS APPEARING

Gary Brown, applicant

COMMISSION ACTION

Gary Brown discussed the site plan and stated it is a leasing tool upon a contingent sale. Mr. Vier stated this does not meet the requirements of the 183 study. Mr. Jagger suggested to grant the zoning with the site plan approval. Applicant requested approval of the GR zoning with the restriction that no construction will be begun until approval of a site plan in compliance with the 183 recommendations.

COMMISSION VOTE

Mr. Snyder moved to accept applicant's restriction, to grant "GR" General Retail, 1st H&A as recommended by staff with the site plan to be developed with the restrictive covenant in accordance with the 183 study. Mr. Vier seconded the motion.

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

ABSENT: Schechter and Shipman.

THE MOTION PASSED BY A VOTE OF 7-0.

Gary Brown, applicant, requested the zoning be changed on Lots 6 and 7, the interior lots, to "O" Office and stated he would not use the front 75 feet. He had met with the neighborhood association and amended his request on Lot 8 to LR. He discussed his offer to place a bus stop and permanent shelter for the school children, to limit the lighting, no curb cuts on Caldwell, additional buffering, and a privacy fence. He stated he would like to put in an Arby's and had tried to accommodate the wishes of both the neighborhood and of the City. Joe Coffey, representing the homeowners association of Acres West, stated they had no opposition to "O" for Lots 6 and 7, the internal lots. The problem is with lot 8, the corner lot. He pointed out this lot is at the intersection of Caldwell and U.S. 183. Caldwell does not have a median break, and is a dead end street into the subdivision in the other direction. He discussed the noise and traffic along 183 and stated they are not opposed to commercial, but are opposed to a food establishment due to the noise, litter, light, and hours of operation. He emphasized that four of six deaths on 183 had been in this immediate area and that this is where the school children mount the buses. These lots are restricted as a part of the original subdivision against non-nuisance uses. He stated Mr. McGee is a very good neighbor and it is unfortunate to have a conflict over the fast food establishment. He requested the "O" zoning be granted in accordance with the recommendations of the 183 study, also requested a right-turn lane and a privacy fence. Tom Williams agreed with the statements made by Mr. Coffey. He stated he realized the value of the lots and has no quarrel with Mr. McGee. This does not satisfy the neighborhood concerns for safety and violates the 183 recommendations regarding openings on 183. He stated this is not a major intersection and urged to continue upholding the recommendations of the 183 study. Bleeker Morse, a resident of the area, stated this would be a hazard to the children, to the bus, and also to Arbys. He emphasized this is not a healthy atmosphere for the children. Speaking in rebuttal, Mr. Brown stated "LR" is needed for this usage, that the application has been so amended, and he requested approval of the requested zoning. Mr. Jagger pointed out that a fast food restaurant is probably the most obnoxious a neighborhood can have; that it is unfortunate a restaurant can be in LR. He felt it should be denied and pointed out that they have not assured compliance with all the recommendations of the 183 study.

C14-79-127 B.L. McGee, Inc.--continued

COMMISSION VOTE

Mr. Jagger moved to deny "LR", as amended, but to grant "O" on Lots 6, 7, and 8 subject to the requirements of the 183 study. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14-73-210 Charles E. Arnold and Adolph Reinhardt
 1218-1220 East Live Oak Street
 Removal of Restrictive Covenant

C14-79-154 James K. Pernal: B, 1st H&A to O, 1st H&A
 (by Forest D. Cook)
 1218-1220 East Live Oak Street

Mr. Lillie explained applicant had requested postponement to September 4 to meet with the South River City Citizens in an attempt to reach an agreement.

COMMISSION VOTE

Mr. Stoll moved and Mr. Vier seconded the motion to continue the items to September 4, 1979.

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

THE MOTION PASSED BY A VOTE OF 6-0.

PENDING ZONING CASES

Mr. Lillie explained that the pending zoning cases could be considered on a consent motion. Applicants have not completed requirements.

