

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- September 11, 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
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Rick Vaughn, Planner
Wayne Golden, Planner
Marie Gaines, Planner
Sheila Finneran, Legal Department
Curtis Johnson, Director of Water and Wastewater
Joe Lucas, Water and Wastewater
Charles Graves, Director of Engineering
Jim Conner, Engineering
Richard Ridings, Public Works
John German, Director of Public Works
Maureen McReynolds, Director of OERM
Juan Valera-Lema, OERM
Ouida Glass, Senior Secretary

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ZONING

C14-79-174 The Crown Shops, Inc., David Hart, Pres.: "O", 1st H&A
 (by Charles L. Ablers) to "GR", 1st H&A
 11603 Jollyville Road

Marie Gaines explained this request was heard last week and the Commission requested more information regarding the proposed use. A memorandum has been received from the Building Inspection Department indicating the need for "LR" is necessary in order to permit sales transactions to occur. Applicant has amended the application to "O" and "LR".

PERSONS APPEARING

Charles Ablers, applicant

COMMISSION ACTION

There was discussion of "GR" being confined to those areas for the greenhouses and the need to provide field notes. Mr. Vier asked and applicant agreed to "LR" on Jollyville Road and "GR" for the buildings only, and to provide a site plan and field notes for the buildings only.

COMMISSION VOTE

Mr. Vier moved to grant "O" Office on the entire tract except that portion that includes the three proposed greenhouses to be zoned "LR". Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

The following items were considered on a consent motion:

<u>C10-79-001</u>	<u>Streets and Traffic</u> To consider a license agreement for two underground passageways and one aerial passageway for University State Bank
<u>C5-79-001</u>	<u>Brackenridge Urban Renewal Plan</u> Consider recommendation to City Council to amend the Brackenridge Urban Renewal Plan regarding residential condominiums and required off-street parking for all uses in "B-2" District.

- C10v-79-012 Street Vacation
Vacation of West 43rd Street north
of Shoalwood
- C10v-79-013 Street Vacation
Vacation of Shoal Creek Blvd. cul-de-sac
- C10v-79-014 Alley Vacation
Vacation of Alley adjacent to east 50
feet of Lots 9, 10, and 11, Penn Resub-
division of Blocks 5 and 6 of the Smyth
Subdivision out of Outlot 75, Division D
- C10v-79-015 Street Vacation
Vacation of southwest portion of East
Riverside Drive
- C11-79-006 Transit and Transportation
Determination of number of parking spaces
for a body shop at 1201 West Anderson Lane

COMMISSION VOTE

On motion by Mrs. Schechter, seconded by Mr. Stoll, the Commission approved the items listed above in accordance with staff recommendations.

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

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

- C2o-79-008 Zoning Ordinance
Consider recommendation to City Council
on consultant to revise the zoning ordinance

Mr. Lillie discussed one of the higher priorities of the City Council and the Planning Commission is to undertake the revision of the zoning ordinance. The proposal was sent out to some 70 planning organizations requesting a proposal be submitted indicating interest in undertaking the project. A subcommittee made up of Sally Shipman, Sid Jagger and Bernard Snyder of the Planning Commission; Judge Clinton, Betty Phillips and Blake Alexander of the Landmark Commission; and Maury Hood of the Environmental Board, participated in the review of the proposals and was unanimous in agreement with two firms they wished to interview. The two firms were brought into Austin and were interviewed by the members of the subcommittee. Their decision was that both firms had a great deal of merit, one with strong planning background and the other a strong legal background. A joint venture was considered, but was not possible. The subcommittee then recommended the firm of Blaney-Dyett in a joint venture with Charles Hall Page and

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C2o-79-008 Zoning Ordinance (cont'd.)

Associates, Inc., of San Francisco. Mrs. Shipman discussed the review process and the reasons for recommending the firm. John Blaney will serve as manager for the zoning portion and Bruce Anderson will be project manager for the entire project. The Historic Landmark Commission has unanimously approved the firm. The Environmental Board is considering the request on September 11, and the City Council is to consider it on September 20.

COMMISSION VOTE

Mrs. Shipman moved to recommend to the City Council they contract with the Blaney-Dyett firm and with Charles Hall Page and Associates, Inc., to draft the zoning ordinance, the historic preservation plan, and to move with all due speed. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED ON A VOTE OF 6-0.

C3-79-002 Waterway Development Permit
Appeal of Waterway Development Permit
No. 78-06-3461, Upper Walnut Creek
Wastewater Interceptor, Phase 1

Mr. Guerrero explained this item had been heard on August 14 and no action was taken at that time. The group filing the appeal will be speaking as the applicant.

