

CITY PLANNING COMMISSION

Regular Meeting---October 22, 1974

PRELIMINARIES

C8-68-82 Lakeway, Section 12
 Malbar & Cutlass

The staff reported that the owner has requested that this section of Lakeway be withdrawn, being the remainder of the preliminary.

The Commission then

VOTED: To WITHDRAW this section of the preliminary.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-55 Woodland Village at Anderson Mill, Section 2, Phase 2
 Anderson Mill Road & Millwright Parkway

The staff reported that this subdivision consists of 43.52 acres with 155 lots, the average lot size being 115' x 60'.

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

1. Anderson Mill Road required to have a minimum R.O.W. of 80'. Dedicate 40' from existing centerline.
2. Fiscal arrangements required along with final plat for sidewalks along Anderson Mill Road and Millwright Parkway.
3. Minimum centerline radius on residential streets is 200 feet.
4. Minimum centerline radius on right-angle turns is 50 feet.
5. Variance required for length of blocks D, I & J. Recommend to grant because of existing development.
6. Provision required for connection to the water and sewage treatment facility (M.U.D.) proposed for Anderson Mill and letter of approval required from Williamson County Health Officer.
7. Water is available from Williamson County (M.U.D.). The approval for construction plans does not meet with State Health Department standards. Water pressures below these standards will be the responsibility of the owner.
8. Identify proposed ownerships of "Park" for maintenance and taxation.
9. Section One (1) required to be recorded prior to this section.
10. All streets, drainage and utilities required to be constructed to city specifications and appropriate fiscal arrangements made.
11. Drainage and utility easements as required.

C8-74-55 The Woodland Village of Anderson Mill---continued

After further discussion, the Commission

VOTED: To APPROVE subject to departmental requirements as indicated.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-58 Lakeway, Section 30
 Dragon and Cutlass

The staff reported that this subdivison consists of 5.87 acres with 12 lots, the average lot size being 80' x 150'.

The Plat Review Committee met on September 25, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Minimum horizontal curve for residential street on centerline is 200 feet.
2. Recommendation to approve is based on the availability of an approved sewage treatment facility and water system.
(Lakeway M.U.D.)
3. No sidewalks required---this note is required on the final plat.
4. Street intersection required to be at or near 90 degrees.
5. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To APPROVE subject to departmental requirements with the exception of REVISING ITEM NO. 4 to read that there will be no variance greater than 12 degrees.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-59 Lakeway, Section 31
 Malbar and Flamingo

The staff reported that this subdivision consists of 13.91 acres with 32 lots, the average lot size being 100' x 250'.

The Plat Review Committee met on September 25, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Minimum horizontal curve for residential streets on centerline is 200'. Recommend this requirement be waived because it is considered a right angle turn.

C8-74-59 Lakeway, Section 31---continued

2. Approval subject to the availability of an approved sewage treatment facility and water system. (Lakeway M.U.D.)
3. No sidewalks required---this note is required on the final plat.
4. Variance required on length of block containing Lots 3321-3334. Recommend to grant because of existing subdivision and adequate circulation is provided.
5. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To APPROVE subject to departmental requirements as indicated.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

PRELIMINARY/FINAL COMBINATIONS

C8-73-118 Peppertree Park, Section 5
Teri Road & Frederick Lane

The staff reported that this subdivision consists of 22.96 acres with 45 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on June 20, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Intersection design of Frederick Lane and Ponciana Drive required to be approved by the Urban Transportation and Engineering Departments.
2. Frederick Lane and Ponciana Drive intersection may require a larger radius to permit construction of channelization.
3. Variance required to exclude from the preliminary plan the two tracts on either side of Ponciana Drive. Recommend to grant with letter in file indicating that these tracts are to be developed as a P.U.D. which requires separate subdivision and special permit site plan approval.
4. Fiscal arrangements required along with final plat for sidewalks along the south side of Teri Road, the east side of Frederick Lane and Ponciana Drive, and the south and east sides of Pepper Lane.
5. Variance required on length of Block A. Recommend variance be granted because adjacent property is platted.
6. Drainage permit required.
7. Show survey tie across Frederick Lane and verify that this subdivision is providing 30' of R.O.W. from the existing centerline.

