

PLANNING COMMISSION

Regular Meeting--April 23, 1974

PRELIMINARY PLANS

C8-74-19 KRAMER SQUARE
Kramer Lane

The staff reported that this subdivision consists of 19.98 acres with 1 lot, the average lot size being 620' x 1,396' (19 acres).

The staff's recommendation based on departmental requirements on the above preliminary plan be approved subject to the following conditions:

1. That area noted on Lot 2 should be conveyed to adjoining owner or dedicated for excess street R.O.W. on final plat; if to be conveyed to adjoining owner, exclude from final plat and put note on plat stating such area cannot be used for building purposes and no utility shall be connected thereto, until platted with and as a part of adjoining property.
2. Fiscal arrangements required for sidewalks along Kramer Lane and Macmora Road.
3. Remove septic tank note from final plat. Required to connect to city sewer.
4. Show 25' building setback lines from Macmora Road.
5. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of KRAMER SQUARE as submitted, subject to all of the above conditions.

C8-74-21 ONION CREEK, SECTION II
Pinehurst Drive

The staff reported that this subdivision consists of 97 acres with 126 lots, the average lot size being 100' x 140'.

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

1. Variance required on length of Walton Heath Circle. Recommend to grant because of its access to Emergency Access Easement.
2. Note required on final plat restricting density of condominium tracts to eight (8) units per acre (gross).
3. Variance required on length of loop street. Recommend variance be granted based on type of subdivision as related to golf course, comparative low density, and emergency access is being provided in addition to public street.
4. Intersection involving island required to be approved by Engineering and Urban Transportation Departments.
5. Fiscal arrangements required along with final plat for sidewalks along the north side of Pinehurst Drive from entry to northeast corner of Lot 8, Block 'D'. (See variance letter).

C8-74-21 ONION CREEK, SECTION II---continued

6. Change street name of Indian Wells Drive.
7. Compliance with Creek Ordinance required.
8. Drainage and utility easements as required.
9. Partage Circle and Merion Cricket Court required to be 150' minimum in depth.
10. Need recordable instrument agreeing to plat practice area and golf course into lot with club house for street frontage prior to final approval of this plat.
11. Show complete boundary survey including entry street.
12. Recommend separate name on southern portion of Pinehurst Drive Loop.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of ONION CREEK, SECTION II as submitted, subject to departmental requirements. Variances GRANTED on the length of Walton Heath Circle and the loop street. Sidewalks to be OMITTED adjoining the golf course. Item No. 6 to be DELETED and Item No. 9 -- Partage Circle and Merion Cricket Court required to be 125' minimum in depth instead of 150'.

C8-74-22 MEADOWCREEK, SECTION III

The staff reported that this subdivision consists of 54.34 acres with 243 lots, the average lot size being 60' x 115'.

The Plat Review Committee met on February 6, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. 80' R.O.W. required on South 1st Street; 40' from existing centerline.
2. Show 25 year flood plain along Boggy Creek.
3. Variance required on length of blocks P and Q. Recommend to grant because of existing development in Meadowcreek, Section 1.
4. Fiscal arrangements required for sidewalks along South First Street; along the north side of Meadow Lea Drive and along the west side of Bill Hughes Road.
5. Drainage and utility easements required. Relocation of creek should be processed and compliance with creek ordinance required.
6. No excavation or clearing to be done along the creek in compliance with Section 29-3 of the code.
7. Electric easements required.
8. Compliance with departmental requirements.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of MEADOWCREEK, SECTION III as submitted, subject to all the above departmental requirements.

C8-74-23 MEADOWCREEK, SECTION IV
Dittmar Lane

The staff reported that this subdivision consists of 20.25 acres with 56 lots, the average lot size being 60' x 130'.

