

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- December 11, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:45 p.m. in the City Council Chambers.

Present

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

Absent

Sid Jagger
Bernard Snyder

Also Present

Richard Lillie, Director of Planning
Luther Polnau, Supervising Planner
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Pete Goodman, Planner
Craig Bell, Planner
Helen Fermin, Administrative Aide
Sheila Finneran, Legal Department
Shyra Darr, Councilman Mullen's Aide
Maureen McReynolds, OERM
Lee Stone, OERM
Tom Mounts, Engineering
Ouida Glass, Senior Secretary

Planning Commission--Austin, Texas

December 11, 1979

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C14-79-267 University of Texas
 (by David W. Gray)
 10901 Research Boulevard
 Review of Site Plan

Mr. Lillie explained the Commission has recommended "LR" zoning and distributed copies of the proposed site plan. He discussed there being no landscaping shown on the frontage along the highway and pointed out that Hamilton Road is a private road. He stated that access to the site via a private road would need documentation that the access is available.

PERSONS APPEARING

Ray Gill, representing applicant
Tom Curtis, attorney for applicant

COMMISSION ACTION

Ray Gill, representing applicant, stated the landscaping was mistakenly omitted from the site plan and that it now has been added. There was discussion of Hamilton Road being a private road and the curb cuts that would be needed to remain in conformance with the recommendations of the 183 study. He explained how they could enter 183 without using Hamilton Road. Evelyn Butler stated that since Hamilton Road is a private road abutting the owner there must be a legal document in the file showing how it would and could be used and explained that it could function as a driveway if the use could be obtained but that the easement provisions must be checked to determine how it could be used. In response to a request from Mrs. Schechter, Tom Curtis, attorney, discussed the tax as it applied to banks. He explained that banks are taxed differently and briefly discussed the statute governing the tax question. Sheila Finneran of the Legal Department expressed agreement with the statements that were made by Mr. Curtis.

COMMISSION VOTE

Mrs. Schechter moved and Mr. Stoll seconded the motion to approve the site plan as submitted.

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

THE MOTION PASSED BY A VOTE OF 7-0.

THE MOTION PASSED BY A VOTE OF 4-1.

C11-79-009 Transit and Transportation
Determination of number of parking spaces
for a proposed auto repair establishment
at 2915 South First Street

Mr. Lillie explained the request is to determine the number of required parking spaces for the special permit request for an auto repair garage at 2915 South First Street. The staff has reviewed the site plan. Applicant has indicated a total of 11 on-site parking spaces and two service bays. Two mechanics will be employed. The staff has indicated six parking spaces allocated to each mechanic for a total of 12 spaces and would recommend approval of the parking since the plan as submitted provides 12 spaces.

COMMISSION VOTE

Mr. Vier moved to approve 12 spaces for the proposed auto repair establishment at 2915 South First Street in accordance with staff recommendations. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 4-1.

C814-79-010 Zilker Heights Assn., Ltd.: A Commercial P.U.D.
(by Larry Peel) Existing Zoning: "B" and "LR", 1st H&A;
2621 Bee Caves Road Proposed Zoning: "O" and "LR", 1st H&A

Mr. Lillie stated the Planning Commission has recommended the change of zoning. The site plan as submitted includes two buildings to be used for restaurant purposes and three buildings will be used for "LR" purposes which are on the frontage Road and MoPac while the remainder is intended for office purposes. This is one of the first non-residential P.U.D. requests in the City. The staff recommends the special permit be approved subject to requirements and recommendations.

PERSONS APPEARING

Larry Peel, applicant

COMMISSION ACTION

Larry Peel discussed the landscaping and explained why he would like to leave the trees exactly as they are. The tract is heavily wooded and he probably will not need any extra landscaping. The islands will be left in a natural state. Mr. Lillie explained he felt the concern for the Planning Commission and the City Council to be to maintain the tree coverage along the frontage to provide coverage and screening. The trees will solve the visual and sound buffering.

