

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- November 13, 1979

The regular meeting of the City Planning Commission was called to order at 5:40 p.m. in the First Floor Conference Room of the Municipal Annex.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Also Present

Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Luther Polnau, Supervising Planner
Josh Farley, Planner
Joe Ternus, Director of Urban Transportation
Terry Irion, Legal Department
Ouida Glass, Senior Secretary

PUBLIC HEARINGSC2a-79-007Master Plan Change

Consider amending the Master Plan as requested by Nash Phillips-Copus Company to reduce the street right-of-way requirements for Parmer Lane.

Mac Allen, representing Nash Phillips-Copus Company explained developments are taking place between the City the County and the State regarding the alignment of Parmer Lane and the right-of-way that will be needed. He requested the item be withdrawn.

The Planning Commission permitted the applicant to withdraw his application.

C2o-78-018Subdivision Ordinance

Consider amending Chapter 41 of the Austin City Code, Subdivision Regulations, regarding low density standards for streets and drainage.

Jim Mills reported for the Subcommittee working on the low density standards for streets and drainage and stated that they were attempting to have a unified standard that could be used by the City and County. He explained more time is needed before they will have a report ready to be submitted for public hearings, hopefully by February 1st.

COMMISSION VOTE

Mr. Snyder moved and Mrs. Shipman seconded the motion to endorse the report of the Task Force and Subcommittee and to commend them for their sensational job, and that a letter be sent to the County thanking them for their cooperation, with a copy to the Task Force and to the City Council.

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

ABSENT: Dixon and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

OTHER BUSINESS

C13-79-002 Rundberg Lane Study
To consider setting a public hearing date.

Evelyn Butler explained the Rundberg Lane Study is ready to be set for a public hearing.

COMMISSION ACTION

Mrs. Shipman moved to set a public hearing at 7 p.m., February 12, 1980, to discuss the Rundberg Lane Study. The motion was seconded by Mrs. Schechter.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C7a-79-007 Annexation
Consider annexation of Barrington Oaks,
Section 6, and additional adjacent land.

C7a-79-013 Annexation
Consider annexation of Quail Hollow
and Gracywoods Subdivisions.

C7a-79-014 Annexation
Consider annexation of Oak Forest
Subdivision.

C7a-79-015 Annexation
Consider annexation of Dorsett Oaks
Subdivision and additional adjacent land.

C7a-79-016 Annexation
Consider annexation of Woodstone Village
Section VI Subdivision and additional
adjacent land.

Evelyn Butler explained the above items could be considered on a consent motion. The land is adjacent to existing City limits and the staff would recommend approval.

C7a-79-007, C7a-79-013, C7a-79-014, C7a-79-015 and C7a-79-016--continued

COMMISSION ACTION

Mrs. Shipman requested the Commission to be provided with an update of the annexations that have taken place during the last year. She discussed the C.I.P. program exceeds the revenue under all of these and she felt an alert should be sent out that the C.I.P. expenditures were increasing. She felt the Council should be aware of the impact to the C.I.P.

COMMISSION VOTE

Mr. Vier moved to approve annexation of each of the above in accordance with staff recommendations and noting the statements made by Mrs. Shipman. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

R200 Consideration of
Downtown Revitalization Process

Luther Polnau of the Planning staff discussed the worksession that had recently been held regarding the downtown plan. He stated the Commission had come to an agreement on some of the issues and criticisms that had been raised with the American City Plan and discussed the response that was to be forwarded to the City Council.

COMMISSION ACTION

There was discussion of some changes that needed to be made. Mr. Guerrero requested the letter to be addressed to the City Council with copies to the City Manager and to Mr. Lillie.

COMMISSION VOTE

Mrs. Schechter moved to send the letter, with corrections as noted, to the Council and that a copy be sent to the City Manager. Mr. Jagger seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

Sid Jagger, Sally Shipman, Bernard Snyder, and Mike Guerrero are to work with the staff as work proceeds before the full Commission receives recommendations.

C10-79-002 Streets and Traffic

To consider a license agreement for aerial passageway for the American Bank of Austin.