The Plat Review Committee met on November 7, 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 South First Street and along the north side of Dittmar Lane.
2. R.O.W. required on South First Street -- 40' from existing centerline.
3. Philips Gas Company required to participate in final plat.
4. Recording data on the Home Owners Association required on final plat.
5. No excavation along Boggy Creek until drainage plans have been approved, and compliance with creek ordinance requirements.
6. Lot 33, Block 'K' required to have 50' of width at front property line.
7. Variance required on length of Streawberige Court. Recommend to grant because of topography.
8. All lots required to have adequate building site exclusive of flood plain easement and setback lines.
9. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED:: To APPROVE the preliminary plan of MEADOWCREEK, SECTION IV as submitted, subject to all of the above departmental requirements.

C8-74-25 WILDING, SECTION R-4
Wilding Drive

The staff reported that this subdivision consists of 17.52 acres with no lots (a street dedication).

The Plat Review Committee met on October 14, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Wilding, Section R-1 and R-4a required to be recorded prior to final approval of this plat.
2. Sidewalks will be required in connection with subdivision sections as they occur along this street.
3. All streets and drainage required to be installed to City standards.
4. Excessive street grades and cross slopes in certain portions of street must be approved by Engineering Department prior to final approval.
5. Compliance with creek ordinance if applicable.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of WILDING, SECTION R-4 as submitted, subject to all the above departmental requirements.

C8-74-26 BUCKINGHAM ESTATES, PHASE 2
South First Street

The staff reported that this subdivision consists of 27.16 acres with 118 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on February 6, 1974, 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 South First Street, Cooper Lane and along the north side of the collector street running east and west.
2. Additional R.O.W. required on Cooper Lane, 30' from centerline.
3. Variance required on Blocks B and I. Recommend to grant because of existing development.
4. Streets required to intersect at or near 90°.
5. Provision required for drainage facilities to take care of storm water entering tract from Cooper Lane in vicinity of Northwest corner.
6. Compliance with creek ordinance if required.
7. Restriction required on final plat prohibiting vehicular access or (curb breaks) from South First Street for Lots 8-13, Block I. (double frontage lots).
8. Minimum centerline radius on residential streets is 200'.
9. Restriction required on final plat prohibiting building construction and occupancy until connection is made to city sewer system.
10. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of BUCKINGHAM ESTATES, PHASE 2 as submitted, subject to all of the above departmental requirements.

C8-74-27 WHISPERING OAKS VALLEY
Pacer Oaks Drive

The staff reported that this subdivision consists of 45.95 acres with 157 lots, the average lot size being 70' x 140'.

The Plat Review Committee met on March 6, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. 300' centerline radius required on collector streets and 200' on residential streets.
2. Additional R.O.W. (30' from centerline) required on Switch Willo.
3. Fiscal arrangements required in connection with final plat for sidewalks along the west side of Black Angus Drive, the south side of Pacer Oaks Drive, and the north side of Switch Willo.
4. Existing 50' R.O.W. adjoining railroad required to be vacated prior to final approval of this plat.
5. Recommend no cul-de-sac be required at the south end of Barry Drive because of only one lot depth on west side.
6. Recommend variance be granted on length of Blocks C and I because of topography, railroad and adequate circulation is provided.

C8-74-27 WHISPERING OAKS VALLEY---continued

7. Compliance with creek ordinance required.
8. Dedication of Pacer Oaks Drive to Duval Road required with this plat.
9. Change Craig Drive, east of Black Angus Drive, to Craig Circle.
10. Drainage and utility easements as required.

After further discussion, the Commission unanimously

VOTED: To POSTPONE the preliminary plan of WHISPERING OAKS VALLEY pending evidence of the availability of adequate sewer service and a report from the Drainage Division, Mr. Graves, Director of Engineering.

C8-74-28 NEW VILLAGE AT PLEASANT VALLEY
Pleasant Valley Road

The staff reported that this subdivision consists of 10.9 acres with 54 lots, the average lot size being 50' x 145'.

