

PLANNING COMMISSION

Regular Meeting--March 26, 1974

PRELIMINARY PLANS

C8-70-22 Southcrest Park, Section Three (3)
F.M. 812 & Clinger Road

The staff reported that this subdivision has been before the Commission in the past and is now back by the Owner's request for a six month extension. The Commission unanimously

VOTED: To GRANT the six months extension for SOUTHCREST PARK, SECTION 3.

C8-74-07 Knollwood, Section Two (2)
Knollwood Drive & Stonehill Circle

The staff reported that this subdivision consists of 16.8 acres with 11 lots, the average lot size being 110' x 200'.

The Plat Review Committee met on November 28, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend owner or engineer contact Robert MaGee to see if he will participate in this plat and permit the 15' radius off his property. If this owner will not participate, a variance letter required from the owner of this subdivision. Round intersection corner at Bee Caves Road and Knollwood Drive.
2. A variance required on length of Stone Hill Circle. Recommend it be granted because of topography.
3. Change street name of Stone Hill Circle---the prefix STONE has been used eighteen (18) times on streets in City of Austin.
4. A note required on the final plat stating that all lots in this subdivision to be restricted to single-family dwelling except Lot #7 which is suitable only for a park.
5. Letter of approval required from Water District #10.
6. Drainage and utility easements as required.
7. No sidewalks required---SUBURBAN. (This note required to be on final plat.)

After further discussion, the Commission unanimously

VOTED: To APPROVE subject to departmental requirements with the exception of modifying ITEM #4 to read "A note required on the final plat stating that all lots in this subdivision to be restricted to single family dwelling and combine Lot #7 into abutting lots or show note on plat indicating provisions for ownership, maintenance and taxation and restricting its use for recreational purposes."

C8-74-09 Triple "E" Estates
 Tripoli Trace & Creek View Drive

The staff reported that this subdivision consists of 4.11 acres with 3 lots, the average lot size being 200' x 250'.

The Plat Review Committee met on September 26, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Drainage and utility easements as required.
2. Round intersection corner at Tripoli Trace and Creek View Drive.
3. Letter of approval required from Water District #14.
4. No sidewalks required---SUBURBAN. (This note required to be on final plat.)

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of TRIPLE "E" ESTATES as submitted subject to departmental requirements with the exception of changing ITEM #2 to round the southwest corner (south side of Tripoli Trace) rather than both corners of the intersection.

C8-74-10 M&G Estates
 Durango Hill & Lazy Creek

The staff reported that this subdivision consists of 24.34 acres with 45 lots, the average lot size being 75' x 110'.

The Plat Review Committee met on September 12, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required along with final plat for sidewalks along the east side of Lazy Creek and along south side of Durango Hill.
2. Variance required on length of Blocks 'A' and 'B'. Recommend to grant because of existing development and adequate circulation.
3. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of M&G ESTATES as submitted subject to departmental requirements.

C8-74-12 Lake City Estates, Section One (1) Revised
Elroy-Austin Road & Plover Place

The staff reported that this subdivision consists of 31.23 acres with 18 lots, the average lot size being 200' x 400'.

The Plat Review Committee met on January 16, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Identify center line of Elroy-Austin Road on final plat.
2. Variance required to exclude balance of tract. Recommend to grant because this is all the area approved for septic tanks by the Health Department at this time.
3. Requires the vacation of Section 1, Lake City Estates prior to final approval.
4. No sidewalks required---SUBURBAN. (This note required to be on final plat.)
5. Variance required on length of Plover Place and Larkdale Lane. Recommend variance be granted because streets will be extended in the future, and because of low density.
6. Drainage and utility easements as required
7. Letter of approval required from Water District #12.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of LAKE CITY ESTATES, SECTION ONE as submitted subject to all the above departmental requirements.

C8-74-13 Bratton Ridge Estates
Bratton Lane

The staff reported that this subdivision consists of 21.3 acres with 18 lots, the average lot size being 203' x 218'.

The Plat Review Committee met on July 25, 1973 and recommended that it be approved subject to the following conditions:

1. Resubmission and redistribution of the preliminary plan with 5' contour intervals not more than 100 horizontal feet apart required before acceptance of a final plat.
2. A restriction required on the final plat restricting use to "residential" until master plan or zoning permits otherwise.
3. Approval required from the Health Department for water supply and system and for septic tank use.
4. Survey tie across Bratton Lane required.
5. Drainage and utility easements as required.
6. No sidewalks required---SUBURBAN. (This note required to be on the final plat.)
7. Minimum centerline radius for right angle turn on Bratton Ridge Circle is 50'.

C8-74-13 Bratton Ridge Estates---continued

After further discussion, the Commission unanimously

VOTED: To POSTPONE the preliminary plan of BRATTON RIDGE ESTATES pending favorable receipt from the Health Department on septic tank use and water supply.