C8-73-118 Peppertree Park, Section 5---continued

8. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan subject to departmental requirements as indicated and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan pending easements, fiscal arrangements, compliance with departmental requirements, contacting Urban Transportation for clarification of requirements and GRANTING a variance to exclude two (2) tracts.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-53 Village Square
 Palo Blanco Lane & Pleasant Valley Road

The staff reported that this subdivision consists of 33.45 acres with 172 lots, the average lot size being 50' x 115'.

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

1. Sidewalks required along the west side of Pleasant Valley Road. This note is required on the final plat.
2. Show book and page of existing dedicated streets adjoining subdivision.
3. Restriction required on final plat prohibiting vehicular access onto Pleasant Valley Road from Lots 1-6, Block C and Lots 1-7, Block D.
4. Show all building setback lines; 25' from front and rear streets and 15' from side streets.
5. All lots required to meet ordinance requirements for width and area.
6. Development permit required.
7. Variance required on length of most westerly and southerly block. Recommend to grant because of topography and existing subdivision.
8. Recommend that consideration be given to provision for private open space because this area was originally intended to be a P.U.D. which would have provided open space.
9. Pebble Cove and Village Cove required to be 150' in length. (minimum)
10. Change name of all streets because of duplication.

C8-74-53 Village Square---continued

11. Drainage and utility easements as required.
12. Recommend no access be permitted to Pleasant Valley Road from Lot 8, Block D; Lot 46, Block C and Lot 1, Block A.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan subject to departmental requirements as indicated with the exception of DELETING ITEM NO. 8 and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan pending easements, drainage permit, compliance with departmental requirements, contacting Urban Transportation for clarification of requirements, current tax certificates and approval subject to sewer being available.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-56 Kramer Lane Industrial Village
Kramer Lane & Delta Drive

The staff reported that this subdivision consists of 12.33 acres with 20 lots, the average lot size being 100' x 200'.

The Plat Review Committee met on August 7, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Provision for dedication and development of Braker Lane required in connection with the final plat prior to approval. Final alignment to be worked out with Urban Transportation, Engineering and the State Highway Department.
2. Show survey tie across Kramer Lane with verification that provision for 80' of R.O.W. is made (40' from existing centerline) as required.
3. Restriction required on final plat prohibiting vehicular access onto Braker Lane, because of proposed grade differential for railroad overpass.
4. Sidewalks required along the southwest side of Kramer Lane. Recommend no sidewalks be required along Braker Lane, Delta Drive and Bee Drive because of proposed railroad overpass and industrial nature of this subdivision and surrounding area.
5. Twenty-five (25') foot building setback line required from Braker Lane for Lots 7-13 and from Delta Drive for Lot 17 (through lots).
6. Subdivision required to be served by city water and sewer systems.
7. No building permits or utility services can be released to any of the lots in this subdivision until zoning (industrial) is completed. (ordinance passed by City Council).
8. Drainage and utility easements as required.

C8-74-56 Kramer Lane Industrial Village---continued

9. Change name of Delta Drive and Bee Drive

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan subject to departmental requirements as indicated and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan pending compliance with departmental requirements.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8-74-57 Westlake Highlands, Section 8
Trail of the Madrones & Fast Fox Trail

The staff reported that this subdivision consists of 28.130 acres with 14 lots, the average lot size varying.

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

1. Health Department approval for septic tank use required prior to preliminary approval.
2. All lots on final plat required to be approved by Health Department for septic tank use prior to final approval.
3. Identify Lot 13 as park or greenbelt and put note on plat showing responsibility of ownership for maintenance and taxation.
4. Development permit required.
5. Recommend that all lots be restricted to single-family use on final plat.
6. All intersections required to be at or near 90 degrees.
7. Show survey tie across Trail of the Madrones and verify that provision is made for 30' from the existing centerline.
8. Sidewalks required along the west side of Toro Canyon Road and the east side of Trail of the Madrones. Recommend a variance be granted not requiring sidewalks because of topographical problems and limited pedestrian activity.
9. Recommend that the 200' centerline radius on Fast Fox Trail at Trail of the Madrones be waived because of topography.
10. Show complete intersection of Toro Canyon Road and Trail of the Madrones. Additional R.O.W. may be required for proper intersection.
11. Streets, drainage facilities, and utilities required to be constructed to city specifications.