C14-79-033 Lovida Jurecka
 (by William L. Swail)
 2003 Montclair Street

From: A, 1st H&A
To: O, 1st H&A
To: EXTEND

PENDING ZONING CASES--continued

C14-78-047 Ivy Dean Hunt
12012 North I.H. 35
also bounded by Wren Avenue
and Pollyana Avenue

From: A, 1st H&A
To: C, 1st H&A
TO EXTEND

C14-78-053 Texas Commerce Bank, et al
(by Jay C. Tapp)
2018-2218 E. Ben White Blvd.
3500-3700 Woodward Street
3400-3600 Parker Lane

From: Interim A, 1st H&A
To: C and BB, 1st H&A
(as amended)
TO EXTEND

C14-78-082 Victor V. Velicka
(by Jan Velicka)
1105 South Meadows Drive

From: Interim AA, 1st H&A
To: A, 1st H&A
PULLED FROM AGENDA

C14-78-095 Texas Commerce Bank, et al
(by Jay C. Tapp)
Parker Lane, East St. Elmo
Road, IH-35, Woodward Street,
and San Marino Drive

From: Interim A, 1st H&A
To: C and BB, 1st H&A
(as amended)
PULLED FROM AGENDA

C14-78-100 Naomi Simer Welch
(by Elizabeth Swenson)
1710 Fort View Road

From: Interim A, 1st H&A
To: O, 1st H&A
TO EXTEND

C14-78-117 Central Texas Service Corp.
(by Phil Mockford)
8206-8008, 8006-7628 and
7624-7616 Brodie Lane,
3509-3501 and 3500-3510
Eskew Drive

From: Interim A, 1st H&A
To: LR, 1st H&A (Tr. 1);
BB, 1st H&A (Tr. 2)
except for 150 x 150'
square of LR, 1st H&A on
southeast fronting Brodie
Lane and remainder of
(Tr. 2) BB, 1st H&A and
(Tr. 3) BB, 1st H&A as
amended
PULLED FROM AGENDA

C14-78-133 Debora A. Threadgill
(by Don McElwreath)
4314-4404 Nixon Lane

From: Interim AA, 1st H&A
To: D, 2nd H&A
TO EXTEND

C14-78-136 Allen R. Rundell
(by W.T. Carson)
3913-3953 Steck Avenue
8101-8133 Kerith Dale

From: Interim A, 1st H&A
To: O, 1st H&A
TO EXTEND

PENDING ZONING CASES--continued

COMMISSION ACTION

Mr. Stoll moved and Mr. Danze seconded the motion to approve staff recommendations on the consent items.

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

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

C14-79-002 Hyde Park Baptist Church
3901-3925 Speedway
3900-3912 Avenue F
3900-3912 Speedway
Review of Site Plan for Parking Garage

Mr. Lillie explained the zoning on this item was granted subject to approval of the site plan by the Planning Commission. The site plan has been distributed to other City Departments as well as to the Hyde Park Neighborhood Association.

PERSONS APPEARING

Jerry Riddle, Manager of Bovay Engineers
Kim Williams
Jack Evans, Hyde Park Neighborhood Association

COMMISSION ACTION

Jerry Riddle, Manager of Bovay Engineers, show a rendering of the building with the landscaping to be used. He explained the proposed plans and discussed the height of the structure as well as the materials being considered to be used, stating that a final decision has not been made. The sidewalks will be reduced to seven feet as requested by the neighborhood association. There will be no traffic exiting on Speedway. They are now working with the neighborhood in an attempt to soften the impact of the side of the building on Avenue D.