Dean Montgomery, speaking for the Northeast Walnut Creek Homeowner's Association, discussed the procedure relating to waterway development permits and the appeals therefor. He indicated they had problems with Items "E" and "F", expressing concern for erosion and erosion control measures, the preservation of the creek as a natural waterway and the restoration thereof. They were of the opinion that the plan as proposed would cause extensive or perhaps nonrestorable damage to the creek. He discussed the Master Plan for the City and the creek ordinance. He stated they realized there must be a sewer line, it must go somewhere, and discussed an alternate route. The Planning Commission was requested to sustain the appeal of the waterway development permit and to consider the alternate route.

COMMISSION ACTION

There was discussion of whether or not qualified civil engineers had worked with the proposed alternate route, also whether or not any of the alternate routes would be located in the creek bed. Mr. Stoll asked if easements and

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

right-of-way had been considered and discussed the possible cost of obtaining them. Charles Graves, Director of Engineering, explained the permit process and how concerns of the citizens are included. He discussed erosion and siltation, stated feasibility is a judgment. In this case it is up to the Director of Engineering to determine. He was of the opinion that the work of the consultant was good as any they had seen and pointed out that this is not an easy project. He felt the citizens were doing everything they could to make it more feasible and requested that any engineers working with the citizens in opposition make their identity known in order to allow the City to be able to work with them and discuss the project with them.

Curtis Johnson, Director of Water and Wastewater discussed lift stations and the cost of operation. Mr. Vier felt the line could remain in the creek bed and more consideration be given to the environmental aspects. Mr. Johnson read the attached prepared statement to the Planning Commission and pointed out it was imperative that any alternative proposal have the same capability as the original line. If the line should be moved, easements would be required through areas with developable land which would be considerably more expensive. He discussed easements are being obtained for Phase One and recommended that the Planning Commission allow the City to proceed with the original alignment as addressed by the five points referred to in his memorandum to the Planning Commission dated September 11, 1979. He was of the opinion this could be a successful project and urged that it be saved, and discussed additional cost by waiting. He stated it is feasible to address environmental concerns and urged they be allowed to proceed. Mr. Johnson discussed meetings with the neighborhood, as well as restoration plans for the creek bed. He discussed the intent of the Environmental Board to place more language into the creek permit regarding restoration. At this time, it is the intent to use the guidelines for construction projects for restoration guidelines.

Gordon Davis, Nash Phillips-Copus Company, emphasized that any cost would be borne by the City. The proposal submitted by the neighborhood group would require lift stations, and he pointed out this would increase the cost factor. He stated this has been a long-going project, it has proceeded through all steps, and every day it is delayed the funding that has been appropriated is dwindling.

Speaking in rebuttal, Mr. Montgomery felt the waterway development permit violated the creek ordinance. He requested the Planning Commission send it back to the drawing board and then serious consideration be given to the three alternatives: (1) completely in the creek, (2) in and out of the creek, and (3) completely out of the creek. He requested a valid comparison of the cost to save the creek.

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

COMMISSION VOTE

Mr. Guerrero closed the public hearing and Mrs. Shipman stated creeks are public property, this is in the preferred growth corridor and will be a part of the taxpaying City of Austin in the imminent future and moved that the appeal of the creek permit be sustained, that the staff go back to the drawing board and develop at least three alternative proposals for the alignment of this wastewater line that has been approved in the C.I.P., and that these proposals support the comprehensive plan and the creek ordinance. Mrs. Schechter seconded the motion.

Mr. Jagger stated it would seem that there is a problem for which some guidelines should be established for the staff. Without such guidelines it is impossible for the staff to know what they should be doing. This is the first major sewer line involving a creek since some recent policies have been established and there should also be established some guidelines. He is of the opinion that a system involving lift stations does not work from an environmental standpoint. The alternatives then are a dual system, go up the creek, or to go up the creek in some way in such a fashion that it can be reached from both sides, or a combination of a dual system in some small areas. He felt the real problem to be the need for establishing criteria against which these things are to be judged rather than trying to make a determination on any one individual project. He felt the waterway development permit is the wrong process, instructions should be given to the staff on how to design this, and a review process established. He felt the entire issue centers around public policy relative to sewer lines and that is the problem that should be addressed. He felt it appropriate that the neighborhood associations have the opportunity to review final plans.

Mr. Danze offered a substitute motion to deny the appeal for the waterway development permit, that staff recommendations be approved including Curtis Johnson's five points that were made in the memorandum wherein some of the line is out of the creek and that a set of detailed specific restoration plans specific to this particular creek in this particular location is prepared by the consultant and that the consultant get the criteria for design from the Environmental staff and that the consultant address that criteria in his design, that the Environmental staff outline a route or confer with the consultant and the consultant then address those areas of sensitivity as outlined by the Environmental staff. The specific restoration plans could be reviewed by the homeowners association. Mr. Stoll seconded the substitute motion. The Commission voted 6-2 to consider the substitute motion.