C814-79-010 Zilker Heights Assn., Ltd.:--continued

COMMISSION VOTE

Mr. Vier moved to approve the special permit in accordance with staff recommendations and to delete the recommendations for landscaping, and that the language be included on the site plan that natural cover will be left along in the right-of-way and building setback area to the greatest extent possible. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C11-79-010 Transit and Transportation
Determination of parking spaces required
for an auto repair facility at
1113 West Anderson Lane

COMMISSION VOTE

On a consent motion by Mrs. Schechter, seconded by Reverend Dixon, the Commission approved 34 parking spaces for the auto repair facility at 1113 West Anderson Lane in accordance with staff recommendations.

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

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

C10v-79-022 Street Vacation
Lawson Lane

COMMISSION VOTE

On a consent motion by Mrs. Schechter, seconded by Reverend Dixon, the Commission approved the street vacation of Lawson Lane in accordance with staff recommendations.

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

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

PENDING ZONING CASESRECOMMENDATIONS:

C14-76-110	Romami Co.: A, 1st to B, 1st (by George Butler) 505-519 Radam Lane	To Delete Condition; To Extend
C14-77-062	Jeff W. Hester: A, 1st to B, 1st 908 Romeria Drive	To Dismiss
C14-78-048	Henry W. Ault, et al: B, 2nd to C, 2nd 2503 Nueces Street	To Extend
C14-78-198	Hill's Cafe of Austin, Inc.: I-A, 1st (by Jim Woodmansee) to C, 1st 5604 South Congress Avenue also bounded by Sandra Street	To Delete Condition; To Extend
C14-78-240	Barbara Humble: A, 1st to O, 1st 2008 Koenig Lane	Pulled from Agenda; conditions have been met
C14-79-033	Transportation Enterprises, Inc.: C & B, 2nd and 5th to O, 2nd 1191 Curve Street 1000-1006 Catapa Street	To Dismiss

COMMISSION VOTE

On a consent motion by Mrs. Schechter, seconded by Reverend Dixon, the Commission approved the above in accordance with staff recommendations.

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

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

C14-79-012 The Wesleyan Church: A, 1st to O, 1st
(by Gary J. Sawyer)
6012-6106 South First Street

Mr. Lillie explained the applicant had not complied with the conditions of the special permit and the staff would recommend to dismiss the case.

PERSONS APPEARING

Glenn Span, representing applicant

C14-79-012 The Wesleyan Church--continued

COMMISSION ACTION

Glenn Span, representing applicant, requested extension of the request in order for the church to comply with provisions of the special permit. He explained they have now decided on a site plan and a subdivision plan and that it would be considered in the near future. He stated they should not need any more than approximately three months.

COMMISSION VOTE

Mr. Danze moved and Mrs. Schechter seconded the motion to extend the request.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Consideration of the 1325 Study

Mr. Lillie stated the 1325 Study now has been completed and copies have been mailed to associations, major property owners, and persons who know about or had some interest in the area and have been notified of the public hearing at this time. Elly Malone discussed the background information that lead to the recommendation for the study. The area falls within priority Area II of the Comprehensive Plan with some in Area IV and the balance in Area III. She discussed the land use of the study area, of which approximately 74 percent is currently undeveloped. Several entities have jurisdictions affecting development in the study area. The southern and mid-portions are within Austin's corporate limits and the remaining area is totally within the two-mile extraterritorial jurisdiction. The Robinson tract will be a significant development factor due to its size, nature and location.

She summarized by stating that topography in the area is conducive to development. Major constraints are floodplains along portions of Walnut Creek and the lack of infrastructure in certain areas. Only 18 percent of the study area is currently within the city limits, by 1985 this will increase to 55 percent. Population will increase by 52 percent during the next seven years from 835 persons in 1978 to 12,706 persons in 1985. Residential development is single-family and low-density in nature with an average of 0.72 persons per gross acre. Commercial establishments are primarily small strip developments, serving both a regional and local function. The Missouri-Pacific Railroad and the Southern-Pacific Railroad have a major impact on land use and traffic patterns. Industries will continue to locate in their proximity. Growth in residential development will create additional demands for retail establishment and support services. This will increase traffic volumes along F.M. 1325. The steadily growing industrial sector which is a major traffic generator, will accentuate this problem.

R200 Consideration of the 1325 Study--continued

New residential, commercial and industrial development will require additional driveway access, and streets which will further impede traffic and create points of conflict in vehicular traffic movement.