Jack Evans, speaking in behalf of the neighborhood association, hoped this would satisfy the need of the church for parking and the neighborhood not lose any more houses to expansion. They supported the concept of the parking garage. He discussed pedestrians crossing Speedway, request the Commission to instruct Urban Transportation to pay special consideration to the problems of expediting a safe crossing, and requested a controlled intersection at 40th and Speedway. He also requested the final design, especially concerning landscaping and the uppermost horizontal member be brought back to the Planning Commission again for consideration after plans have been finalized. Kim Williams referred to the letter from Jack Evans and stated their final recommendation is support of the basic form as proposed. She also requested the site plan again be brought

C14-79-002 Hyde Park Baptist Church--continued

back for consideration, especially for the surface treatments and landscaping on the west side. She stated the sidewalk on Speedway should be reduced to seven feet. There was concern for the height but felt some modification could be done to minimize that impact. It was requested that this site plan be adhered to and used as a legal document to see that these things are carried out. Mr. Riddle stated he would like to proceed and not come back to the Commission again. He discussed working with the City on the pedestrian crossings and also some of the options to soften the height impact and the landscaping that could be used. He assured the Commission he would work these things out with the neighborhood if the Commission would allow them to proceed.

COMMISSION ACTION

Mr. Vier moved and Mr. Danze seconded the motion to approve the site plan, including the landscaping. Mr. Guerrero offered a friendly amendment that applicant work with the neighborhood regarding their concerns but the site plan not be brought back to the Planning Commission.

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

THE MOTION PASSED BY A VOTE OF 7-0.

SPECIAL PERMITS

C14p-79-023 Embrey Investments, Inc.: A 250-Unit Apartment Project Called
I.H. 35 Access Road "THE KNOLL APARTMENTS"
East of Parker Lane

Evelyn Butler explained modifications have been made and the special permit and the subdivision now are in agreement. The staff would recommend approval of the special permit and of the subdivision.

COMMISSION VOTE

Mr. Jagger moved and Reverend Dixon seconded the motion to approve the emergency item for the special permit.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-79-031 Williams Builders: The Ridge Crest Apartments
Consider setting a public hearing to reconsider
Special Permit C14p-79-031, the Ridge Crest
Apartments at North Hills Drive and East Hills
Drive.

Mr. Lillie explained Mr. Bill Carlisle had requested another hearing
be held on September 4.

COMMISSION VOTE

Mr. Jagger moved to reconsider and to set another public hearing on
September 4 regarding Sepcial Permit C14p-79-031. Mr. Stoll seconded
the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C12-79-014 Public Services
Wastewater approach main to serve
The Highlands at Oak Forest.

Mr. Lillie explained this is a request for approximately 950 feet of
eight-inch wastewater approach main to serve The Highlands of Oak Forest,
which is presently outside the City limits. The estimated cost of this
approach main is \$33,700 and the cost to the City would be approximately
\$16,850 provided the subdivision is annexed into the city limits within
one year.

COMMISSION VOTE

Mr. Dixon moved and Mr. Stoll seconded the motion to approve the wastewater
approach main to serve The Highlands of Oak Forest.

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

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

C2a-79-006

Master Plan Change

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

Mr. Lillie discussed the request by the Police Department for a change of land use designation on approximately 23.91 acres of land out of the Martinshaw Subdivision in Travis County. The Police Department is requesting the land be designated for a Planned Development Area in order to develop a police training center.

COMMISSION VOTE

On motion by Mr. Danze, seconded by Mr. Stoll, the Commission approved the Planned Development Area for the Police Training Center approximately one-quarter mile south of Burleson Road, southeast of Austin along Shaw Lane and north of Onion Creek.

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

ABSENT: Schechter and Shipman.

OUT OF THE ROOM: Jagger.

THE MOTION PASSED BY A VOTE OF 6-0.

