

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- December 18, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:45 p.m. in the City Council Chambers with Bill Stoll presiding in the absence of Chairman Guerrero.

Present

Bill Stoll, Acting as Chairman
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Helen Fermin, Administrative Aide
Sheila Finneran, Legal Department
Richard Ridings, Public Works
Ouida Glass, Senior Secretary

Absent

Miguel Guerrero
Leo Danze

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

C10v-79-023 Street Vacation
 Oldham Street

Mr. Lillie explained that the staff would recommend to vacate a portion of Oldham Street subject to ordinance requirements and departmental recommendations. The Urban Transportation Commission will be considering the request on December 19. Any action on the part of the Planning Commission will be subject to their recommendations.

COMMISSION ACTION

Mrs. Shipman stated the Commissioners should be aware that the Urban Transportation Commission has requested the Council send street vacations through their Commission before they are considered by the Planning Commission. She requested no more requests for street vacations be placed on the Planning Commission agenda until the Urban Transportation Commission has acted on them.

COMMISSION VOTE

Mrs. Shipman moved to vacate Oldham Street subject to departmental comments that were received and also subject to a recommendation from the Urban Transportation Commission. In the future, the Planning Commission will act only after receiving a recommendation from the Urban Transportation Commission. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

OTHER BUSINESS

R200 Report on Status of the Work on the Zoning Ordinance

Mr. Lillie explained the Council has now fully funded the contract to update the zoning ordinance and that the funds have been made available through the HCD monies. Funding is included for the attorney to assist the consultant. He discussed the tentative dates for completion of the work as well as the series of meetings that are being scheduled in January and explained that the consultants would like to visit with members of the Planning Commission also. Another series of meetings will be scheduled in April or May to go over the information received from citizens and explain how it will be used in the new ordinance.

NO ACTION WAS TAKEN.

R200 Presentation on Transferable Development Rights
and its Potential for Austin By Mr. Frank Robbins,
 U.T.-Austin, Community and Regional Planning Program

Mr. Lillie discussed the potential of using transferable development rights, specifically in the Hill country. Frank Robbins, a student at The University of Texas at Austin, is considering this subject as a topic for his thesis. Mr. Robbins discussed the concept, which could be mandatory or permissive. He also discussed the jurisdictional responsibilities and how this type system might be implemented. Mr. Lillie stated that Mr. Robbins could come back with a full report when his work has been completed.

C1-79 Minutes

To approve Planning Commission Minutes

November 13, 1979

November 27, 1979

December 4, 1979

December 5, 1979 (Zoning portion only)

On a motion by Mrs. Schechter, seconded by Mrs. Shipman, the Commission approved the minutes with corrections as noted.

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-79-31 Silverstone Ph. 1, Sec. 3
Pleasant Valley Rd. & Bluff Springs Rd.

The staff recommended approval of this preliminary plan providing the variances are acted upon as recommended. Those variances being: the length of Blocks A, D, S, R and F are recommended to grant due to topography. A variance also requested for the length of Borage Cove; and recommended to grant to provide access to the adjacent property through the "open" cul-de-sac abutting to property line.

COMMISSION VOTE

On a consent motion by Rev. Dixon, seconded by Mrs. Schechter, the Commission approved the preliminary plat of Silverstone Ph. 1, Sec. 3 in accordance with staff recommendations and granted the necessary variances.

AYE: Dixon, Jagger, Schechter, Shipman, Snyder, Stoll, Vier.

ABSENT: Danze, Guerrero.

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

C8-79-89 Peppertree Park, Sec. 4-A
Teri Road

The staff recommended approval of the preliminary plan providing the following variances are acted upon: variance to allow an acute angle at the intersection of Tern Circle and Spruce Lane. Variance granted due to location of Teri Road and the natural drainage way.

COMMISSION VOTE

On a consent motion by Rev. Dixon, seconded by Mrs. Schechter, the Commission approved the preliminary plat of Peppertree Park, Section 4-A, in accordance with staff recommendations and granted the necessary variance.

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

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

C8-79-106 Village South Ph. 4, Sec. 2
E. Stassney & Nuckols Crossing

The staff recommended approval of this preliminary plan provided the requested variance to exclude the balance of the tract is acted upon as recommended. The variance was granted as the owner does not wish to join in the subdivision at this time.