C8-74-14 The Woodland Village of Anderson Mill

The staff reported that this subdivision consists of 37.2 acres with 121 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on February 13, 1974, and recommended that it be approved subject to the following conditions:

1. Fiscal arrangements required along with final plat for sidewalks along one side of Millway Drive and Hymeadow Drive.
2. Cul-de-sac required at the end of Millway Drive, Osprey Drive and Chickadd Drive. Recommend no cul-de-sac be required because of working pre-application on adjoining property.
3. Drainage and utility easements as required.
4. Connection to an approved water and wastewater sytem required.
5. Dedication and construction of Millway Drive to U.S. 183 required along with this plat.
6. Minimum center line radius on collector streets required to be 300' (Millway Drive).
7. Minimum offset between centerline of Hymeadow Drive and White Dove Circle required to be 150'.
8. Round all intersection corners with minimum radius of 15'.
9. Recommend restriction be required on final plat prohibiting vehicular access from U.S. 183 to commercial areas.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of THE WOODLAND VILLAGE OF ANDERSON MILL subject to departmental requirements with the exception of changing ITEM #8 - the rounding of all intersection corners with minimum radius of 15' EXCEPT the southwest corner of subdivision (U.S. 183 & Millway Drive).

C8-74-16 Eanes I.S.D. Middle School Subdivision
Walsh-Tarlton Lane

The staff reported that this subdivision consists of 21.20 acres with 1 lot, the average lot size does not apply.

C8-74-16 Eanes I.S.D. Middle School Subdivision---continued

The Plat Review Committee met on January 9, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. The alignment of Walsh-Tarlton at the south end be adjusted westerly to be worked out by Urban Transportation, Engineering, and the representative of the property owners.
2. Intersection at Walsh-Tarlton and French Creek Drive required to be approved by Engineering Department and Urban Transportation.
3. Fiscal arrangements required along with final plat for street construction and sidewalks along both sides of Walsh-Tarlton and along north side of French Creek Drive.
4. Recommend that no cul-de-sac be required on Walsh Tarlton. A driveway to the unloading and parking areas can be used for turn-around purposes.
5. Drainage and utility easements as required.
6. Show existing drainage structure on Walsh Tarlton and the creek. Show 25 year flood plain.
7. Water available from Water District No. 10. Letter of approval required from the district.
8. Connection to city sewer system through the Jagger property required.
9. Provide for left turn storage on Walsh Tarlton at French Creek Drive on design of construction plans.
10. Show 25' building lines from both streets.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of EANES I.S.D. MIDDLE SCHOOL SUBD. subject to departmental requirements with the exception of changing ITEM #3 to read "sidewalks along the west side of Walsh Tarlton" instead of both sides.

C8-74-18 Northview Hills, Section Four (4)

The staff reported that this subdivision consists of 51.00 acres with 70 lots, the average lot size being 105' x 200'.

The Plat Review Committee met on December 12, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend triangle at the intersection of Bronc Trail and Remuda Drive be conveyed to adjoining owner or dedicated as R.O.W. with Bronc Trail.
2. Combine lots 7 & 8 and $\frac{1}{2}$ of drainage easement, block 'A' into one lot.
3. Combine lots 5 & 6 and $\frac{1}{2}$ of drainage easement, block 'A' into one lot.
4. Increase lot 21, block 'B' by combining with a portion of lot 22.
5. Recommend no cul-de-sac be required at east end of Yucca Drive and Cavvy Drive because of approved preliminary plan on adjoining property.
6. Identify ownership, maintenance and taxation of park lots 10 & 12, block 'B'.
7. Letter required from owners of lots in Northwest Hills, Section 1 approving double frontage lots and prohibiting curb cuts on Bronc Trail for their lots.

C8-74-18 Northview Hills, Section Four (4)---continued

8. Recommend no cul-de-sac be required at south end of Remuda Drive because of only one lot depth from an intersection on east side of street.
9. Recommend no excavation or fill along drainageway until drainage plans have been approved.
10. 20' access easement required from Yucca Drive to park lot 12.
11. Drainage and utility easements as required.
12. No sidewalks required---SUBURBAN. (This note required on final plat.)

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of NORTHVIEW HILLS, SECTION FOUR (4) subject to departmental requirements.

