

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting September 24, 1974

PRELIMINARY PLANS

C8-70-22 SOUTHCREST PARK #3
F.M. 812 & Clinger Road

The staff reported that this 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 subject to approval by Health Department for septic tank use based on present standards and requirements. The Commission then

VOTED: To GRANT the six months extension subject to approval by Health Department for septic tank use based on present standards and requirements for SOUTHCREST PARK #3.

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-18 NORTHVIEW HILLS, SECTION 4
Remuda Drive & Spicewood Springs Road

The staff reported that this 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 NORTHVIEW HILLS, SECTION 4.

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-52 VILLAGE IV AT ANDERSON MILL
Deerbrook Trail & Rustic Manor Lane

The staff reported that this subdivision consists of 27.3 acres with 81 lots, the average lot size being 115' x 80'.

The Plat Review Committee met on August 28, 1974, and recommended that the above preliminary be approved subject to the following conditions:

1. Minimum distance between off-set intersections required to be 150'. This plat does not comply.
2. Sidewalks required along one side of Deerbrook Trail.
3. Minimum horizontal curve radii are as follows: 200 feet on centerline for 50 foot streets; 300 feet on centerline for 60 feet or 70 foot streets.
4. Open ended cul-de-sac required at the end of Shuffle Trail and Waterside Trail for future extension. This requirement may be waived by Planning Commission if preliminary on adjoining tract is approved prior to final approval of this plat.

C8-74-52 Village IV at Anderson Mill---continued

5. All street intersections required to be at or near 90°.
6. Requires connection to approved water and sewer treatment facility (Williamson County M.U.D. #1). Restriction required on final plat prohibiting occupancy until such connection is made.
7. All streets, drainage and utilities required to be constructed to city specifications.
8. Drainage and utility easements as required.
9. Conceptual plan should be updated with respects to collector streets.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE IV AT ANDERSON MILL as submitted, subject to all of the above departmental requirements.

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

PRELIMINARY/FINAL COMBINATION

C8-74-51 ARROYO DOBLE ESTATES
County Road & Sissortail Drive

The staff reported that this subdivision consists of 170.83 acres with 114 lots, the average lot size varies.

The Plat Review Committee met on May 22, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Dedication of southerly extension of Mistletoe Trail to Old Cemetery Road required as indicated in blue on Plat Review Print and as shown on preapplication.
2. Show existing R.O.W. width of Old Cemetery Road (survey tie).
3. Provision required for dedication of 30 feet from existing centerline on Old Cemetery Road. (Ultimate R.O.W. of 60 feet).
4. Minimum centerline radius permitted on Old Cemetery Road is 300 feet.
5. The following restriction is required on final plat:
"Construction is limited to single family residence on each lot and no resubdivision of any lot can be approved until an approved wastewater treatment and collection system is available."
6. Greenbelt (north side of creek) required to be platted with this subdivision.
7. Walkway easement required between Lots 6 and 7, Block 'A' for access to greenbelt from El Paisano Drive.

C8-74-51 Arroyo Doble Estates---continued

8. Change name of El Paisano Drive.
9. Show 25 year flood plain along Bear Creek.
10. Development permit required in compliance with creek ordinance.
11. Show proposed ownership, maintenance and taxation of greenbelt.
12. Variance required on length of all blocks. Recommend to grant, except as required in #1 above because of creek, rail-road and low density.
13. Five (5') foot contours required to be not more than 100 horizontal feet apart.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of ARROYO DOBLE ESTATES as submitted, subject to the above conditions DELETING Item #1 and MODIFY to condition Item #5 to allow resubdividing as shown on plat of Section One if approval for septic tanks can be acquired from the Health Department and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final subdivision of ARROYO DOBLE ESTATES, SECTION ONE pending compliance with departmental requirements.

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

FINAL SUBDIVISION---FILED AND CONSIDERED

C8-74-26 BUCKINGHAM ESTATES, SECTION ONE
 Cooper Lane & Matthews Lane

The staff reported that this final subdivision is appearing before the Commission for the first time, as a final, and recommends it be accepted for filing and disapproved pending compliance with departmental requirements and the Engineer needs to check with Urban Transportation to clear up several items. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and to have the Engineer check with Urban Transportation Department to clear up several items

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

PLANNED UNIT DEVELOPMENT---FILED AND CONSIDERED

C814-73-11 SKY FOREST

Bee Caves Road & Sky Forest

The Staff reported that this planned unit development plan has appeared before the Commission in the past and is now being presented before them once again to request reinstatement subject to the removal of quarry rights by adjoining owner. The Commission then

VOTED: To REINSTATE this P.U.D. subject to the removal of quarry rights by the adjoining owner.