LAND USE

Currently 1,397 acres, or 46 percent of the developed area is residentially developed. By 1985, 1,848 residential acres and by 1995, 4,092 residential acres will be required to accommodate the estimated population. Subdivision and zoning activity currently show approximately 512 acres committed for future residential development.

Commercial developments range from regional to neighborhood oriented facilities. Major retail shopping areas are located outside the study area. The city-wide commercial ratio of 6.7 percent of the developed land is currently higher than the four percent in the study area. With an increase in residential development, however, the demand for additional retail establishments and support services can be anticipated.

The industrial sector will continue its dominance in the area, existing facilities are currently expanding and new industries are moving in. The proximity to railroads and designation of large tracts for industrial use in the Austin Development Plan will encourage this trend. Industrial use in the study area comprises 30 percent of the developed area. The city-wide ratio is five percent. An area adjacent to King's Village and an area between Waters Park Road and F.M. 1325 show a proliferation of incompatible land uses. Some of the larger industries, however, have avoided these conflicts by creating campus-like settings for their facilities with adequate buffering providing the transition to more restrictive land uses.

The F.M. 1325 frontage does not show a strong proliferation of signs. The current sign ordinance combined with the suggested minimum lot-frontage along F.M. 1325 can be regarded as adequate for future development in the area.

TRAFFIC

Intense residential development is a major contributor to peak hour traffic volumes. Additional residential development will magnify this problem in the study area. Commercial developments in general contribute to increased traffic volumes at off-peak periods and along with residential and industrial developments require numerous driveway entrances, median breaks, etc. Some of these problems are already evident in the southern stretch of F.M. 1325 near U.S. 183. The steadily growing industrial sector continues to be the prime generator of traffic along F.M. 1325. Accessibility to the area as a whole will be improved by the extensions of Parmer and Braker Lane.

R200 Consideration of the 1325 Study--continued

The proposed Austin Metropolitan Area Roadway Plan cites several roadway improvements for the study area. F.M. 1325 is slated for widening, with three lanes in each direction. Additional right-of-way will be needed for the proposed interchanges and overpasses. Braker Lane is to be extended west to U.S. 183, Parmer Lane will be extended to F.M. 620 and Rundberg Lane extended to Springdale Road and to F.M. 1325.

Timing and spatial distribution patterns of development are the elements most susceptible to control by the city's current purview and legal authority. Zoning and subdivision policies should encourage land use patterns which promote safety, convenience, compatibility, not contributing to traffic hazards or detracting from or conflicting with more restrictive adjacent uses. The impact of the high proportion of industrial development is manifest by market forces which create an unusually rapid and intense rate of development and should continue in response to the existing market situation. Continuing development will increase traffic volumes and congestion and high priority must be placed on upgrading F.M. 1325. Commercial, residential and industrial development should coincide with traffic safety and capacity improvements on F.M. 1325.

The following recommendations are designed to help mitigate existing problems and provide measures to prevent future problems.

1. Upgrade F.M. 1325 (between U.S. 183 and I.H. 35) to expressway status.
 - a. Construction of 3 traffic lanes in each direction
 - b. Grade - separation at Loop 360, Parmer Lane, I.H. 35, Rundberg Lane and Braker Lane
 - c. Deceleration and acceleration lanes where warranted
 - d. Additional right-of-way for interchanges with Loop 360, Parmer Lane and I.H. 35
 - e. Overpasses at Rundberg Lane and Braker Lane
2. New road construction
 - a. Extend Braker Lane to U.S. 183
 - b. Extend Parmer Lane to F.M. 620
 - c. Extend Rundberg Lane to Springdale Road on the east and F.M. 1325 on the west
 - d. Extend Loop 360 to Burnet Road
3. Adhere to the Annexation Plan schedule on annexation of Areas 5, 8, and 9 in 1979 and 1980. Due to the increase of industrial activity periodic review of Annexation Areas 4 and 6 should be undertaken to assure adequate land-use controls in the study area.

R200 Consideration of the 1325 Study--continued

4. Establish a Roadway Overlay Zone with the following ordinance required provisions: A site plan shall be required with any zoning or subdivision application showing the same information as outlined in Sec. 45-29(c) of the Zoning Ordinance. Following requirements must additionally be complied with:

- a. A landscaped transitional zone in any "BB" Residence or less restrictive use district abutting "A" Residence or more restrictive use district. The table below outlines the recommended widths for the various use districts.