Planning Commission--Austin, TX

August 14, 1979

C3-79-002 Waterway Development Permit
Appeal of Waterway Development Permit
No. 78-06-3461, Upper Walnut Creek
Wastewater Interceptor, Phase I

Mr. Lillie explained this is an appeal to a waterway development permit issued by the Engineering Department. Mr. Charles Graves, Director of the Engineering Department, discussed the appeal by Mr. & Mrs. J.C. Bostic concerning the Upper Walnut Creek Wastewater Interceptor and responded to the points on which the appeal was based and explained that if met, will lead to the issuance of a permit. He discussed items (a) through (f) of the ordinance, pointing out that four are technical items, the adequacy of which has been attested to by the engineer and his staff, by the Water and Wastewater Department and staff, as well as by the Engineering Department, and discussed measures taken to meet all requirements. He stated the last item is the only one that is not technical. It is more philosophical and probably the most controversial one with which we deal. He discussed the proposed development to preserve the natural and traditional character of the land and waterway to the greatest extent feasible. He discussed feasibility and how it could be interpreted. This has been reviewed from an engineering standpoint and also with the Office of Environmental Resource Management. The consultant has met all requirements and recommendations of both departments.

PERSONS APPEARING IN FAVOR

Elaine Bostic, 824 Walnut Creek Drive
Scott M. Smith, 11649 River Oaks Trail
Linda Frith, Northeast Walnut Creek Homeowners Association
Larry Grosse, 11607 February
Dean Montgomery, 11647 River Oaks Trail
Ron Windham, 11608 January
Mary Hausmann, Walnut Creek Neighborhood Assn.
Jane Montgomery, 11647 River Oaks Trail
Robert Frith, 11639 River Oaks Trail
Thomas Alan Hoerstman, 11603 February
Dianne DeBois, 3020 Windsor Road

COMMISSION ACTION

There was discussion of the trees, where they are, what they are, and which ones will have to be removed in order to accomplish the construction, as well as measures to replace trees if some are removed through error. Most of the activity would be in the creek bed, would avoid most of the trees, and would be easier to restore. Mr. Danze asked and Mr. Graves discussed requirements to restore to original condition, the grade, elevation and things of that nature. Mr. Graves was of the opinion that it would look better when completed than it does now. He felt that should there be a depreciation in the quality of the creek, it would be to the advantage of the City to spend more money to improve the bottom if need be than it would to try to locate the line elsewhere. He emphasized this is the easiest place to restore. Mr. Stoll asked Mr. Curtis Johnson, Director of Water and Wastewater, if he had checked into alternate

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CS-79-002 Waterway Development Permit (cont'd.)

routing. Mr. Johnson discussed work having been done on alternate routings and the decision to place the line at the requested location. He explained in detail what happens to the project after the Planning Commission meeting and the procedure followed in the designing of a line. Alternate routes were considered and this was found to be the most economic and efficient.

Linda Frith, representing the Northeast Walnut Creek Homeowners Association, requested letter from County Engineer to Miguel Guerrero, letter to members of the Planning Commission from the Travis Audubon Society, and a report from the Citizens' Board of Natural Resources and Environmental Quality which are on file in the offices of the Planning Department of the City of Austin, be made a part of the record. She discussed the greenery and wildlife and felt this project threatens the creek and its natural beauty, and objected to its being placed in the creek bed. She stated naturalists are of the opinion the creek is very special. Flora and fauna have been discovered which surprise even the environmentalists. They are interested in the protection of the creek and are requesting time, possibly alternate locations for the line. They are not opposed to the construction of the line but do object to construction in the creek bed itself. Scott Smith presented a slide show of the natural beauty of the creek. Elaine Bostic discussed the points on which their appeal was based and stated why they were in opposition. They were not opposed to growth or the concept of the wastewater line, but did not want it in the creek bed, or assurance that the natural beauty would not be destroyed. Larry Gross discussed an alternate route and what he felt would be a savings. There was discussion of City services if the area is annexed. Dean Montgomery summarized the points previously made, stated this is a natural creek with beauty and urged it be protected. He requested a detailed study of the alternatives and that the City work with the neighborhood.

Mary Hausmann stated she was not opposed to growth, not opposed to the interceptor, but was opposed to placing the line the creek bed. She requested the creek be preserved before it is too late. Diane DeBois discussed environmental concerns and questioned the alignment and the timing of Phase One. The land area is undeveloped and the land to the west is highly developed. She questioned placement of the line in the creek bed when there is undeveloped land available. She requested the permit be denied and an environmental study requested, felt there are other alternatives that have not been looked into.