The Plat Review Committee met on March 20, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements for sidewalks required along with final plat along the north side of Village Square Drive and along the west side of Nuckols Crossing Road.
2. Median design for openings along Pleasant Valley requires approval by Engineering Department and Urban Transportation.
3. New fiscal letter required.
4. Show 25 year flood plain on preliminary.
5. 35' R.O.W. required from existing centerline on Nuckols Crossing Road.
6. Withdrawal of existing P.U.D. required prior to final approval.
7. Recommend that minimum lot width be increased to 60'.
8. Development permit and construction plans approval by Engineering required prior to final approval. (compliance with creek ordinance).
9. Show book and page of dedication of Village Square Drive and Pleasant Valley Road.
10. 200' centerline radius required on Square Village Drive.
11. All lots required to meet minimum requirements for duplex lots and have an adequate building site exclusive of drainage easements and building setback lines.
12. Show contour elevations.
13. Show size and flow line of existing and/or proposed drainage structures in Nuckols Crossing Road and Pleasant Valley Road.
14. Drainage and utility easements as required.
15. Change name of Square Village Drive.
16. All corner lots required to be 60' in width.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of NEW VILLAGE AT PLEASANT VALLEY as submitted, subject to all the above departmental requirements.

C8-74-29 VILLAGE THREE AT ANDERSON MILL
Lake Creek Parkway

The staff reported that this subdivision consists of 27.22 acres with 11 lots, the average lot size being 65' x 120'.

The Plat Review Committee met on March 20, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show all street names.
2. Fiscal arrangements required for sidewalks along the east side Deer Brook Trail, along the north side of Lake Creek Parkway; along the south side of School House Lane and along the east side of Mill Wright Parkway.
3. Drainage and utility easements as required.
4. Show 25 year flood line along creek. Development permit required prior to final approval. (compliance with creek ordinance)
5. Subdivision required to be connected to the approved water and sewer systems for Anderson Mill. (Williamson County M.U.D. #1).

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of VILLAGE THREE AT ANDERSON MILL as submitted, subject to the departmental requirements with the exception of changing Item No. 2 -- fiscal arrangements required on the west side of Deer Brook Trail; along the south side of Lake Creek Parkway; along the north side of School House Lane and east side of Mill Wright Parkway.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) final subdivisions have been before the Commission in the past and they have now complied with all the departmental requirements and recommends that they be approved. The Commission unanimously

VOTED: To APPROVE the following four (4) subdivisions:

- C8-73-49 Balcones Woods, Section 3-A
Santa Cruz Drive & Alhambra Drive
- C8-73-55 Cherry Creek, Phase V, Section 1
West Gate Blvd. & Indio Drive
- C8-73-76 Kellywood Estates
Brodie Lane
- C814-73-06 Old Town, Phase 2 (PUD)
Coronado Hills Drive

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) final subdivisions is appearing before the Commission for the first time and recommends that these be accepted for filing and disapproved pending fiscal arrangements and compliance with departmental requirements. The Commission then

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

C8-74-19 Kramer Square
Kramer Lane
C8-74-24 Westgate Blvd. Street Dedication
Westgate Blvd.
C8-74-29 Village Three at Anderson Mill
Lake Creek Parkway & Deer Brook Trail

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 fiscal arrangements, compliance with departmental requirements, median design and openings to be approved by Urban Transportation and development permit required. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements, and compliance with departmental requirements, median design and openings to be approved by Urban Transportation and a development permit required for the following subdivision:

C8-74-25 Wilding, Section R-4
Wilding Drive

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 fiscal arrangements, compliance with departmental requirements and easements. The Commission then

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

C8-73-122 Tanglewild South
Tanglewild Drive

The staff reported that the following preliminary subdivision has appeared before the Commission in the past and is now being presented before them once again to request a six month extension. The Commission then

VOTED: To GRANT the six month extension for the following subdivision:

C8-73-62 River Oaks Shopping Center
Parmer Lane and Crossfield Place

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following five (5) short form plats have been before the Commission in the past and they have now complied with all the departmental requirements and recommends these five be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-74-67 Sammie Carroll Subdivision
Chunn Trail South
C8s-74-69 Resub. Lot 57, Camelot, Section III
Jousting Place
C8s-74-70 Resub. Lot 1, Block 'B', Angus Valley No. 5
Pony Chase & Mustang Chase
C8s-74-71 Resub. Lot 11 & or portion Lot 1, Blk.'F', Beverly Hills,
Westview Drive /Section 2
C8s-74-73 Farley & Associates Addition
Guadalupe Street & W. 37th Street