FINAL SUBDIVISION---FILED AND CONSIDERED

The staff reported that the following two (2) final subdivisions has been before the Commission in the past and have complied with all the departmental requirements and recommends that they be approved. The Commission unanimously

VOTED: To APPROVE the following final subdivisions:

C8-73-99 The Village at Quail Creek
Parkfield Drive & Kramer Lane
C8-73-112 Onion Creek Forest, Section Four (4)
Pleasant Valley Road & Spring Hill Lane

The staff reported that the following final subdivision has been before the Commission in the past and has been approved by the Commission. It is now requesting vacation of the recorded plat and the staff recommends to grant it. The Commission unanimously

VOTED: To GRANT the request for the VACATION OF THE RECORDED PLAT for the following subdivision:

C8-72-99 Lake City Estates, Section One (1)
Elroy-Austin Road

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending easements, fiscal arrangements, requires a letter of approval from Water District and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements, letter of approval from Water District and compliance with departmental requirements for the following subdivision:

C8-74-12 Lake City Estates, Section One (1) - Revised
Elroy-Austin Raod

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending easements, fiscal arrangements, and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements and compliance with departmental requirements for the following subdivision:

C8-74-15 Cooper Oaks, Section I-A
Woodhue Drive

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and approved. The Commission unanimously

VOTED: To ACCEPT for filing and APPROVE the following subdivision:

C8-74-16 Eanes I.S.D. Middle School Subdivision
Walsh Tarlton Lane

The staff reported that the following final subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending easements, fiscal arrangements, compliance with departmental requirements and approval subject to connection to an approved treatment plant. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, fiscal arrangements, compliance with departmental requirements and approval subject to connection to an approved treatment plant for the following subdivision:

C8-74-17 Las Cimas, Section Three(3)
Beacon Drive & Chisos Pass

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following eighteen (18) short form plats have appeared before the Commission in the past and have complied with all the departmental requirements and recommends that they be approved. The Commission

VOTED: To APPROVE the following short form plats:

C8s-73-157 Onion Creek Forest, Section Three (3)
Nuckles Crossing Road & Pleasant Valley
C8s-73-192 T. L. Subdivision No. 1
Barton Spring & S. Congress Avenue
C8s-73-300 Miller-Attebury Addition
South First Street
C8s-74-02 Rainey River Addition
River Street & Rainey Street

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

C8s-74-12 Regency Square
East 19th Street

C8s-74-16 Carrell Oaks, Section 2, Resub. Lots 3-7, Blk. 'E'
Echo Lane

C8s-74-17 R.O. Davis Addition - Revised
Bluff Springs Road & So. Congress Avenue

C8s-74-18 Abraham Kennedy Subdivision No. 2
S. Congress Avenue

C8s-74-26 KRT Addition
Bannister Lane & Ben White Blvd.

C8s-74-27 Mary Blocker Davis Addition
West 11th Street & Lavaca & Colorado

C8s-74-37 Fire Station No. 22 Subdivision
E. Riverside Drive

C8s-74-38 Resub. Lot 30, Blk. 'K' Valley View Acres Resub.
Raccoon Run & Silvermine Drive

C8s-74-39 Capitol Paper Stock Tract
Bolm Road

C8s-74-40 McIver Addition
Ben White Blvd.

C8s-74-46 Vernon's Addition
Barton Springs Road

C8s-74-49 Resub. Lot 2, Northgate Terrace, Section 1
Northgate Blvd. & Colony Creek Drive

C8s-74-50 Resub. Lots 2&3, Blk. 'B' Indian Hills, Section 4
Ripple Run & North Bluff Drive

C8s-74-58 Resub. Lots 1&2, Blk. 'D' Beverly Hills, Section 2
Beverly Hills Drive & Lucas Drive

The staff reported that the following four (4) short form subdivisions has appeared before the Commission in the past and recommends that they be accepted for filing and approved and that the variance which is required on the signature of the adjoining owner be granted. The Commission unanimously

VOTED: To ACCEPT for filing and APPROVE and to GRANT the variance on the signature of the adjoining owner for the following short form plats:

C8s-73-271 Bergstrom Terrace, Section Two
Riverside Drive & Dalton Lane

C8s-74-29 Edwin H. Gray Addition
Shirley Dr. & Irma Drive

C8s-74-32 Central Insurance Addition
Lamar Blvd.

C8s-74-51 Trigg Addition
Cameron Road

SHORT FORM SUBDIVISIONS---Continued

The staff reported that the following two (2) short form subdivisions have not been before the Commission, appearing for the first time, and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following short form plats:

C8s-74-64 Resub. Lots 2&3, Hood & Pendergras Subdivision
Duval Road & Angus Road

C8s-74-68 Resub. Lots 1&2, Blk. 'BC' Spicewood @ Balcones Village, Sec. 4
Spicewood Club Drive

The staff reported that the following short form plat has been before the Commission in the past and recommends it be withdrawn. The Commission unanimously

VOTED: To WITHDRAW the following short form plat:

C8s-72-269 Vintage Hills Condominium Duplex Subd.
Ed Bluestein Blvd. & Langston Drive