Curtis Johnson discussed extension of City services, who could and who could not tie on. The project as proposed has been approved by the City Council and is totally funded. It is divided into several phases and each phase is intended to have work going on concurrently. It probably would be four to seven years before relief would be required by installation of the downstream portion of the line. Mr. Vier asked if this could be done outside the creek. Mr. Johnson discussed why it was felt best to use the creek bed, stating the line as proposed will probably be \$130 to \$140 per foot and tunneled cost would be \$400 plus per foot. There also was discussion of the consequences to the City if the line were not installed. Charles Graves pointed out that all of us need to keep in mind that one of the problems building sewer lines in creeks and building streets in the developed areas is that we are getting there a little too late. It is impossible to move things of this cost out there before there is someone to be served. Nature changes the creeks and nature also has a lot of healing processes. He urged to take a very close look at the lines that have been placed in the last ten years and pointed out that a substantial amount of the taxpayer dollar is

C3-79-002 Waterway Development Permit (cont'd.)

spent for restoring those creek beds. He discussed a change in public attitude and what the public wants. Problems might be greater out of the creek than in the creek. There was discussion of an alternate route and of the City departments working with the neighborhood. Mr. Danze felt the City should be no different from any other developer and would ask them to clear up some of the problems and concerns of the neighborhood. Mr. Jagger felt this could be handled as a request rather than to postpone the issue. He did not feel the waterway development permit is the proper way to protect the creek.

COMMISSION ACTION

Mr. Vier moved to deny the appeal and to instruct the staff to prepare whatever is appropriate that the citizens are concerned with and that these can be responded to before this reaches the City Council. Do not delay the project. Rev. Dixon seconded the motion.

Mr. Guerrero disagreed in letting this go on without settling it at the Planning Commission and suggested it be postponed for 30 days, look at alternate routes, and work with the neighborhood.

Mr. Stoll offered a substitute motion to postpone for 30 days, to direct the staff to work with the neighborhood organization as well as developer, Planning Commission to review alternative routes and cost thereof versus the one proposed. Mr. Snyder seconded the substitute motion.

The vote to consider the substitute motion passed.

Mr. Vier asked Curtis Johnson what 30 days would do. Mr. Johnson replied he really did not know. They were ready to start immediately. Mr. Guerrero stated they are still learning from Shoal Creek and maybe heed should be taken here.

AYE: Danze, Dixon, Guerrero, Jagger, Snyder, Stoll, Vier.

ABSENT: Schechter, Shipman.

THE MOTION PASSED BY A VOTE OF 7-0.

Mr. Lillie stated the following items could be considered on a consent motion:

- C10v-79-011 Street Vacation
Vacation of a portion of Spicewood
Springs Road west of Hillrise Drive.
- C11-79-004 Transit and Transportation
Determination of number of parking
spaces for a proposed fire maintenance
facility at 2100 East 51st Street.
- C11-79-005 Transit and Transportation
Determination of number of parking
spaces for a proposed auto repair
establishment at northwest corner
of East 49th Street.
- C7a-79-003 Annexation
Annexation of Walnut Crossing
Section 5.
- C7a-79-012 Annexation
Annexation of Hunters Oaks Subdivision
and Highlands at Oak Forest Subdivision.

COMMISSION ACTION

Mr. Snyder moved and Mr. Dixon seconded the motion to approve the above items on a consent motion in accordance with staff recommendations.

AYE: Dixon, Guerrero, Jagger, Snyder, and Vier.

ABSENT: Danze, Schechter, Shipman, and Stoll.

(The record will show that Mr. Vier abstained on C7a-79-012).

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

~~C20-79-009~~⁰¹⁸ Subdivision Ordinance
Consider setting a public hearing to amend
Chapter 41 of the Austin City Code,
Subdivision Regulations, regarding low
density standards for streets and drainage.