C8-74-57 Westlake Highlands, Section 8---continued

12. Show 25 year flood plain along waterway.
13. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To POSTPONE the preliminary plan pending receipt of favorable report from the Health Department for septic tank use and

VOTED: To POSTPONE the final plan pending receipt of favorable report from the Health Department for septic tank use.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Commission in the past and has complied with all departmental requirements. It is being presented before the Commission to request a name change to GRANADA ESTATES. The staff recommends granting the request. The Commission unanimously

VOTED: To APPROVE the name change request to GRANADA ESTATES for the following subdivision:

C8-72-90 Granada Hills
U.S. Highway 290 & F.M. 1826

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

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following final subdivision has been before the Commission in the past and it is being brought back before them to consider the request for a variance on sidewalk requirements. The staff recommends postponement for two (2) weeks at the request of the Engineer. The Commission unanimously

VOTED: To POSTPONE the following subdivision for two (2) weeks:

C8-72-136 Willow Bend Addition, Section One
Pleasant Valley Road

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

ABSENT: Messrs. Bobbitt, Everett and Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following final subdivision has been before the Commission in the past and it is being brought back before them for a reconsideration of the sidewalk requirements. The staff recommends postponement for thirty (30) days at the request of the Engineer. The Commission unanimously

VOTED: To POSTPONE the following subdivision for thirty (30) days:

C8-73-78 Travis Country, Section Two
Travis Country Circle

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

ABSENT: Messrs. Bobbitt, Everett and Washington

The staff reported that the following three (3) final subdivisions have 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:

C8-74-34 Lambert Park Subdivision
Lambert Circle & Macmora Road
C8-74-42 Dove Springs, Section 2, Phase 2
Dove Springs Drive & Dovehill Drive
C8-74-51 Arroyo Doble Estates, Section One
Live Oak Cemetery Road & El Paisano Drive

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

ABSENT: Messrs. Bobbitt, Everett and Washington

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 current tax certificates. The Commission unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, compliance with departmental requirements and current tax certificates for the following final subdivision:

C8-74-54 Arroyo Doble Estates, Section 2
Live Oak Cemetery Road

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

ABSENT: Messrs. Bobbitt, Everett and Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

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 clarification of Urban Transportation Departments requirements, fiscal arrangements and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending clarification of Urban Transportation Department requirements, fiscal arrangements and compliance with departmental requirements for the following final subdivision:

C8-74-60 Castlewood Forest, Section 8
Queenswood Drive & Comburg Castle Way

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 five (5) short forms have appeared 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 short form plats:

C8s-74-148 Vaught Ranch
Vaught Ranch Road
C8s-74-165 0.4 Acre Subdivision
Balcones Club Drive & U.S. 183
C8s-74-198 Hines & Bookout Subdivision
Galahad Drive
C8s-74-204 Crescent Addition
Golden Quail Dr. & Button Quail Drive
C8s-74-209 Ben Hur Addition
U.S. 183 & North Lamar

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

ABSENT: Messrs. Bobbitt, Everett and Washington

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

The staff reported that the following two (2) short forms have appeared before the Commission in the past and have complied with all the departmental requirements and recommends that they be accepted for filing and approved. The Commission unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the following short forms:

C8s-69-88 Roe Addition

Rockwood Lane

C8s-74-100 Resub. Lot 1, Block D, Northwest Hills, Section 9C

Village Center & Far West Blvd.

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 and recommends that it be accepted for filing and disapproved pending drainage permit and compliance with departmental requirements. The Commission unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending a drainage permit and compliance with departmental requirements for the following plat:

C8s-74-211 Golden Lake Estates

Old San Antonio 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 and recommends that it 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 plat:

C8s-74-213 Ravel & Gerlin Addition

Meadowbrook Drive

AYE: Messrs. Hetherly, Juarez, Nash and Ramsey

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt, Everett and Washington

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

The staff reported that the following two (2) short form subdivisions are appearing before the Commission for the first time and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements and to grant a variance on the signatures of the adjoining owners. The Commission unanimously

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

C8s-74-212 Munson Road at U.S. 290 East

Munson Road and U.S. 290 E.