Evelyn Butler recommended this item be considered on a consent motion.

PERSONS APPEARING

David Armbrust, representing the American Bank

COMMISSION ACTION

Mrs. Schechter asked why the passageway could not be placed underground. David Armbrust, representing the American Bank, discussed the cost that would be involved and stated it would be approximately \$1 million to build the passageway underground. He discussed the proposed parking structure that would provide approximately 500 new parking spaces for the downtown area. The bank is requesting an aerial passageway across Lavaca Street approximately 30 feet above the street level to provide a convenience and a safe way for pedestrians to cross the street. He showed photographs of telephone wires in comparison with the proposed height of the proposed passageway as well as photographs of the passageway now connecting the County Court House.

COMMISSION VOTE

Mrs. Shipman moved approval of the aerial passageway. This is not an indication that the Planning Commission supports proliferation of aerial passageways. Each should be considered on a case by case basis. Mr. Vier seconded the motion and offered a friendly amendment to include a permanent restriction against any signs, that there will be fire doors, that it will comply with the ordinance in all respects; and that applicant provide a restrictive covenant that they will never request a variance for a sign.

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

THE MOTION PASSED BY A VOTE OF 7-2.

C7p-78-002 Sale of City Property

Consider removing driveway restriction
on property located at 1210 Barton Springs
Road declared surplus by City Council.

Evelyn Butler explained the Planning Commission had recommended and the City Council had approved the sale of a parcel of land on Barton Springs Road to the adjoining owner with no access through adjacent property and a request is now being made to remove the driveway restriction. The original sale was made to the adjoining owner with the access restriction without having been offered for bid. It now would seem the owner should compensate the City for the fair market value of the land involved. The Urban Transportation Department is of the opinion the request is valid and they would recommend that access no longer be prohibited.

COMMISSION ACTION

Mr. Jagger discussed this would merely close one drive and open another and felt there should be a restriction obtained so there would never be more than one driveway on the two parcels. There was discussion of the property having been sold by the City without first having been advertised for bid and whether or not the City would be criticized for having done so. Mr. Vier asked for an opinion from the Legal staff whether or not there would be a legal problem involved, and also asked the opinion of the City appraiser regarding the difference in value of the tract if it were restricted to only one driveway on the two parcels.

COMMISSION VOTE

Mr. Snyder moved and Mr. Vier seconded the motion to postpone the item until November 27 for a report from the Legal Department and the City appraiser regarding the difference in the value of the tract if it were restricted to only one driveway on the two parcels.

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

THE MOTION PASSED BY A VOTE OF 9-0.

- C10v-79-019 Street Vacation
Vacation of East 29th Street
- C10v-79-20 Street Vacation
Vacation of a portion of San Antonio
Street right-of-way.
- C10v-79-021 Street Vacation
Vacation of Gregory and Comal Streets.

COMMISSION VOTE

On motion by Mrs. Schechter, Seconded by Mr. Danze, the Commission approved the above in accordance with staff recommendations. The agreement between the Parks and Recreation Department and the owner on East 29th Street is to be in writing.

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

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

- C2o-79-015 Zoning Ordinance
To consider setting a Public Hearing to
amend the Zoning Ordinance regarding
signs along the west side of IH-35
from First Street to Ninth Street and
15th Street to 36th Street.

Evelyn Butler suggested a hearing date of December 11.

COMMISSION VOTE

Mrs. Schechter moved and Mr. Danze seconded the motion to set a public hearing at 7 p.m. on December 11 regarding signs along the west side of IH-35 from First Street to Ninth Street and from 15 Street to 36th Street.

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

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

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-78-124 The Woods of Westlake
Loop 360 and Camp Craft Road

Walt Darbyshire explained that one lot was left out of the previous approval, that being Lot 19, Block F. It will be used for single-family only. The applicant has agreed to 32 feet for roadway right-of-way. If the adjoining owners do not join in, he must dedicate the entire 64 feet for the roadway.

A. Synopsis: Approval

The staff recommends approval of the remainder of this preliminary (Lot 10, Block F), the first portion being approved on February 27, 1979. The proposed use on this lot is single-family residential. Lot 10 is not in the Barton Creek Watershed.