Mr. Lillie suggested a public hearing date of September 11.

COMMISSION VOTE

Mr. Guerrero moved and Reverend Dixon seconded the motion to hold a public hearing on September 11 to consider amendment to Chapter 41 of the Austin City Code, Subdivision Regulations, regarding low density standards for streets and drainage.

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

ABSENT: Jagger, Schechter, and Shipman.

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Lake Austin Annual Report
Report from Subcommittee proposing amendments
to the Lake Austin Interim Ordinance.

Mr. Vier discussed the report of the subcommittee and stated they had attempted to do what the City Council had requested. They had met with a subcommittee of the Environmental Board and he discussed what had been accomplished. He explained the subcommittees are not in total agreement, but had combined language in Chapters 29 and 41. He suggested the Planning Commission adopt the proposed changes and that the Council hold a public hearing.

COMMISSION ACTION

Mr. Vier moved and Reverend Dixon seconded the motion to send the recommendation of the Subcommittee to the City Council.

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

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

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-79-14 McNeil Road Commercial
McNeil Road

A. Synopsis: Approve.

The staff recommends approval of this preliminary plan. On March 13, 1979, the Planning Commission approved Lot 8 of this overall plan, the remainder to be considered after the City Council approved an approach main. Council approved that main on August 2, 1979

B. Variances:

1. Variance is requested to delete the sidewalk on the western side of Billings Boulevard. The applicant proposes that one 6-foot sidewalk be located on the east side of Billings Boulevard. The Planning Commission granted the deletion of the western sidewalk for Lot 8 on June 26, 1979. (Sec. 41-42)
Recommend: grant; in that one sidewalk on the eastern side will adequately provide pedestrian circulation in this commercial-use subdivision.

C. Requirements:

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

C8-79-14 McNeil Road Commercial--continued

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of McNeil Road Commercial Subdivision in accordance with staff recommendations and granted the variances as requested.

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

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

C8-79-30 Windsor Hills North
 Yager LaneA. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variances are required on the lengths of blocks A, C, D, F, G, H, J, P, and R. (Sec. 41-32)
 Recommend: grant; due to topography, adequate traffic circulation is provided.

C. Requirements:

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

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of Windsor Hills North in accordance with staff recommendations and granted the variances as requested.

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

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

C8-79-40 Post Oak
 Lockwood Road

A. Synopsis: Approve

The Staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is requested for the requirements of the original tract owners to join in the subdivision.
Recommend: Grant; the adjoining owners, holding no ownership rights in the subject subdivision, do not intend to include their land in this subdivision.
2. Variance is requested on the length of all cul-de-sacs. (Sec. 41-31)
Recommend: Grant; due to large lots and that provisions for future extension into adjoining property have been made.
3. Variance is requested on the length of Blocks A, B, and C. (Sec. 41-32)
Recommend: Grant; due to low density and provision for adequate traffic circulation.

C. Requirements:

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

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of Post Oak in accordance with staff recommendations, granting the variances as requested.

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

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

C8-79-56 Faith Place
 Sir Gawain Drive

A. Synopsis: Approve.

The staff recommends approval of this preliminary plan.

B. Variances:

1. A variance is requested on the configuration of the cul-de-sac on Sir Gawain Drive (Sec. 41-31)
Recommend: grant; a circular configuration would significantly reduce the building site area for the intended use. Adequate space for turn-around maneuvers will be provided in the parking areas immediately adjacent to the cul-de-sac.

C8-79-56 Faith Place--continued

2. A variance is requested to delete the sidewalk around the cul-de-sac. (Sec. 41-42)
Recommend: grant; a sidewalk around the cul-de-sac would serve only limited use to pedestrians.

C. Requirements:

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

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of Faith Place in accordance with staff recommendations granted the requested variances.

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

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

C8-79-58 Southwest Oaks, Sec. 4
Manchaca Road south of Malvern Hill Drive.A. Synopsis: Approve.