Mr. Snyder stated he felt it very important to move this along. The precedent has been established. The staff understands the direction the Planning Commission would like for them to take in the future. He felt if this could not be moved, it should be abandoned. It is out of the City and Austin taxpayers are paying for it. Mr. Guerrero stated we do have a Comprehensive Plan, we know where we are going, it will take a little time to get there.

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

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

THE MOTION PASSED BY A VOTE OF 6-2.

Mr. Jagger requested the staff to establish criteria to be used in the design of sewer lines regarding creeks which would be reviewed by the Planning Commission and the City Council so this would not happen again. He felt there should be an official City policy of what to do. Mr. Danze suggested to monitor this particular project and comments be provided by the staff as to how it worked. Mr. Jagger felt this should be established for the remaining phases of this particular project and moved that the Commission ask the staff to come forward with some recommendations as to official City policy to implement to the greatest extent possible that portion of the Master Plan that relates to the placement of sewer in the creek bed. Mr. Guerrero seconded the motion. He pointed out the need to address the questions of lift stations, dual systems, bore deeply or go up, determination of the detailed placement of the line to avoid sensitive areas, formal restoration process.

Curtis Johnson stated that any policy adopted should be City Council policy and not that of the Planning Commission. He felt this recommendation is late since the C.I.P. has just been formulated and will be greatly underfunded if different approaches are taken. Mr. Jagger then withdrew his motion and moved to recommend to the City Council that they ask the staff to develop criteria for the Planning Commission to review and the Council to approve on how this is to be dealt with in the Master Plan. Mr. Guerrero seconded the motion. Mrs. Shipman amended the motion to show that the purpose of this is to establish a publicly available wastewater policy concerning publicly funded water-wastewater projects.

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

THE MOTION PASSED BY A VOTE OF 8-0.

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Memo To: Members of the Planning Commission
From: Curtis E. Johnson, Director, Water & Wastewater
Subject: Upper Walnut Creek Wastewater Interceptor Phase I

Since the August 14, 1979 Planning Commission meeting the Water and Wastewater Department staff and other affected City Departments met with members of the Northeast Walnut Creek Association on August 21, 1979 in the home of Scott Smith. To review the details of the project and address the particular concerns of the neighbors a smaller group was appointed. To this end, members of the Water and Wastewater staff met with four members of the Association on August 30, 1979. On September 7, 1979 one member of the Water and Wastewater staff walked the creek between Dessau Road and Interstate 35 with two representatives of the neighborhood.

In evaluating an alternate route such as the Neighborhood Association has proposed, the staff feels that it is imperative that this alternate proposal have the same capability for service as the original design. Therefore, in addition to the line proposed by the Neighborhood Association, consideration must also be given to a dual collection system on either bank of Walnut Creek. A line on the south bank would be required to collect the drainage area south of the creek. A line on the north bank would be required to serve the area between the proposed main and that bank of the creek. This dual system of lines would be required to collect approximately 20% or 3,360 acres of the Walnut Creek drainage basin that could not be served by the proposed interceptor. These lines are tentatively sized between 24 and 30 inches in diameter through the lower reaches of the project from Dessau Road to Interstate 35.

A dual collection system as proposed does not appear to be economically feasible. To ensure that such a collection system could gravity drain the undeveloped property, especially to the west of Interstate 35, it would need to be located at an elevation below the 100 year flood plain. (Minimum floor slab elevation is one foot above the 100 year flood plain.) This would virtually put both lines in the creek. For example, the collection system as proposed along the south bank in Walnut Drive, River Oaks Trail, and February Drive would not be able to serve the houses which back up to the creek without individual sewerage lift pumps. These houses for the most part set below the level of the street and if they were tied into the main with gravity service a stop up would back sewerage into the houses before it could overflow at a manhole in the street. The cost for an individual residential sewerage lift pumps would be approximately \$1,000. This is an additional cost that the homeowner would be required to bear.

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Also, please bear in mind that it requires a minimum of four mains 24 inches in diameter to carry the same flow as one 48 inch diameter main laid on the same grade. Therefore, without considering cost estimates at this time it would appear that one large main placed in the vicinity of the creek would be economically and environmentally preferred.

In developing a layout for collecting the sewerage on the south bank by gravity approximately 2,670 feet of tunnel and 300 feet of aerial crossings were required from Hornsby Street located west of Interstate 35 to Dessau Road. It may appear at first glance that permanent type lift stations are cost effective when compared to tunnelling, but due to ever rising maintenance and energy costs they are not considered an acceptable alternative.

In attempting to draw a profile and estimate the cost of the Association's proposed route a minimum grade was used to reduce the depth. This resulted in six aerial crossings on the major tributaries to Walnut Creek. Aerial crossings present a number of problems. It represents a formidable structure in the flood plain of that tributary and would be reviewed critically by the Engineering Department. The piers of an aerial crossing are a continual maintenance problem due to the accumulation of trash. To the north of the proposed route, aerial crossings severely restrict the flexibility of future users in laying out his wastewater collection system because his lines can no longer use the bottom of the tributary; they must be on either bank. It is possible that this restriction can compound itself as development moves up the tributary and other branches are encountered which also require aerial crossings.