The staff reported that the following short form plat is appearing before the Commission for the first time and recommends that it be accepted for filing and approved. The Commission then

VOTED: To ACCEPT for filing and APPROVE the following short form:

C8s-74-94 Resub. of Parker Heights, Section 1-A
Metcalf Road & Burleson Road

The staff reported that the following three (3) short form subdivisions is appearing before the Commission for the first time and recommends that these be accepted for filing and disapproved pending compliance with departmental requirements. The Commission then

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

C8s-74-92 Parkshire Addition
Mesa Drive & Rockford Lane
C8s-74-97 Betts Addition
Shoalwood & Shoalmont
C8s-74-98 Walnut Village
Decker Lake Road

The staff reported that the following two (2) short form subdivisions, one is appearing before the Commission for the first time and the other one has been before the Commission in the past. The staff recommends that these short form subdivisions be accepted for filing and approved and to grant the variance required on the signature of the adjoining owner. The Commission then

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

C8s-74-14 2401 Blue Bonnet Addition
Blue Bonnet Lane

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continuedC8s-74-31 L.L. & P.S. Hirschfeld Subdivision
West 5th Street & Rio Grande St.

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

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

C8s-74-91 The New Land
Loop 360

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

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 plat:

C8s-74-93 Ballard Addition
South 1st Street

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and R.O.W. required 30' from existing centerline. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and R.O.W. to be required 30' from existing centerline for the following plat:

C8s-74-95 Platt Addition
Platt Lane

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and to grant the variances on the signature of the adjoining owner and on lot width of Lot 5. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT the variances on the signature of the adjoining owner and on the lot width of Lot 5 for the following plat:

C8s-74-96 Lopez And Son's Subdivision, Section 1
Maxwell Lane

The staff reported that the following short form subdivision is appearing before the Commission for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and R.O.W. required on Gunter Street and Springdale Road. The Commission then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and R.O.W. required on Gunter Street and Springdale Road for the following short form plat:

C8s-74-99 The Boyce Addition
Springdale Road & Lyons Road

The staff reported that the following short form plats is appearing before the Commission for the first time and it is recommended that these subdivisions be postponed due to a letter of variance. The Commission then

VOTED: To POSTPONE the following two (2) short form subdivisions pending a letter of variance.

C8s-74-100 Resub. Lot 1, Block 'D' N.W. Hills, Section 9-C
Village Center & Far West

C8s-74-101 N.W. Hills, Oak Ridge
North Hills Drive & Valleyside Road

C3-74-001

Environment

Request for Planning Commission Approval of
Waterway Development #74-03-3002 by CECON, INC.
a proposal to enclose 185 feet of a tributary of
Bull Creek in the area of Spicewood Springs
Road and Loop 360.

STAFF REPORT:

Mr. Charles Graves, Director of Engineering, reported that this was a request by CECON, INC. to enclose 185 feet of a tributary of Bull Creek in the area of Spicewood Springs Road and Loop 360. The proposed development has a peak flow of 376 cfs and requires approval of the Planning Commission before a development permit can be issued. Mr. Graves reported that the proposed development has been reviewed by the Environmental Resource Management Board which suggested four alternatives. The first three alternatives have now been deleted, leaving the fourth alternative: "Project as proposed with erosion control measures during and after construction, plus care to eliminate as few trees as possible."

STAFF RECOMMENDATION:

That this request be approved, subject to departmental requirements as on file with the City of Austin Planning Department and subject to the Environmental Resource Management requirement.

CITIZEN COMMUNICATION

WRITTEN COMMENTS

None

PERSONS APPEARING

Ken Strange (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation.