The staff reported that the following short form plat has been before the Commission in the past and recommends it be accepted for filing and disapproved pending a letter of approval from Water District and to grant the variance which is required on signature of the adjoining owner. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending a letter of approval from Water District and to GRANT the variance on signature of the adjoining owner for the following short form:

C8s-74-28 McAngus Road Addition
McAngus Road

The staff reported that the following short form plat is appearing before the Commission for the first time and recommends postponement pending receipt of a variance letter. The Commission unanimously

VOTED: To POSTPONE the following short form plat pending receipt of a variance letter:

C8s-74-62 PTI Restaurant Addition
Anderson Lane

The staff reported that the following short form plat is appearing before the Commission for the first time and recommends it be accepted for filing and disapprove pending fiscal arrangements and compliance with departmental requirements and to grant a variance on the signature of the adjoining owner. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements and compliance with departmental requirements and to GRANT the variance on the signature of the adjoining owner for the following short form:

C8s-74-63 T P & J Subdivision
U.S. 183 So.

SHORT FORM SUBDIVISIONS---Continued

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending easements, compliance with departmental requirements and the Department of Urban Transportation need to approve all driveways. The Commission unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending easements, compliance with departmental requirements and the Department of Urban Transportation need to approve all driveways for the following short form subdivision:

C8s-74-65 Resub. of Block 7, Archie Underwood Home Tract
Blue Bluff Road

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending easements, compliance with departmental requirements, requires approval by Health Department and requires a location sketch. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending easements, compliance with departmental requirements, approval by Health Department and location sketch for the following short form plat:

C8s-74-66 Hall Rutledge Subdivision
Victor Street

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending compliance with departmental requirements and to grant a variance to exclude the balance of the tract. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT the variance to exclude the balance of the tract for the following short form:

C8s-74-67 Sammie Carroll Subdivision
Chisholm Trail South

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending fiscal arrangements, a letter from Water District, compliance with departmental requirements and approval by Health Department. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements, a letter of approval from Water District, compliance with departmental requirements and approval by Health Department for the following short form plat:

C8s-74-69 Resub. Lot 57, Camelot, Section 3
Jousting Place

SHORT FORM SUBDIVISIONS---Continued

The staff reported that this short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending compliance with departmental requirements and approval by Health Department. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and approval by Health Department for the following short form:

C8s-74-70 Resub. of Lot 1, Blk. 'B' Angus Valley #5
Mustang Chase & Pony Chase

The staff reported that this short form subdivision is appearing before the Commission for the first time and recommends it be accepted for filing and disapproved pending compliance with departmental requirements and to grant a variance on the signature of the adjoining owner. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT the variance on the signature of the adjoining owner for the following short form:

C8s-74-71 Resub. Lot 11 & Portion Lot 1, Blk. 'F' Beverly Hills, Sec. 2
Beverly Skyline & Westview Drive

The staff reported that the following short form has been before the Commission in the past and recommends it be accepted for filing and disapproved pending a variance to exclude the balance of the tract. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE and to GRANT the variance to exclude the balance of the tract for the following short form:

C8s-74-60 Albert Keene Addition
Thomas Spring Road & Weir Road

The staff reported that the following short form has been before the Commission in the past and recommends it be accepted for filing and disapproved and recommends a connecting driveway and access easement to 45th Street across Lots A & B, limitation to two driveway's onto Speedway, and no headin parking on Speedway. The Commission unanimously

VOTED: To ACCEPT for filing and DISAPPROVE and RECOMMENDS a connecting driveway and access easement to 45th Street across lots A & B, limitation to two driveway's onto Speedway and no headin parking on Speedway for the following short form:

C8s-74-56 Speedway Park
45th Street & Speedway

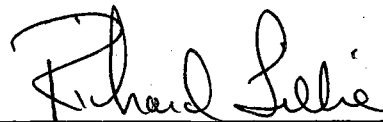
C814-73-002 Chimneyhill (PUD)
Progress Report

Jack Alexander of the Planning Department staff reported that no official action had been received from the Water Quality Board and that there was a possibility that they have postponed any action. Mr. Alexander reported that Mr. Graves had received no report on the drainage problem. A progress report will be presented to the Commission at their next meeting, April 9, 1974.

The meeting of the Planning Commission was called to order at 3:00 P. M. in the Conference Room, first floor, City Hall, by Mr. Bill Milstead.

PRESENT:	Mr. Bill Milstead	ALSO PRESENT:	Jack Alexander, Assistant
	Mr. C. W. Hetherly		Director of Planning
	Mr. O. P. Bobbitt		Walter Foxworth, Subdivision
	Mrs. Jean Mather		Planner III
	Mrs. Betty Himmelblau		Pat Settle, Secretary I
			Lois Kluck, Clerk Typist III

The meeting was adjourned at 4:30 P. M.



Richard R. Lillie
Executive Secretary