Attached are two maps, Figure I shows the designed route for which a creek permit is being sought. Figure II shows the Neighborhood Association's proposed main and the required dual system. In order to keep the cost estimates meaningful we have limited them to the reach of the creek in question, namely the developed south bank from Dessau Road to just west of Interstate 35. As reflected in the cost estimates on Figures I and II, the Association's proposed route for this portion of the project is approximately \$3,169,750 more expensive.

Realizing that those residents who back up to the creek are concerned about this project, but realizing also that in our opinion there are no feasible alternatives to a major wastewater main outside the vicinity of the creek bottom, the Water and Wastewater Department proposes to investigate modifying the alignment and method of construction over portions of the project.

The points to be addressed are as follows:

1. Between station 316+50 and station 337+00 it is proposed to place the main on the north bank in an open area behind the tree line. From topo maps and field observations this will require cuts in the order of 20 to 25 feet.
2. It is proposed to bore or tunnel under a series of undulating rock outcroppings between stations 357+25 and 359+25.
3. It may also be possible to move the line on the north side of the creek between station 359+25 and station 365+00 but brush and small trees will need to be cleared.
4. Also between station 365+50 and station 368+00 there are a series of undercut rock outcroppings which will be addressed.
5. From approximately Olmos Drive station 375+00 to near the end of the project station 381+50 it appears feasible to again locate the main on the north bank in a cleared area. The cuts in this area would be 15 to 20 feet.

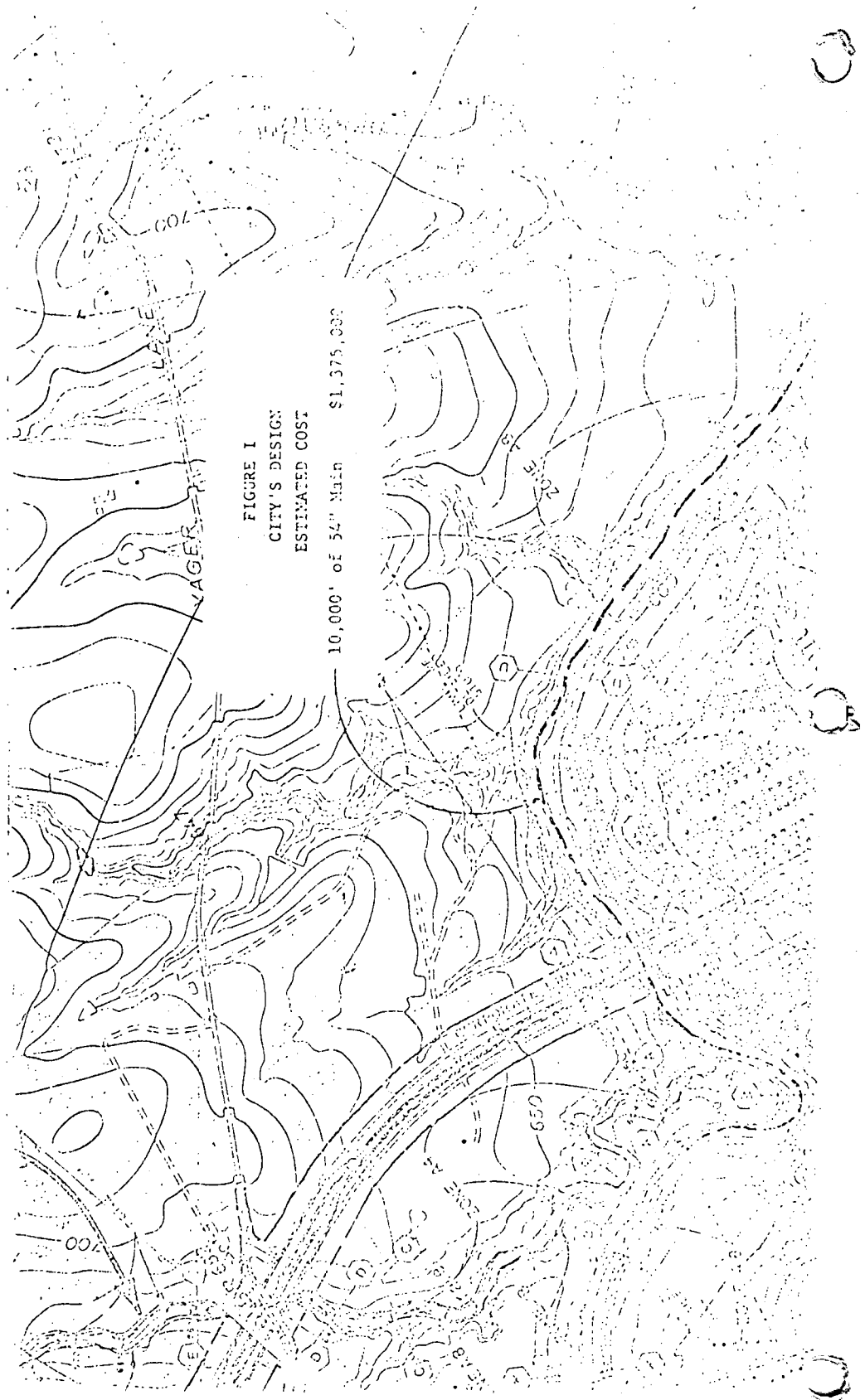
It is estimated that these changes will cost approximately \$345,000 and hopefully will address the majority of the concerns of the Neighborhood Association.