<u>Use Districts</u>	<u>Minimum Width</u>
BB	10 Feet
B, O	15 Feet
LR, GR, C, C-1, C-2	25 Feet
DL or less restrictive	50 Feet

- b. Landscape provisions which are currently under review by City Council to include the following major elements:

- (1) all tracts previously unsubdivided or unzoned must landscape ten percent (10%) of the area between the front wall of the building and the front property line;
- (2) a credit of 150 percent is given where all the landscaping is provided between the building setback line and the street line;
- (3) under no condition would the landscape area exceed an area equal to the street frontage of the property times twenty (20) feet; and
- (4) land used for parking purposes only shall assume for landscape computation purposes, that the rear lot line is the front wall of a building; and
- (5) land previously subdivided and zoned, but undeveloped must provide five percent (5%) landscaping rather than ten percent (10%).

These provisions will be superceded upon adoption of a landscape ordinance.

R200 Consideration of the 1325 Study--continued

- c. Zoning in the Roadway Overlay Zone should be rolled back to the most restrictive zoning category consistent with the actual use of a property or to "A" Residence if undeveloped. This provision is to be effective one year after a zoning change is granted on any property in the Roadway Overlay Zone. Rollback of zoning is subject to notice and public hearing provisions outlined in Sec. 45-14. Zoning in the Roadway Overlay Zone should be rolled back to the most restrictive zoning category consistent with the actual use of a property to to "A" Residence if undeveloped. This provision is to be effective two (2) years after a zoning change is granted on any property in the Roadway Overlay Zone. A one year extension may be granted by the Planning Commission.
- d. The distance between driveways along F.M. 1325 shall be a minimum of 200 feet to minimize traffic conflict points.
- e. Due to the lack of frontage roads, right turn lanes shall be provided at the developer's expense at the time of development at each driveway with average daily volumes of more than 1,000 vehicles entering and exiting and an average inbound peak hour volume of 50 right turns or more. A continuous right turn lane should be provided for adjacent properties when it is anticipated that 20 percent of the directional average daily traffic volume per mile makes right turns. Parcels with a common access easement must have a minimum lot depth of 150 feet.
- f. No access from F.M. 1325 shall be provided to properties on the west side of F.M. 1325 between Parmer and Howard Lanes, due to the railroad tracks which run parallel to the road. These properties shall have access from local streets only.
- g. A Traffic Impact Analysis (T.I.A.) shall be required with any zoning or subdivision application and must be submitted by the applicant concurrent with the site plan. These items shall be included:
 - (1) A description of the relationship of the proposed development to the existing transportation network.
 - (2) Average daily traffic and peak hour traffic anticipated to be generated by the development.
 - (3) Distribution of vehicle trips onto the road network, both existing and proposed, including:
 - (i) Anticipated automobile trips during peak and off-peak hours; and

R200 Consideration of the 1325 Study--continued

- (ii) Anticipated trips by modes of transportation other than the automobile during peak and off-peak hours.
 - (iii) Methodologies and assumptions used to project future traffic generation and trip distribution. Projections should be consistent with recent traffic patterns within the Roadway Overlay Zone.
 - (iv) Any transit measures proposed to reduce automobile traffic on principal arterial roadways.
 - (v) Any other measures or special features of the proposed development which would reduce automobile travel, improve traffic flow, and/or enhance traffic safety on principal arterial roadways.
- h. Proposed development should maintain or improve the existing traffic flow and level of service along the designated principal arterial roadway, and should act to maintain or enhance traffic safety. The Transportation Impact Analysis will be reviewed by the Urban Transportation Department, which shall submit its comments to the Planning Commission as well as a traffic recommendation regarding the proposed development. New industries will be subject to a Planned Development Area agreement to assure controls over factors which will have an impact on the surrounding properties.