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following short form subdivision has been before the Commission in the past but was referred back to the full Planning Commission for further discussion. The Commission

VOTED: To POSTPONE this short form subdivision for 45 DAYS at which time the full Commission will hear it again. A letter is to be sent to the County Commissioner and the State Highway Department informing them of the postponement so that we may receive word from the County on the right-of-way and setback requirements. If a satisfactory solution to compensate Mr. Hardin for his property is not reached by that time, the Commission will take action on this matter at the November 12, 1974 meeting.

C8s-74-187 Hardin's Hilltop
 U.S. Highway 183

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
 Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

SHORT FORMS---FILED AND CONSIDERED---continued

The staff reported that the following short form subdivision has appeared before the Commission in the past and has complied with all departmental requirements. The staff recommends approval. The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-74-179 Ballard's & Sons, Inc. Addition
Bluff Springs Road

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following two (2) short form subdivisions are appearing before the Commission for the first time. The staff recommends them to 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 two plats:

C8s-74-198 Hines & Bookout Subdivision
Galahad Drive
C8s-74-200 3rd Resub. H.S.R. Subdivision II
Mesa & Spicewood Springs Road

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following short form subdivision is appearing before the Commission for the first time. The staff recommends it be accepted for filing and disapproved pending compliance with departmental requirements, fiscal arrangements and development permit required. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements, fiscal arrangements and a development permit for the following short form subdivision:

C8s-74-199 1st Resub. Redman Development Corporation
Rundberg Lane

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

SHORT FORMS---FILED AND CONSIDERED---continued

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

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and to GRANT the variance on the signatures of the adjoining owners for the following short form:

C8s-74-201 Calhoun-Smith Addition
E. St. Elmo & I.H. 35

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following short form subdivision is appearing before the Commission for the first time. The staff recommends it be accepted for filing and disapproved pending compliance with departmental requirements and current tax certificates. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and current tax certificates for the following short form plat:

C8s-74-202 Resub. Lots 2&3, Blk. B, Timberline, Section 2
Spyglass Drive

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following two (2) short form subdivisions are being recommended for postponement pending receipt of a variance letter. The Commission then

VOTED: To POSTPONE the following two (2) short form plats:

C8s-74-151 Hye Subdivision
Airport Blvd. and Helen Street
C8s-74-203 R. P. Addition
Farley Drive

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

C14-74-127 Roane Puett: A, 1st to BB, 1st
4520-4524 Depew Avenue
907-911 East 46th Street

This case was postponed from the September 10, 1974 Planning Commission meeting to allow the members time to revisit the site. Mr. Alexander read the Committee's action.

COMMISSION ACTION:

Members reviewed the information and recommended that this request be denied.

COMMISSION VOTE:

To recommend that the request of Roane Puett for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area on property located at 4520-4524 Depew Avenue and 907-911 East 46th Street be DENIED.

AYE: Messrs. Juarez, Nash and Ramsey. Mmes. Himmelblau and Mather
NAY: Mr. Hetherly
ABSENT: Messrs. Bobbitt, Everett and Washington

The meeting of the Planning Commission was called to order at 3:00 p.m. in the Municipal Building Annex, 3rd floor Conference Room by Mr. Hetherly.

PRESENT

C. W. Hetherly, Chairman
Betty Himmelblau
Philip Juarez
Jean Mather
Charles Nash
George Ramsey, III

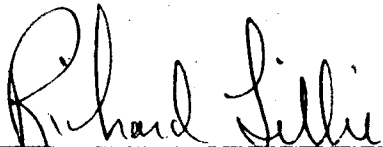
ABSENT

O. P. Bobbitt
Rizer Everett
Bennie Washington

ALSO PRESENT

Jack Alexander, Assistant Director of Planning
Evelyn S. Butler, Supervising Planner
Wayne Golden, Planning Coordinator
Roy L. Headrick, Subdivision Administrator
Brian P. Schuller, P.U.D. Administrator
Pat Settle, Secretary I
Lois Kluck, Clerk Typist III

The meeting was adjourned at 4:30 p.m.



Richard R. Lillie
Executive Secretary