If we can be of further assistance, please let us know.



Curtis E. Johnson
Director, Water & Wastewater

CEJ:jmr



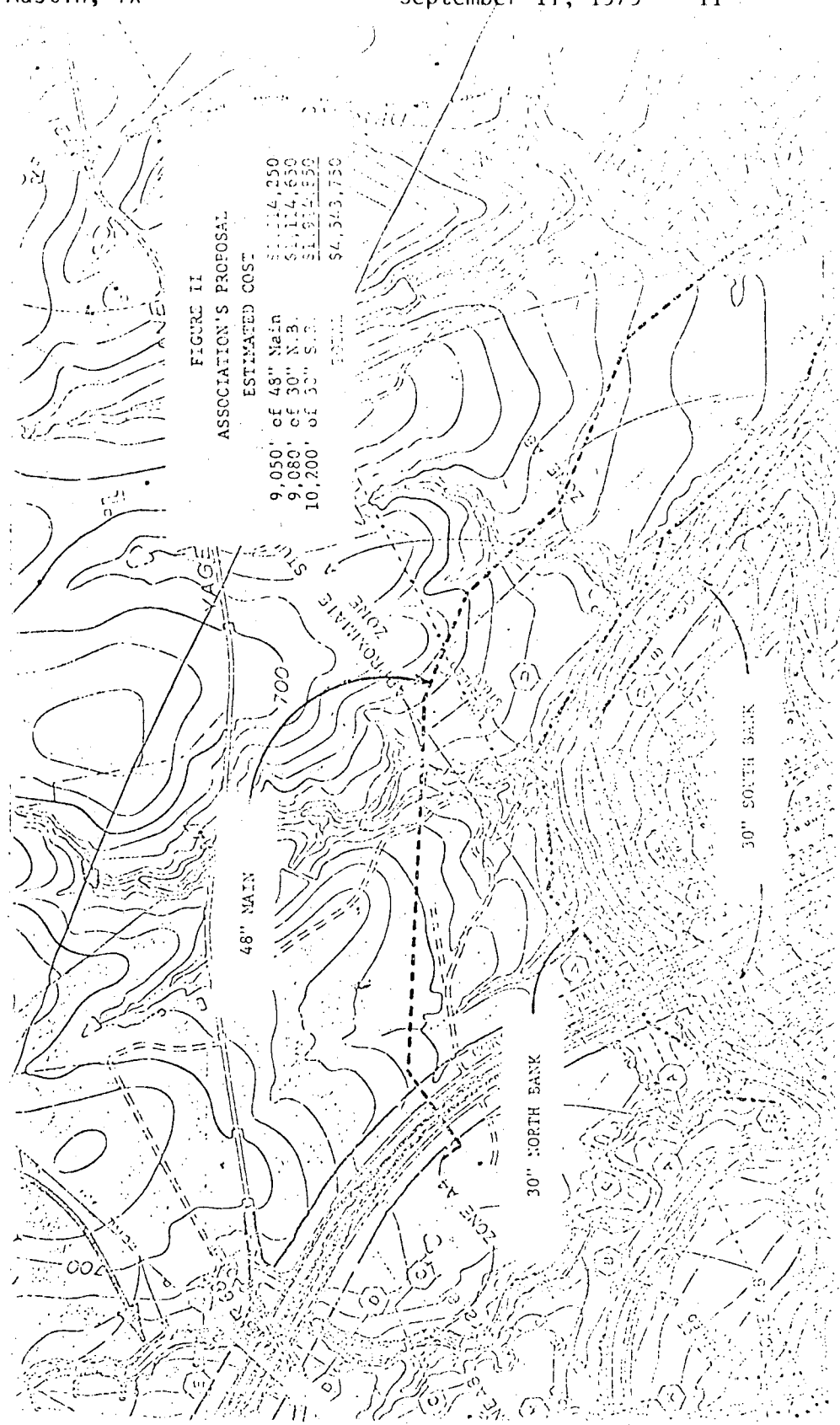


FIGURE II
ASSOCIATION'S PROPOSAL

ESTIMATED COST	
9,050' of 48" Main	\$1,114,250
9,080' of 30" N.B.	\$1,114,830
10,200' of 30" S.B.	\$1,674,150
TOTAL	\$4,343,730

APPROACH MAIN

C12-79-017 Public Services
Water and Wastewater approach main
to serve Abbott Laboratories Tract.