COMMISSION VOTE:

To APPROVE the request of CECON, INC. for a permit to enclose 185 feet of a tributary of Bull Creek in the area of Spicewood Springs Road and Loop 360, subject to departmental requirements as on file with the City of Austin Planning Department and subject to the Environmental Resource Management requirement "project as proposed with erosion control measures during and after construction, plus care to eliminate as few trees as possible."

AYE: Messrs. Milstead, Juarez and Nash.
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Bobbitt, Hetherly and Washington

C14-73-251	Emile Jamail, M. M. Brinkley and Bill R. Brinkley: Int. A, 1st to 8000 U.S. Highway 290, East Rear of 7700-8000 U.S. Hwy. 290, East Rear of 2400-2448 Ed Bluestein Blvd. also bounded by Old Cameron Road	<u>O, 1st on Tract X; B, 1st</u> <u>and BB, 1st on Tract Y;</u> <u>and BB, 1st on Tract Z</u> <u>(as amended) (Original</u> <u>request: Int. A, 1st to C, 1st)</u>
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STAFF REPORT:

Mr. Lillie reported that this zoning application is for approximately 100 acres located in northeast Austin. This case appeared before the Planning Commission, was approved subject to a Master Plan change, and went to the City Council and was approved with the same conditions. Mr. Lillie stated that a study of this area had been made as to the existing and anticipated development as it has and will likely occur in the area of Little Walnut Creek and Walnut Creek. He stated that approximately 15 to 17 per cent of the area has developed for industrial, retail and high-density uses. He pointed out the various public and private developments in the area and also the existing elementary and junior high schools, and the proposed 50-acre district park. Mr. Lillie pointed out that there would be no problem servicing the area with water and wastewater facilities except on the edge of the watershed of Little Walnut and Walnut Creeks.

As a result of the study, the staff finds an amendment to the Austin Development Plan is unnecessary and recommends that the requirement be deleted. Further zoning encroachments into the area should be limited, however. The applicant has amended his request to include a 100-foot wide strip of "BB" Residence along the northern boundary of Tract Y.

STAFF RECOMMENDATION:

That this request be approved, as amended, deleting the requirement for an amendment to the Austin Development Plan.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Robert Davis (representing applicant)

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the staff recommendation to delete the requirement to amend the Austin Development Plan and use the land use boundary shown on the generalized land use study as a guide in granting or denying future zoning cases.

C14-73-251 Emile Jamail, M. M. Brinkley and Bill R. Brinkley--Contd.

COMMISSION VOTE:

To GRANT the request of Emile Jamail, M. M. Brinkley and Bill R. Brinkley, for a zoning change from Interim "A" Residence, Interim First Height and Area to "O" Office, First Height and Area on Tract X; "B" Residence, First Height and Area on Tract Y with a 100-foot wide strip of "BB" Residence, First Height and Area along the northern boundary of Tract Y; and "BB" Residence, First Height and Area on Tract Z, as amended, deleting the requirement for an amendment to the Austin Development Plan on property located at 8000 U. S. Highway 290, East, rear of 7700-8000 U. S. Highway 290, East, rear of 2400-2448 Ed Bluestein Boulevard, also bounded by Old Cameron Road.

AYE: Messrs. Milstead, Juarez and Nash.

 Mmes. Himmelblau and Mather

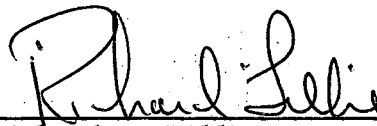
ABSENT: Messrs. Betts, Bobbitt, Hetherly and Washington

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. William Milstead.

PRESENT: Mr. William Milstead
 Mr. Charles Nash
 Mr. Philip Juarez
 Mrs. Jean Mather
 Mrs. Betty Himmelblau

ALSO PRESENT: Richard R. Lillie,
 Director of Planning
 Jack Alexander, Asst.
 Director of Planning
 Charles Graves, Director
 of Engineering
 Walter Foxworth, Subd.
 Planner III
 Pat Settle, Secretary I
 Lois Kluck, Clerk Typist III

The meeting was adjourned at 5:30 P.M.



Richard R. Lillie
Executive Secretary