B. Variances: None

C. Requirements:

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

COMMISSION ACTION

Bill Gunn, owner, applicant, explained he would come back to the Planning Commission with a new preliminary when ready to develop and stated an illegal lot would be created if the preliminary is not approved. There was discussion of the approach main going across the tract as well as the County vacating Camp Craft Road in order to continue it to the North. Wilbur Foster, owner of the property to the south, stated he was not opposed nor was he in favor. He discussed the proposed road coming in the wrong place and the City attempting to purchase 60 feet of right-of-way to the creek for the Barton Creek Greenbelt and park. He discussed the contours of the land making it impractical to have the road anywhere else and also stated there is a rock wall over 100 years old on the tract that is in good condition. The rock wall would be the center line of the road as now proposed. He stated he did not intend to donate 32 feet of property and felt the road should be moved and the rock wall should be saved. Virgil Waggoner discussed Camp Craft Road dead ends into his driveway and stated he is not interested in giving 32 feet to build a road that would be in his garage. He stated he is not opposed to the subdivision, he is in favor of the residential subdivision, but is opposed to giving up 32 feet to build a road for someone else. Mr. Gunn discussed the median and the need to match up with the median.

C8-78-124 The Woods of Westlake--continued

COMMISSION VOTE

Mr. Vier moved and Mr. Danze seconded the motion to approve the preliminary plat of The Woods of Westlake, noting the concerns of Messrs. Waggoner and Foster.

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

ABSENT: Stoll.

OUT OF THE ROOM: Jagger.

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

C8-79-74 Westcreek Phase IV
 West Creek Drive & Hill Forest DriveA. Synopsis: Approval

The staff recommends approval of this preliminary plan.

B. Variances: NoneC. Requirements:

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

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the motion to approve the preliminary plat of Westcreek Phase IV in accordance with staff recommendations.

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

ABSENT: Stoll.

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

C8-79-76 Westcreek Phase III
 Far Valley Drive

A. Synopsis: Approval

Prior to approval of this preliminary plan, the withdrawal of the unplatted portions of preliminaries Westcreek Phase I (C8-76-31) and Westcreek Phase II (C8-78-10) must be approved by the Commission. With this pre-requisite satisfied, the staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

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

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the consent motion to approve the preliminary plat of Westcreek Phase III in accordance with staff recommendations.

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

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

C8-79-86 Woodcrest
 Woodcrest Drive

A. Synopsis: Approval

The staff recommends approval of this preliminary plan. The tract is in the Lake Austin Watershed.

B. Variances:

1. Variance is requested on the block length. (Sec. 41-32)
Recommend: grant, due to topography and existing development.

C. Requirements:

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

C8-79-86 Woodcrest--continued

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the consent motion to approve the preliminary plat of Woodcrest in accordance with staff recommendations.

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

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

C8-79-92 Balcones Park Section 8-A
 Balcones DriveA. Synopsis: Approval.

The staff recommends approval of this preliminary plan. The tract is within the Lake Austin Watershed.

B. Variances:

1. Variance is requested on the length of cul-de-sacs, Ledgestone and Shinoak Drives. (Sec. 41-31)
Recommend: grant, due to topography and traffic safety (unsafe intersection at Ledgestone and Mt. Bankin Drives due to grade and sight distance).
2. Variance is requested on the length of the block. (Sec. 41-32)
Recommend: grant, due to topography and street safety design.

C. Requirements:

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

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the consent motion to approve the preliminary plat of Balcones Park Section 8-A in accordance with staff recommendations.

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

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

C8-79-95 Lamplight West Section 2
 Singletree Avenue

A. Synopsis: Approval

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is required to delete the rejoinder's of adjoining property owners.

Recommend: grant, in that adjoining owner will not participate in the subdivision and that a general development plan has been submitted for the portion not included in the preliminary plan.

C. Requirements:

This preliminary plan meets all city ordinance. Additional requirements must be satisfied prior to final plat approval.