MASTER PLAN CHANGE

C2a-79-005 Master Plan Change
To establish a P.D.A. for Abbott
Laboratories on an area of 300 acres
located at F.M. 1325 and Howard Lane.

Mr. Lillie explained the current policy of the City regarding industrial uses outside the city limits whereby the owner of the land and the industry submit a site plan and a contract for review and comment by the Planning Commission and action by the City Council. The site plan is reviewed by and commented on by various City departments and other agencies. Complimentary notices are sent to property owners adjoining the area under consideration and a legal ad is placed in the newspaper. He discussed having worked with Abbott Laboratories on a proposal to locate a major manufacturing warehouse and administrative complex on a 206-acre site on Howard Lane and F.M. 1325. The wastewater main as proposed will require 1,500 feet of 24-inch line, 3,500 feet of 21-inch line, and 4,000 feet of 18-inch line. The water approach main will require 7,120 feet of 12-inch line. The main is to extend from Parmer Lane and 1325 intersection to the proposed location.

PERSONS APPEARING IN FAVOR

Robert Sneed, attorney representing Abbott Laboratories

Jim Greene, Project Manager for Abbott Laboratories

PERSONS APPEARING IN OPPOSITION - None

COMMISSION ACTION

Robert Sneed, attorney for Abbott Laboratories, discussed the meetings they had had with the neighborhood. Jim Greene, project manager for Abbott, showed slides about the corporation and discussed their operation which is worldwide. The plant proposed for Austin is cited for the hospital division and will be built over the next eight to ten years, with Phase One to be completed in 1984 for the manufacture of intravenous solutions and fluid administration devices as well as for the laboratory building and administrative office building. Access will be to 1325 and to Howard Lane with separate access for trucks to Howard Lane. The facility will use the Southern Pacific Railroad line. He discussed the topography of the tract, pointing out that it is heavily wooded. The truck traffic will occur generally in off hours and will serve the distribution center at Farmers Branch, Texas. The manufacturing process will present no adverse environmental impact. Construction will be oriented to take advantage of the grade differential and to minimize rock excavation. There is no direct impact on any major streams or creeks and the stock tank is anticipated to be used for run-off detention in heavy rainstorms.

C12-79-017 and C2a-79-005 -- continued

Mr. Greene explained that the plant will employ a higher than normal level of professionals, and discussed their need to be near a major university. They will recruit professionals on a national basis, all middle management on a regional basis, and entry level positions will be recruited locally. Through necessity skilled technicians will be recruited nationally. Abbott will request and apply immediately for annexation into the City.

Mr. Guerrero closed the public hearing since there was no one present in opposition. Mrs. Schechter asked when a decision on the Austin site would be made. Mr. Greene explained that Austin is one of three cities being considered and a decision should be made at an October board meeting. Mr. Snyder asked if it was necessary to oversize the wastewater line and whether or not the area could be served from somewhere else. Curtis Johnson, Director of the Water and Wastewater Department, explained it would be necessary for this line to be in place, or for Abbott to put in a package treatment plant on their own. Mr. Lillie discussed comments received from the City Departments, Round Rock Independent School District, and the County Engineer, stated they all have been addressed and agreed to by Mr. Greene and have been made a part of the site plan. All proposed improvements on the land are out of the way if widening of Howard Lane or possible interchange of Howard Lane and 1325 is undertaken. Mr. Jagger expressed concern for the development of Howard Lane since a subdivision would not be required to be filed. Mr. Lillie, Evelyn Butler, and Mr. Sneed discussed the Subdivision Ordinance and the fact that a subdivision was not required. The tract has three legal tracts created prior to ordinance coverage and are, therefore, grandfathered under the ordinance. There was discussion of how Howard Lane is to be developed and applicability of the current City assessment policy. Mr. Sneed pointed out that the City is fully, totally, and completely protected through this PDA contract.

COMMISSION VOTE

Mr. Stoll moved to approve the water and wastewater approach main in accordance with staff recommendations. Reverend Dixon seconded the motion. Mr. Snyder felt the approach main should be sized to fit the needs of applicant. Curtis Johnson discussed cost participation by the City if annexed within one year. Mr. Jagger offered a substitute motion to recommend that the City Council approve the water and wastewater approach main to serve the Abbott tract in accordance with staff recommendations with the further recommendation that the Council approve the request of Abbott, that if it is not annexed within one year through no fault of Abbott, that the refund be granted as if it were annexed pursuant to current City policy. Mr. Vier seconded the substitute motion. The Commission voted 6-3 to consider the substitute motion, with the vote thereon being as follows:

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

THE MOTION PASSED BY A VOTE OF 8-1.