In addition to the above mentioned recommendations, steps to implement the following actions can be taken immediately:

1. "LR" and more permissive zoning shall be considered for parcels along F.M. 1325 only if located within 500 feet of a major intersection. Any parcel beyond 500 feet and fronting F.M. 1325 shall only be considered for "O" and more restrictive zoning. A major intersection is the intersection of a designated principal arterial with another principal arterial.
2. Where existing driveways along F.M. 1325 pose traffic safety problems, the City shall upgrade or close such driveways.

COMMISSION ACTION

Mr. Vier explained how he felt this different from the 183 area and discussed the industrial development that is there now. He questioned the use of "O" Office between the major intersections and felt the situation could be controlled with the use of P.D.A.'s. He stated Burnet Road lends itself to industrial uses and felt the same could be expected along 1325.

R200 Consideration of the 1325 Study--continued

Mr. Lillie discussed the need to set a policy early to reduce strip development. He also discussed the comprehensive plan for the Robinson Ranch. Their comprehensive plan is being updated and will include land along 1325. He stated they are willing to work with the City as the plan is updated. Mrs. Shipman stated she would like to see the study sent on to the Council and that a policy be established to discourage small speculative tracts. Mr. Vier discussed putting the recommendations in ordinance form as soon as possible. Tom Curtis had similar concerns and discussed a zoning request he now has pending north of I.B.M. He discussed the zoning restrictions on 183 and felt consideration should be given to large tracts on 1325, possibly to encourage master plans for the large tracts.

COMMISSION VOTE

Mr. Stoll moved to adopt the 1325 Study as recommended by the staff. Mrs. Shipman amended the motion to give special consideration to large tracts. Mrs. Schechter seconded the motion. Mr. Vier requested to include "The Planning Commission and Council shall have the authority to exercise some discretion on this policy on large tracts which are under one ownership and which are submitted with a development plan for the total tract.

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

ABSENT: Danze, Dixon, Jagger, and Snyder.

THE MOTION PASSED BY A VOTE OF 5-0.

C20-79-015 Zoning Ordinance

To amend the Zoning Ordinance regarding signs along the east and the west sides of I.H. 35 from First Street to Ninth Street and from 15th Street to 36th Street.

Mr. Lillie explained the Sign Committee appointed by the City Council had submitted recommendations regarding signs on the west side of I.H. 35. He discussed the recommendation of the Sign Committee and showed slides of both sides of the Expressway. He explained the recommendation of the Committee is for the west side of I.H. 35 only. He also suggested that the City should consider use of an amortization schedule, to determine the value of the signs so the owner could write off the value over a period of time and signs then could be taken down. He also identified two Texas cities where use of amortization has been upheld. The charge to the Commission from the Council is to consider a recommendation regarding off and on premise signs on both sides of I.H. 35. Bob Miller, a member of the Sign Committee and also a member of the sign industry, discussed the charge to the task force which was to protect the view of downtown Austin, and discussed their recommendations. Jim Christianson discussed the east side of I.H. 35 also and expressed concern for the liability if something should happen to one of the big signs. He stated he felt both sides of I.H. 35 should be treated the same and that the big signs should come down.

C2o-79-015 Zoning Ordinance--continued

COMMISSION VOTE

Mr. Stoll moved to approve the recommendations of the Sign Committee with a recommendation from the Planning Commission that the Council consider asking the Sign Committee to add the east side of I.H. 35 to the controls, and to commend the Sign Committee for all their hard work. The staff should look into the amortization issue based on the court decisions. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

R200 Consider Staff Report on
 Lake Austin Growth Management Plan

Mr. Lillie explained that January 5 is termination date for the Interim Lake Austin Ordinance and the importance of the Planning Commission to send a recommendation to the Council regarding that ordinance. All work the Council requested on the Growth Management Plan in 1979 has been completed. Craig Bell of the Planning staff discussed the reports that were submitted to the Commissioners. Mr. Lillie discussed the need to have a set of guidelines that are identified in the plan that the Interim Ordinance is based on. Other boards and commissions have had input and an attempt has been made to resolve their concerns.

COMMISSION ACTION

Mrs. Shipman felt the subcommittee should be reactivated. Mr. Vier discussed extending the interim ordinance for one year, to include the work that had been done being adopted into a permanent ordinance and recommended an annual review. Mrs. Shipman was of the opinion that the plan should be adopted and an ordinance written to go with it. Mr. Guerrero suggested the ordinance remain an interim ordinance until such time as there is a plan to recommend to the Council.