The staff recommends approval of this preliminary plan.

B. Variances: NoneC. Requirements:

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

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of Southwest Oaks Section Four in accordance with staff recommendations.

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

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

C8-79-60 Shiloh Phase 4, Section 2
 Davis Lane

A. Synopsis: Approve

The staff recommends approval of the preliminary plan.

B. Variances: None

C. Requirements:

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

COMMISSION ACTION

On a consent motion by Reverend Dixon, seconded by Mr. Stoll, the Commission approved the preliminary plat of Shiloh, Phase IV, Section 2 in accordance with staff recommendations.

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

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

C8-79-61 The Knoll Subdivision
 I.H. 35 and Parker Lane

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is requested on the lenght of the cul-de-sac on San Marino. (Sec. 41-31)
Recommend: Grant; due to existing development and accessibility to all lots.
2. Variance is requested on the length of the block. (Sec. 41-32)
Recommend: Grant; adequate traffic circulation exists.
3. Variance is requested to delete the sidewalks on the subdivision side of IH-35. (Sec. 41-42).
Recommend: Grant; due to the heavy traffic on the route and absence of existing sidewalks.

C. Requirements:

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

C8-79-61 The Knoll Subdivision--continued

COMMISSION ACTION

Mr. Jagger moved and Reverend Dixon seconded the motion to approve The Knoll Subdivision in accordance with staff recommendations and to grant the variances as requested.

AYE: Danze, Dixon, Guerrero, Jagger, Snyder, and Vier.

ABSENT: Schechter and Shipman.

OUT OF THE ROOM: Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

C8s-65-116 Plat Vacation
Dorothy C. Davol Subdivision

Mr. Guerrero moved and Reverend Dixon seconded the motion to consider this as a emergency item and to approve the plat vacation of the Dorothy C. Davol Subdivision.

AYE: Danze, Dixon, Guerrero, Jagger, Snyder, and Vier.

ABSENT: Schechter and Shipman.

OUT OF THE ROOM: Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

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

Walt Darbyshire discussed the request of Mr. Lisnow to delete the fiscal for the water line in front of his subdivision and stated this will require proof of hardship if granted.

Mr. Harmon Lisnow explained he is a homeowner trying to build a house and this would be added cost. He discussed the problems encountered attempting to build the house and discussed the alternatives for City service. Sheila Finneran of the Legal Department told the Commissioners she did not feel the Planning Commission had the authority to excuse Mr. Lisnow from this variance. The plat has been approved and recorded. John Cykoski of the Planning staff discussed the background of the approach main and the letter of credit that has been posted. Sheila Finneran than suggested that perhaps the Planning Commission request the Legal Department to see what could be done. After much discussion and considerable motions, the Commission then, on motion by Mr. Snyder, seconded by Mr. Dixon, moved to accept the recommendation of the Legal Department and to recommend that Mr. Lisnow be excused from the letter of credit if that is possible without an ordinance amendment and that the Legal Department be instructed to bring the ordinance amendment back to the Planning Commission within 30 days or sooner.

C8s-78-073 Trian Subdivision--Continued

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

THE MOTION PASSED BY A VOTE OF 6-0.

R105-79 Subdivision Memorandum

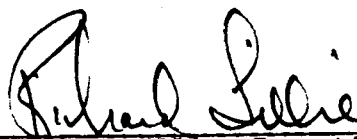
Short Form and Final Subdivisions as listed
on the Subdivision Memorandum. Action taken
at the meeting.

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

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

THE MOTION PASSED BY A VOTE OF 7-0.

The meeting adjourned at 11:25 p.m.