C12-79-017 and C2a-79-005 -- continued

Mr. Stoll then moved and Mr. Vier seconded the motion to approve the P.D.A. for Abbott Laboratories.

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

THE MOTION PASSED BY A VOTE OF 9-0.

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R200 Roadway Plan

To consider setting a public hearing
on the proposed Roadway Plan

Evelyn Butler suggested a date of September 25 to hold a public hearing
on the proposed Roadway Plan.

COMMISSION VOTE

On motion by Mrs. Schechter, seconded by Mr. Stoll, the Planning Commission
hold a public hearing to consider the proposed Roadway Plan at 7 p.m. on
September 25, 1979.

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

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

78-018
C20-79-009 Subdivision Ordinance
Consider amending Chapter 41 of the Austin City
Code, Subdivision Regulations, regarding low
density standards for streets and drainage

Mr. Guerrero explained a request had been received by the Subdivision
Task Force to postpone this item for thirty days.

COMMISSION VOTE

Mr. Stoll moved and Mr. Guerrero seconded the motion to postpone for
thirty days the public hearing to consider amending Chapter 41 of the
Austin City Code, Subdivision Regulations, regarding low density standards
for streets and drainage.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C20-79-010 Zoning Ordinance
Consider amending Chapter 45-14(d) of the Austin City
Code with reference to annexation of Planned Develop-
ment Areas

Mr. Lillie stated more time was needed and this request would be brought
back before the Planning Commission after more work had been done with
the Legal Department.

C2o-79-010 Zoning Ordinance (cont'd.)

COMMISSION VOTE

Mr. Danze moved and Mr. Stoll seconded the motion to postpone indefinitely the public hearing to amend Chapter 45-14(d) of the Austin City Code with reference to annexation of Planned Development Areas.

AYE: Danze, Guerrero, Jagger, Schechter, Shipman, Snyder, Stoll.

ABSENT: Dixon

OUT OF THE ROOM: Vier.

THE MOTION PASSED BY A VOTE OF 7-0.

R814-79-001 Neil B. Riemer

Request to prepare a plan for a P.U.D.
on less than five acres.

Mr. Lillie explained this was a request by Mr. Neil Riemer to prepare a plan for a P.U.D. on less than five acres. The request will be for low density single-family detached houses.

COMMISSION VOTE

Mrs. Shipman moved and Mr. Guerrero seconded the motion to allow Mr. Neil Riemer to prepare a plan for a P.U.D. on less than five acres.

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

OUT OF ROOM: Snyder

THE MOTION PASSED BY A VOTE OF 8-0.

R300 Barton Creek Study

Consideration of Barton Creek Watershed Study

Maureen McReynolds, Director of ERM, discussed the Barton Creek Watershed Study and explained the progress of the study and the proposed contract to develop standards. She stated the City Council had requested an ordinance be implemented at the time the moratorium is lifted and that Espey Huston had been working on this. She discussed the need for extensive legal consultations, tools of annexation, subdivision processing, septic tank regulations. This might be an ideal situation to create an aquifer protection designation which would require legislation. The Council is being asked to contract with Espey Huston in order to have an ordinance to the Council by January 15. She invited the Planning Commission, or a member thereof, to monitor meetings of the various committees that would be working on this. Mr. Stoll appointed a subcommittee consisting of Leo Danze as chairman, and Sally Shipman and Mary Ethel Schechter to work with the ad hoc committee and the Environmental Board. Duke Altman and Espey Huston gave a brief report of the five major parts the study would consist of.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-79-35 Southampton Section 3-A
 Longview Road and Paisano Trail

Rick Vaughn stated this preliminary plan is a revision of a proposal approved on May 22, 1979. The change involves a street reconfiguration on the western boundary. Two streets in the adjacent Kincheon Subdivision, Blumie and Minnie Streets, are proposed to be connected by a cross-street to provide continuity in traffic circulation. Extension of these streets or cul-de-sacs into Southampton Section 3-A would not then be required. It should be noted that the applicant has made the request for this reconfiguration.

Before the Public Works Department will recognize the proposed dedication of the street connection between Blumie and Minnie Streets, a commitment by the Bill Milburn Company to provide the city with the funds to construct the road must be made. The Public Works Department requires that either the developer construct the street or make fiscal arrangements in the form of cash (\$16,155) or an escrow account. The applicant requests that fiscal arrangements be in the form of a letter of credit.

Although the proposed cross-street affects the street configuration of this preliminary plan, the staff feels that it is not an integral part of the subdivision. Therefore, fiscal arrangements must be made in the form that Public Works requires.

On the other hand, the applicant, preferring to provide a letter of credit rather than direct funds, argues that the arrangements for the construction of the cross-road is a matter for the Planning Commission. The Commission routinely accepts letters of credit as a form of fiscal arrangement.