COMMISSION VOTE

Mr. Vier moved to recommend the City Council extend the Interim Lake Austin Ordinance, Chapters 29 and 41, for one year. Mr. Guerrero seconded the motion and added that the Commission's recommendations on the Plan will follow pretty quickly.

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

THE MOTION PASSED BY A VOTE OF 5-0.

R200 Consider Staff Report on
Housing Study of Austin

Mr. Lillie stated a Housing study has been completed by the City. Pete Goodman of the Planning Staff discussed how the report was done, what initiated the work and some of the information it contained. He discussed the subsidy programs available and the City policies and ordinance affecting housing construction affecting costs.

NO ACTION TAKEN.

R200 Consider Staff Report on
HCD Housing Policies: Proposed Revisions

PULLED FROM AGENDA - NO ACTION TAKEN.

R200 Consider Staff Report on
Peninsula Area West of Lake Austin

Mr. Lillie explained the Council will set a public hearing the latter part of January of annexation for the West Lake Peninsula. It will be placed on the Planning Commission agenda on January 15 to give the full report that will be going to the Council.

NO ACTION TAKEN.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-78-100 The Meadows at Travis Oaks
 Convict Hill Road

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

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

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of The Meadows at Travis Oaks in accordance with staff recommendations.

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

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

C8-78-122 Oak Hill Heights
 Hwy. 290

Mr. Lillie explained this subdivision is located outside the City limits. He shared with the Commission concern for the commercial development and stated he would meet with the owner and representatives before the final comes to the Commission. He discussed the large tract that is posted for commercial and multi-family, as well as the tier of lots posted as multi-family and the topographic problems. He expressed concern for homeowners who might buy, build homes, and then have commercial next door on terrain oriented to the highway. He stated the City does not have zoning authority outside the City limits but would try to work with the owner to try to resolve these concerns. Ira Yates expressed the need for a transportation study in the Williamson Creek watershed and the problems that could be encountered with the undeveloped acreage in the area. Mrs. Shipman asked if the Austin Transportation Study office would be available to work with a situation such as this. The staff would recommend to approve this preliminary plan, noting that it meets all City ordinances. Additional final stage requirements must be satisfied prior to final plat approval.

C8-78-122 Oak Hill Heights--continued

COMMISSION VOTE

Mrs. Shipman moved to approve the preliminary plat of Oak Hill Heights as recommended by the staff. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-71 Meadow Park
 North Lamar and RundbergA. Synopsis: Approval

The staff recommends approval of this preliminary plan.

B. Variances:

1. Request a variance to delete the sidewalk requirement along Lamar Blvd. adjoining the subject tract.

Recommend: grant, due to topography.

C. Requirements:

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

Sheila Finneran discussed when sidewalks could be required within the City limits and then discussed the issue as it applied to this preliminary plat, and explained the sidewalks are not needed.

COMMISSION VOTE

Mr. Vier moved to approve the preliminary plat of Meadow Park in accordance with staff recommendations. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

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C8-9-87 Walnut Crossing Section 6
 Duval Road

A. Synopsis: Approval

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

This preliminary plan meets all city ordinances. Additional final stage requirement must be satisfied prior to final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Walnut Crossing Section 6 in accordance with staff recommendations.

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

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

C8-79-93 Old Tarlton Center
 Bee Cave - Walsh Tarlton

A. Synopsis: Approval

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

The preliminary plan meets all city ordinances. Additional final stage requirements must be satisfied prior to final plat approval.

COMMISSION VOTE

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

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

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

C8-79-104 River Valley Estates
Fallwell Lane and Gravel Lease Road

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Variance is requested on the lengths of Three Island Road and River Valley Drive cul-de-sacs. (Sec. 41-31)
Recommend: grant, because of low density and provision of adequate circulation.
2. Variance is requested on the lengths of Blocks A, B, and C. (Sec. 41-32)
Recommend: grant, due to topography, low density, and provision for adequate circulation.
3. Variance is requested on the scale of the preliminary plan to 1:200 (Sec. 41-11) Recommend: grant, due to large lot and plat size.