Richard R. Lillie, Executive Secretary

August
~~September~~ 14, 1979

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TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM						DATE: August 14, 1979 PAGE: 1	
	SUBDIVISION				PROPOSED	ACREAGE	VARIANCES		
	LOCATION LONG FORMS	CITY	ZON- ING	ETJ	LAND USE	LOTS	STATUS	RECOMMENDATIONS	ACTION
1.	f79 65					1.37			
	Faith Place Section 1								
	Sir Gawain Drive	X	I-AA			1	COMPLETE	APPROVAL	
2.	f79 67					351.21	Curbs - GRANT		
	Rob Roy, Phase 2						Street widths, E. T. Systems - DENY		granted variances on
	Loop 360, St. Stephens School Rd.			X	Residential	152	COMPLETE	APPROVAL	street widths and curbs and gutters as requested 5-0-1. Approved ET
3.	f79 68					92.71			systems. 6-0.
	Barker Hills								
	Blake-Manor Road			X	Residential	9	COMPLETE	APPROVAL	
4.	f79 69					16.603			
	Knoll Subdivision		A O BB						
	IH 35 and Parker Lane	X				2	COMPLETE	APPROVAL	
5.	78 137					31.258			
	Shiloh Phase IV, Sec. 1								
	Cameron Loop	X	I-A			106	COMPLETE	APPROVAL	
6.	f79 71					159.453			
	Great Hills Section X								
	Rain Creek Parkway			X	Residential	259	COMPLETE	APPROVAL	
7.	66 08							Plat correction instrument: lot line.	
	Palomino Park Section 3							APPROVAL	
8.	79 57							Request sixty day extension	
	Woodhue Heights							GRANT	
	Wm. Cannon & Woodhue Drive								
	SHORT FORMS								
	C8s								
9.	77 105					4.55	Signatures; Fiscal - Sewer, water not available: GRANT		
	Peter's and Joyce's Addition						COMPLETE	APPROVAL	
	Thaxton Road			X	Residential	1			
10.	79 06					4.37			
	Buckingham Estates Section 2								
	S. 1st St. & Thelma Drive	X	I-AA			16	COMPLETE	APPROVAL	WITHDRAWN - NO ACTION

TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM					DATE: August 14, 1979 PAGE: 2		
	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES	RECOMMENDATIONS	ACTION
C8	LOCATION					LOTS	STATUS		
	SHORT FORMS								
C8s									
1a	74 4th Resub. of H. S. R. Section 2								
	255 Mesa Dr. & Spicewood Springs Rd.						Request Vacation	APPROVAL	
						4.00			
1b	77 Spicewood Office Park								
	257 Spicewood Spgs. Rd. & Mesa Drive	X	LR			8	COMPLETE	APPROVAL	
2.	78 Gerritt Hills Tracts					3.38	Signatures; Fiscal - Sewer not available;		
	60 Pond Spgs. Rd., S. of Anderson Mill			X	Commercial	3	GRANT INCOMPLETE	DISAPPROVAL	
3a	C8 Laguna Loma						Partial Vacation		
	77							APPROVAL	
	72								
	C8s Laguna Loma Section 2					1.619			
3b	79 Lakeshore Dr. & Laguna Loma	X	IA			3	COMPLETE	APPROVAL	
	128								
4.	79 Kilgore Subdivision					0.436	Signature; Fiscal - Sewer not available;		
	127 IH 35 & Applegate Drive			X	Commercial	1	GRANT COMPLETE	APPROVAL	
						16.00			
5.	76 Ememencia Rodriguez Addition								
	191 McAngus Rd. & Bain Road			X	Residential	3	INCOMPLETE	DISAPPROVAL	
6.	79 Windmill Center North				General	22.18	Applicant request to transfer to next person		
	110 Hwy. 183 and FM 620	X	I-AA	X	Retail in E. T. J.	2	INCOMPLETE	DISAPPROVAL	buying property. Denied 5-0-1 Danze abstaining; Vier out of room
7a	76 Kooock Addition						Partial vacation of subdivision.		
	218 Bee Caves Road							DISAPPROVAL	
7b	79 Kooock Addition Phase 2					6.72			
	90 Bee Caves Road			X	Residential	3	INCOMPLETE	DISAPPROVAL	

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