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the consent motion to approve the preliminary plat of Lamplight West Section 2 in accordance with staff recommendations.

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

ABSENT: Stoll.

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

C8-79-96 Lloyd Subdivision
 Jollyville Road and U.S. 183

A. Synopsis: Approval

The staff recommends approval of this preliminary plan. The tract is appropriately zoned for the intended use of general retail and office with a buffer of "A" zoning along adjacent existing development. Although the tract is in the Lake Austin Watershed, drainage does not flow to Lake Austin.

B. Variances: None.

C. Requirements:

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

C8-79-96 Lloyd Subdivision--continued

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the consent motion to approve the preliminary plat of Lloyd Subdivision in accordance with staff recommendations.

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

ABSENT: Stoll.

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

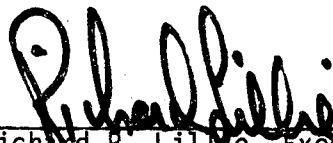
R105-79 Subdivision Memorandum
Short Form and Final Subdivision as listed
on the Subdivision Memorandum. Action taken
at the meeting.

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

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

ABSENT: Stoll.

The meeting adjourned at 7:40 p.m.



Richard R. Lillie, Executive Secretary

TYPE: <u>FINALS</u>		PLANNING COMMISSION MEMORANDUM						DATE: November 13, 1979 PAGE: 1	
C8	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES		ACTION
	LOCATION						STATUS	RECOMMENDATIONS	
1.	f69 Silverstone Section 1, Phase 1					109			
	79 Pleasant Valley Rd. & Canella Drive			X	Residential	27.43	COMPLETE	APPROVAL	
2.	f63 Silverstone Section 2, Phase II /					104			
	79 Pleasant Valley Rd. & Silverstone Blvd.			X	Residential	25.47	COMPLETE	APPROVAL	
3.	77 Balcones Park Section 8-A					10			
	34 Balcones Drive & Ledgestone Drive	X	A		Residential	8.59	COMPLETE	APPROVAL	
4.	78 Lost Creek Estates Phase 1-B						6 Month Extension - Preliminary		
	74						GRANT		
5.	79 Far West Boulevard Dedication					Recorded	Plat note clarification - Delete sidewalks on north side. Require side-walks on South side. APPROVAL		APPROVED 8-0
	05 Far West Boulevard								
6.	f79 The Woods of Westlake					86	BARTON CREEK		
	95 Loop 360 & Westlake			X	Residential	38.92	INCOMPLETE	DISAPPROVAL	
	C8s SHORT FORM SUBDIVISIONS								
1a.	76 Resub. Bluff Springs Center						Partial Vacation		
	209 I.H. 35 & North Bluff Road							APPROVAL	
b.	79 Bluff Springs Center Phase 2					11.92			
	132 I.H. 35 & North Bluff Road	X	GR & 2nd.			2	COMPLETE	APPROVAL	

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TYPE: 30 DAY STATUTORY REVIEW		PLANNING COMMISSION MEMORANDUM					DATE: November 13, 1979 PAGE: 4		
C85	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES	RECOMMENDATIONS	ACTION
	LOCATION SHORT FORMS					LOTS	STATUS		
79 197	Springdale Commercial II						INCOMPLETE	DISAPPROVAL	
79 198	Justin Subdivision						INCOMPLETE	DISAPPROVAL	Ap'd on Pg 2
79 199	Courtlandt Place II						INCOMPLETE	DISAPPROVAL	
79 200	Turtle Creek Estates 2A						INCOMPLETE	DISAPPROVAL	Ap'd on Pg 2
							INCOMPLETE	DISAPPROVAL	
79 202	The Napier Subdivision						INCOMPLETE	DISAPPROVAL	
79 203	Canion & Canion Subdivision						INCOMPLETE	DISAPPROVAL	
79 204	Malone Addition Section 4						INCOMPLETE	DISAPPROVAL	
79 205	J.P. Cotman Addition						INCOMPLETE	DISAPPROVAL	
79 206	Irene's Addition A						INCOMPLETE	DISAPPROVAL	

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