C8s-74-214 Morrison Addition

Hartford Road & Townes Lane

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 has appeared before the Commission in the past and it is now being requested to be withdrawn. The Commission unanimously

VOTED: To WITHDRAW the following short form subdivision:

C8s-73-185 The Lewis Porter Addition

Circle Ridge Drive

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C8c-73-005 Bee Caves Tract

Request to withdraw conceptual plan

The staff reported that a letter had been received from the applicant requesting that the conceptual plan of the Bee Caves Tract be withdrawn.

COMMISSION ACTION:

The members reviewed the information presented and were in agreement with the staff's recommendation that this case be withdrawn.

C8c-73-005 Bee Caves Tract--Contd.

COMMISSION VOTE:

To approve the request to WITHDRAW the conceptual plan of the Bee Caves Tract.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C7p-74 Sale of City Property
 St. Johns Neighborhood #P156 and #P209

The staff reported that in acquiring property needed for the rechannelization of Buttermilk Creek in the St. Johns neighborhood, whole lots were acquired. Small remnants of four lots are located outside the right-of-way requirements for this channel. Additional portions of lots adjoining these remnants are necessary for the channel right-of-way. The Property Management Department has had preliminary negotiations with the owners of the adjacent needed property and has indicated the surplus property might be used as a trade for the land required. The proposed disposition of the surplus property has been circulated to the various departments, and the staff is recommending that this be declared surplus property.

COMMISSION ACTION:

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

COMMISSION VOTE:

To DECLARE four small surplus parcels of portions of City Property #P156 and #P209 located in the St. Johns neighborhood as SURPLUS PROPERTY.

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

ABSENT: Messrs. Bobbitt, Everett and Washington

C2-73-5c Historic Zoning Ordinance
 Clarification of Planning Commission action of
 August 27, 1974 concerning amendment to
 Section 45-51 (d) of the Historic Zoning Ordinance

Mr. Hetherly reported that the hearing today is to re-consider Section 45-51 (d) dealing with the appeal of the ruling of the Landmark Commission regarding demolition permits. The Commission, at their August meeting, voted to deny the request to amend this section to include "or interested party". Mr. Hetherly stated that Mr. Donald Goldston of the Historic

C2-73-5c Historic Zoning Ordinance--Contd.

Landmark Commission pointed out a problem with the amendment, that being the amendment as approved, would allow only the applicant the right to appeal the Landmark Commission's ruling regarding a demolition permit. Mr. Goldston was of the opinion that adjacent property owners within a prescribed radius should also have the right of appeal.

Mr. Juarez stated he had no objection to giving the right of appeal to property owners located within 300 feet of the application. It was pointed out that this was the procedure for other zoning cases. Members were in agreement to amend Section 45-51 (d) to include "or property owners within 300 feet".

COMMISSION VOTE:

To recommend that Section 45-51 (d) of the Historic Zoning Ordinance be amended to read as follows:

"(d) Any applicant or property owner within 300 feet aggrieved by a ruling of the Landmark Commission under the provisions of this section may, within sixty (60) days after the ruling of the Landmark Commission, appeal to the City Council. Following an appropriate public hearing, within at least thirty (30) days of the filing of a notice of appeal with the City Clerk, the City Council may, by a simple majority vote, uphold or overturn the ruling of the Landmark Commission."

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

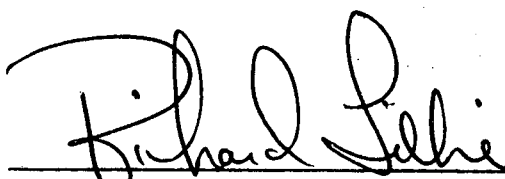
ALSO PRESENT

Jack Alexander, Assistant Director of Planning
Evelyn S. Butler, Supervising Planner
Walter Foxworth, Subdivision Planner III
Pat Settle, Secretary I
Lois Kluck, Clerk Typist III

ABSENT:

O. P. Bobbitt
Rizer Everett
Bennie Washington

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


Richard Lillie
Executive Secretary