Until this issue is resolved on the cross-street, the configuration of the preliminary plan cannot be settled. If the Public Works Department accepts the proposed street dedication, the staff then recommends approval of this preliminary plan. Otherwise, the staff recommends disapproval.

On May 22, 1979 the Planning Commission approved the original preliminary and granted a variance deleting the cul-de-sac on Evanston Lane since provision for future extension was made. The plat was later approved and recorded. The revised preliminary does not involve Evanston Lane and therefore, the staff recommends that the original configuration of Evanston Lane be retained.

Providing the city accepts the street dedication, the preliminary plan satisfies all city-adopted requirements. Additional requirements must be met for final plat approval.

C8-79-35 Southampton Section 3-A (cont'd.)

There was discussion of the letter of credit and how it could be called. Sheila Finneral of the Legal Department felt the Planning Commission did not have authority to act on this matter because the streets in question are not in the subdivision being considered. The streets in question are in a platted, final subdivision. She pointed out the Department of Public Works is not in agreement with what the developer is proposing.

COMMISSION VOTE

Mr. Jagger moved and Mrs. Shipman seconded the motion to disapprove the preliminary plat of Southampton Section 3-A.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C8-79-70 Westcreek Section 6
 Westcreek Drive

Rick Vaughn explained the necessity to pull this from the agenda since it is in the Barton Creek Watershed and the moratorium is still in effect..

NO ACTION TAKEN.

C8-79-73 No Mor Acres
 Kramer Lane & Macmora Road

This preliminary plan meets all City-adopted requirements, additional requirements, including the partial vacation of Macmor Acres Subdivision, must be satisfied for final plat approval.

COMMISSION ACTION

On a consent motion by Mr. Snyder, seconded by Mrs. Schechter, the Commissioners approved the preliminary plat of No Mor Acres in accordance with staff recommendations.

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

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

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C8-79-79 Town Country Village Add. Sec. 3, Phase 1
Research Blvd. & Spicewood Springs Road

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

COMMISSION ACTION

Mr. Snyder moved and Mrs. Schechter seconded the consent motion to approve the preliminary plat of Town Country Village Addition Section 3, Phase 1 in accordance with staff recommendations.

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

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

C8-76-69 Manchaca Commercial Park
Manchaca Drive & Manchaca Road

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

COMMISSION ACTION

Mr. Snyder moved and Mrs. Schechter seconded the consent motion to approve the preliminary plat of Manchaca Commercial Park in accordance with staff recommendations.

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

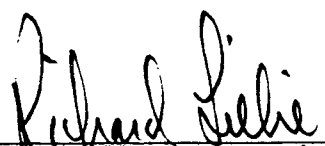
THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

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 the action as indicated thereon.

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

The meeting adjourned at 10:30 p.m.


Richard Lillie, Executive Secretary

TYPE: FINAL SUBDIVISIONS		PLANNING COMMISSION MEMORANDUM						DATE: September 11, 1979 PAGE: 2	
C8 s	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES STATUS	RECOMMENDATIONS	ACTION
	LOCATION					LOTS			
	SHORT FORMS								
1.	79 Manana West Section 4					0.7945	Adjoining Owner - Grant		
	154 Manana St., South of Pearce Drive	X	IA	X	Residential	1	LAGMP COMPLETE	APPROVAL	
2.	79 Travis 51 Addition		DL			30.78	Scale - Grant		
	108 Carson Ridge & Thrasher Lane	X	1st & 2nd			1	COMPLETE	APPROVAL	
3a.	78 Commerce Square								
	171 Thompson Lane & U. S. 183						VACATION	APPROVAL	
3b.	79 Commerce Square Sec. 2					19.77			
	145 U. S. Hwy. 183	X	DL	X	Industrial	4	COMPLETE	APPROVAL	
4a.	77 Spicewood at Balcones Village Sec. 7								
	24 Spicewood Club Drive						Request Partial Vacation	APPROVAL	
4b.	78 Spicewood at Balcones Village Sec. 7-A					4.00			
	193 Spicewood Club Drive at Plumewood			X	Residential	4	LAGMP COMPLETE	APPROVAL	
5a.	78 8th Resub. Lot 2F Frontier Village 3								
	111 Western Trails Boulevard						VACATION	APPROVAL	
5b.	78 Nichols & Kern Subdivision		C & O			5.34			
	296 Western Trails & Ben White	X				2	COMPLETE	APPROVAL	
6a.	75 Resub. Lot 2, Mesa Park Sec. 5 Amended								
	82 Angus Road & Thunder Creek Road						VACATION	APPROVAL	
6b.	79 Reneau Addition		LR			2.17	Balance of Tract - Grant		APPROVED
	142 Angus Rd., South of Thunder Creek	X	A			1	Sidewalks - Deny COMPLETE	APPROVAL	

[illegible]