COMMISSION VOTE

On a consent motion by Rev. Dixon and seconded by Mrs. Schechter, the Commission approved the preliminary plat of Village South Ph. 4, Sec. 2 in accordance with staff recommendations and granted the necessary variances.

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

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

C8-79-113 North Bluff Village
Meadow Lake Boulevard and North Bluff

The staff recommended approval of this preliminary plan, provided the variances below are acted upon as recommended.

Planning Commission--Austin, TX

December 18, 1979 5

C8-79-113 North Bluff Village (cont'd.)

A variance is requested on the length of Epouisse Court, and it was recommended to grant because adequate circulation is provided and due to existing development. A variance is requested on the length of Block E and is recommended to grant because of topography and existing development.

COMMISSION ACTION

John Manning did not object to the subdivision. He did discuss the ingress and egress, and pointed out that traffic on North Bluff, as well as the condition and the size of the road should be taken into consideration before the subdivision is granted. Mrs. Shipman suggested these comments be put in writing.

COMMISSION VOTE

Mr. Snyder moved and Mrs. Schechter seconded the motion to approve the preliminary plat of North Bluff Village in accordance with staff recommendations and granted the variances as requested.

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

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


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

THE MOTION PASSED BY A VOTE OF 7-0.

The Meeting adjourned at 7:15 p.m.


Richard R. Lillie, Executive Secretary

TYPE: 30 DAY STATUTORY REVIEW - (P.U.D.'S)		PLANNING COMMISSION MEMORANDUM							DATE: December 18, 1979	PAGE: 1
C8f	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED	ACREAGE	VARIANCES		ACTION	
	LOCATION				LAND USE	LOTS	STATUS	RECOMMENDATIONS		
79 011	Lakewood Section 2, Phase 1	X	"1-AA"		Residential	12.28	INCOMPLETE	DISAPPROVAL		
	Lakewood Drive				P.U.D.	75				
79 012	Lakewood Section 2, Phase 2	X	"1-AA"		Residential	11.15	INCOMPLETE	DISAPPROVAL		
	Lakewood Drive				P.U.D.	38				
C8f	FINAL SUBDIVISIONS									
79 134	Shenandoah Park			X		20.04	SIDEWALK ONLY INCOMPLETE	GRANT		
	County Road				Residential	34				
79 137	North Crossing Section 1	X	C			4.19	COMPLETE	APPROVAL		
	Jollyville Road & Mo-Pac				Commercial	1				
C8s 68 56	Westover Hills Section 3, Resub. of Lot 41 Block D						PARTIAL VACATION			
							APPROVAL			
C8f 79 135	Beecave Woods Section III-A	X	IA			5.86	DRY CREEK COMPLETE	APPROVAL	Mr. Jagger abstained	
	Walsh Tarlton Lane					20				
C8 63 59	Macmor Acres Lot 7, Bk. A	X	I I-A				PARTIAL VACATION			
						APPROVAL				
79 111	No Mor Acres	X	I I-A			2.39	COMPLETE	APPROVAL		
	Macmora Road				Duplex	11				
14 72	Peppertree Park Section 4						PARTIAL VACATION			
	Teri Road						APPROVAL			

[illegible]

TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM						DATE: December 18, 1979		PAGE: 3
C8s	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES		RECOMMENDATIONS	ACTION
	LOCATION						STATUS			
79 170	James Irion III Subdivision NO. I					10.05	SIGNATURES -		GRANT	
	F.M. 969, E. of Blue Bluff Lane			X	Residential	6	COMPLETE		APPROVAL	Mr. Snyder abstained
76 145	Resub. of Green Trails Estates						PARTIAL VACATION			
	Part Lane & Spicewood Springs Road								APPROVAL	
79 231	Green Trails Estates II					0.27				
	Stonehaven Circle	X	AA			2	COMPLETE		APPROVAL	
79 192	The Y Subdivision Section 4					2.90	FISCAL - SEWER (APPROACH MAIN)			GRANTED variance for sewer on hardship basis. 6-0
	Hwy. 71, NO. of U.S. 290			X	Commercial	3	INCOMPLETE		DISAPPROVAL	
78 270	Brodie Lane Commercial Center II					1.92	FISCAL - SEWER - GRANT (NOT AVAILABLE)			Approved staff recommendations 6-0
	Riddle Road & Brodie Lane			X	Commercial	4	REQUEST NAME CHANGE TO THE LANE AT RIDDLE RD. - GRANT		APPROVAL	
79 201	Anita Subdivision					0.967	COMPLETE			
	Camp Craft Road			X	Residential	2	INCOMPLETE		DISAPPROVAL	
79 227	Meadow Mountain II					2.04	SIGNATURES -		GRANT	
	Far West Blvd., West of Mesa Drive			X	Residential	4	LAGMP COMPLETE		APPROVAL	
C8 75 35	Longhorn Business Park No. 2						PARTIAL VACATION			
	1325 & Kramer Lane								APPROVAL	
C8s 77 190	Resub. of Lts. 4, 5, & 6 Blk. B Longhorn Business Park No. 2						PARTIAL VACATION			
	Braker Lane & Brockton Drive								APPROVAL	
77 262	Resub. NO. 2 Block B Longhorn Business Park No. 2						PARTIAL VACATION			
	F.M. 1325 & Brockton Drive								APPROVAL	
79 043	Longhorn Business Park No. 2A					11.227				
	Brockton Drive & Kramer Lane	X	D				COMPLETE		APPROVAL	

TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM					DATE: December 18, 1979		PAGE: 4	
C8s	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES		ACTION	
	LOCATION					LOTS	STATUS	RECOMMENDATIONS		
79 07	The Village of Angus Valley	X	IAA			3.896	EXCLUDE BALANCE - GRANT	APPROVAL	REMOVED FROM AGENDA	
	Duval Road & Angus Valley Road					15	COMPLETE			
68 64	Laneport						PARTIAL VACATION	APPROVAL		
	Anderson Lane									
79 234	LanePort II	X	C			0.336	BALANCE - GRANT	APPROVAL		
	Anderson Lane					1	COMPLETE			
79 151	Edgerton Subdivision			X	Commercial	2.721		DISAPPROVAL		
	N. Lamar Blvd. So., of Braker Lane					2	INCOMPLETE			
79 215	Oswald G. Wolf Addition No. 1	X	C			2.39		APPROVAL		
	E. 1st St. & Chalmer's Avenue					3	COMPLETE			
79 182	The Village of Western Oaks Section 5	X	IAA			0.76	EXCLUDE BALANCE - GRANT	APPROVAL	Mr. Vier abstained	
	Beckett Road No. of Abilene Trail					1	COMPLETE			
79 217	Helge Business Park	X	IA			12.518		APPROVAL		
	F.M. 1325 No. of Metcalfe Road					2	COMPLETE			
79 232	The K Carr Addition Phase 2	X	GR & 2ND			1.384	EXCLUDE BALANCE - GRANT	APPROVAL		
	Dickson Drive					1	COMPLETE			
C8f	30 DAY STATUTORY REVIEW - (FINALS)									
79 141	Westcreek Phase 3, Section 1						INCOMPLETE	DISAPPROVAL		

11

TYPE: 30 DAY STATUTORY REVIEW - (FINALS)		PLANNING COMMISSION MEMORANDUM						DATE: December 18, 1979 PAGE: 5	
C8 _f	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE LOTS	VARIANCES		ACTION
	LOCATION						STATUS	RECOMMENDATIONS	
79 142	Springwoods Section II-A						INCOMPLETE	DISAPPROVAL	
C8 _s	30 DAY STATUTORY REVIEW - (SHORT FORMS)								
79 228	Kay Christian Carter Subdivision						INCOMPLETE	DISAPPROVAL	
79 229	Noret & Hurwitz Subdivision						INCOMPLETE	DISAPPROVAL	
79 230	Goeth Addition						INCOMPLETE	DISAPPROVAL	
79 233	Serena Woods Section Two						INCOMPLETE	DISAPPROVAL	
79 235	The R.B. Addition No. 2						INCOMPLETE	DISAPPROVAL	
79 236	Bank Of The Hills Section 2						INCOMPLETE	DISAPPROVAL	
79 237	Anderson Mill East Section Two						INCOMPLETE	DISAPPROVAL	
79 238	Timberline III-E						INCOMPLETE	DISAPPROVAL	