C. Requirements:

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

COMMISSION VOTE

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

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

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

C8-79-106 Village South, Ph. 4, Sec. 2
East Stassney and Nuckols Crossing

PULLED FROM AGENDA -- NO ACTION TAKEN.

C8-79-107 Village South, Ph. 5, Sec. 2
Teri Road

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances:

1. Request variance to exclude the balance of the tract.
Recommend: grant.

C. Requirements.

This preliminary meets all city adopted ordinances. Additional final stage requirements must be satisfied prior to final plat approval, e.g. zoning rollback from "LR" to "A" on Lots 1-3, Block A.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Village South, Phase 5, Section 2, in accordance with staff recommendations.

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

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

C8-79-108 Heather Wood
Stassney Lane

A. Synopsis: Approve

The staff recommends approval of this preliminary plan.

B. Variances: None

C. Requirements:

This preliminary plan meets all city ordinances. Additional final stage requirements must be satisfied prior to final plat approval, e.g. zoning rollback from "BB" to "A" for all lots except Lot 1, Block A and Lot 1, Block B; plat vacation of Crockett Heights, Section 2.

COMMISSION VOTE

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

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

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


SUBDIVISION MEMORANDUM

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

The meeting adjourned at 9:45 p.m.



Richard R. Lillie, Executive Secretary

TYPE: P.U.D.'S		PLANNING COMMISSION MEMORANDUM						DATE: December 11, 1979 PAGE: 1	
C814	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES		ACTION
	LOCATION					LOTS	STATUS	RECOMMENDATIONS	
79 004	Williamsburg Phase I	X	1-A, 1st H&A		Residential P.U.D.	6.84	(MINOR MODIFICATIONS)		
	Spicewood Springs Rd. @ Prop. G					46	COMPLETE	APPROVAL	
79 005	Williamsburg Phase II	X	1-A, 1st H&A		Residential P.U.D.	11.152	(MINOR MODIFICATIONS)		
	Spicewood Springs Rd. & Chimney Corners					76	COMPLETE	APPROVAL	
79 008	The Courtyard Phase 4	X	Inter m P.U.D.		Residential Recreational	7.99	(MINOR MODIFICATIONS)		
	W. of Courtyard Dr. & E. of Loop 360					2	COMPLETE	APPROVAL	
C8f	FINAL SUBDIVISIONS								
79 100	Old Tarlton Center			X	Retail	16.41			
	Bee Cave & Walsh Tarlton Lane					1	COMPLETE	APPROVAL	
79 127	Bluff Springs Estates			X	Residential	38.15	FISCAL - SEWER Deleted	Granted APPROVAL	Approved 5-0
	Bluff Springs Road					12	SIDEWALKS - Deleted COMPLETE		
79 128	Shady Hollow, Section 2-A, Phase 1			X	Residential	33.78			
	Brodie Lane					52	COMPLETE	APPROVAL	
79 132	Forest Ridge Section 1			X	Residential	76.77			Approved 5-0
	Loop 360					141	COMPLETE	APPROVAL	
78 123	Milwood Section 5	X	TAA			34.06	SIDEWALK - DENY	DISAPPROVAL	Postponed One Week 5-0
	Duval Road					145	INCOMPLETE		

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TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM						DATE: December 11, 1979 PAGE: 2	
CBs	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES		ACTION
	LOCATION						STATUS	RECOMMENDATIONS	
79	Edgerton Subdivision					2.721	FISCAL - SEWER	Deleted Granted	Approved 5-0
151	N. Lamar So. of Braker Lane			X	Commercial	2	INCOMPLETE	DISAPPROVAL	
75	Rosen Subdivision					0.155	SIDEWALKS -	Granted Deleted	Approved 5-0
159	Valley View	X	B			1	SUBSTANDARD LOT SIZE- COMPLETE	GRANT APPROVAL	
79	Springdale Commercial II					1.981	SIGNATURES -	GRANT	Approved 5-0
197	Springdale Road So. of U.S. 290			X	Commercial	1	FISCAL - SEWER COMPLETE	Granted APPROVAL	
79	J.P. Cotman Addition					2.5	EXCLUDE BALANCE -	GRANT	
205	Sassman Road			X	Residential	1	FISCAL - SEWER-- COMPLETE	GRANT (NOT AVAILABLE) APPROVAL	
79	Lakes Subdivision		D			2.38	R.O.W. WIDTH CONCHO ST.-	GRANT	
220	E. 4th St. & Concho Street	X	C&2nd			1	SIGNATURES - COMPLETE	GRANT APPROVAL	
79	Bergstrom Village No. Four					2.0235	SIGNATURES -	GRANT	
193	Cardinal Lane & State Hwy. 71			X	Apartments	1	INCOMPLETE	DISAPPROVAL	
79	Morning Star Subdivision					1.5787	SIGNATURES -	GRANT	
212	Ben White & Montopolis Drive	X	GR			2	INCOMPLETE	DISAPPROVAL	
79	Canion & Canion Subdivision					6.27	FISCAL - SEWER	Granted	Approved 5-0
203	Brown Lane			X	Commercial	2	COMPLETE	APPROVAL	
79	Thoroughbred Estates Phase 3					122.57			
93	Moore Road E. of Clinger Road			X	Residential	11	COMPLETE	APPROVAL	
75	Bee Cave Section 2						PARTIAL VACATION	BARTON CREEK	
08	Loop 360 & Mo-Pac Blvd.							APPROVAL	
79	Bee Caves Section 3						PARTIAL VACATION	BARTON CREEK	
07	Mo-Pac Blvd. & Tamarron Blvd.							APPROVAL	

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TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM						DATE December 11, 1979		PAGE 3
	SUBDIVISION				PROPOSED	ACREAGE	VARIANCES			
	LOCATION	CITY	ZON- ING	EYJ	LAND USE	LOTS	STATUS	RECOMMENDATIONS		ACTION
Oc.	79 Barton Creek Square					120.72	SIDEWALKS -	GRANTED		
	105 Loop 360 & Mo-Pac	X	C			10	BARTON CREEK - NO ADDITIONAL ALLOCATIONS	COMPLETE		
1a.	79 Irene's Addition						VACATION			
	22 Balcones Dr. So. of Hart Lane							APPROVAL		
1b.	79 Irene's Addition "A"					2.12				
	206 Balcones Drive	X	O			6	COMPLETE	APPROVAL		
	C8 30 DAY STATUTORY REVIEW - PRELIMINARIES						INCOMPLETE	DISAPPROVAL		
	79 Langham Estates									
	112						INCOMPLETE	DISAPPROVAL		
	79 North Bluff Village									
	113						INCOMPLETE	DISAPPROVAL		Mr. Vier abstained
	79 Cedar Glen									
	114						INCOMPLETE	DISAPPROVAL		
	79 Barrington Oaks Section 7									
	115						INCOMPLETE	DISAPPROVAL		
	C8f 30 DAY STATUTORY REVIEW - FINALS									
	79 Shenandoah Park									
	134						INCOMPLETE	DISAPPROVAL		

TYPE: 30 DAY STATUTORY REVIEW - FINALS		PLANNING COMMISSION MEMORANDUM					DATE: December 11, 1979 PAGE: 4		
	SUBDIVISION								
C8	LOCATION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES STATUS	RECOMMENDATIONS	ACTION
79 135	Bee Cave Woods Section III-A						INCOMPLETE	DISAPPROVAL	
79 136	Windsor Hill North						INCOMPLETE	DISAPPROVAL	
79 137	North Crossing, Section 1						INCOMPLETE	DISAPPROVAL	
79 138	The Hills of Lost Creek Section 8						INCOMPLETE	DISAPPROVAL	
79 139	Champions at Lost Creek						INCOMPLETE	DISAPPROVAL	
79 140	Barrington Oaks Section 7						INCOMPLETE	DISAPPROVAL	
C8s	30 DAY STATUTORY REVIEW - SHORT FORMS								
79 217	Helge Business Park						INCOMPLETE	DISAPPROVAL	
79 218	Shannon Oaks						INCOMPLETE	DISAPPROVAL	
79 219	The Settlement I						INCOMPLETE	DISAPPROVAL	
79 220	Lakes Subdivision						INCOMPLETE	DISAPPROVAL	

Approved on Pg 2

Added on Pg 2

[illegible]