

CITY PLANNING COMMISSION

Regular Meeting--November 26, 1974

PRELIMINARIES

C8-72-73 Little Bee Creek Estates
The High Road & Little Bee Creek Circle

The staff reported that the above preliminary plan is requesting to be re-activated and recommends this request be granted subject to Health Department approval for septic tanks.

The Commission then

VOTED: To RE-ACTIVATE the above preliminary plan of LITTLE BEE CREEK ESTATES subject to Health Department approval for septic tanks.

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

ABSENT: Mr. Washington

C8-74-62 Camelot West
F.M. 2244 and Bedwyr Road

The staff reported that this subdivision consists of 6.94 acres with 7 lots, the average lot size varying.

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

1. The ordinance requires that Bedwyr Road be a minimum of 50' in width. Recommend a variance be granted subject to the dedication of additional R.O.W. on Bedwyr Road. (25' from existing centerline.)
2. Change the street name of Taliesin Trace.
3. All lots shown on final plat required to be approved for septic tank use prior to final approval.
4. No sidewalks required---SUBURBAN.
5. Easements and development permit required.
6. Lot 4 is not acceptable for a septic tank (too steep and rocky); required to be platted as a part of another lot which is acceptable.
7. Restriction required on final plat restricting all lots to single-family residence only.
8. Show all setback lines and their dimensions.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of CAMELOT WEST subject to departmental requirements and REQUIRING Lots 3 and 4 to be combined into one (1) lot because the Ordinance does not permit holding tanks.

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

ABSENT: Mr. Washington

C8-74-63 Lakeway, Section 32
Hurst Creek Road & Explorer

The staff reported that this subdivision consists of 4.9 acres with 13 lots, the average lot size being 95' x 150'.

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

1. Lot 1568 cannot be recommended by this department as a separate lot---must be platted with adjoining lot. The size of the lot is out of character with existing development.
2. Recommend that these lots be connected to an approved water and wastewater treatment system (Lakeway M.U.D.).
3. No sidewalks required---SUBURBAN.
4. Show survey tie across Hurst Creek Road and provide for 30' from existing centerline.
5. Intersection of Explorer and Sylvan required to be approved by Urban Transportation and Engineering Departments prior to final approval.
6. Drainage and utility easements as required.
7. Change name of Sylvan and recommend Shadow Glen be changed.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 32 subject to departmental requirements and changing ITEM #1 to now indicate approval could be recommended based on the revised plan submitted to the Planning Department and Urban Transportation which creates a comparable sized lot.

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

ABSENT: Mr. Washington

C8-74-64 Island Wood
River Hills Road and Islandwood Bend

The public hearing for the above preliminary plan was postponed until December 10, 1974, the regular Planning Commission.

VOTED: To POSTPONE this preliminary plan until December 10, 1974.

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

ABSENT: Mr. Washington

C8-74-65 Lakewood Village of Westcreek
U.S. 290 W. & Indian Blanket Drive

The staff reported that this subdivision consists of 115.26 acres with 170 lots, the average lot size being 115' x 60'.

The Plat Review Committee met on October 23, 1974, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend against proposed commercial use of Blocks 'C' and 'D' because it is too far removed from an arterial street. Recommend such blocks be used for office or multi-family purposes. (Blk. D was indicated as multi-family)
2. Vacation of portion of Old Fredericksburg Road required prior to final approval of Block 'C'.
3. Shorten Jewelweek Court to 400' as required by ordinance.
4. Variance required on length of Eucalyptus Drive, Amaryllis Drive, Amaranth Drive and Acanthus Drive. Recommend variance be granted because provision for extension is made.
5. Identify proposed use of Lot 5, Block E. If other than single-family or duplex, recommend disapproval.
6. Fiscal arrangements required for owners portion of bridge structure for Indian Paintbrush Drive at Williamson Creek.
7. Sidewalks required on both sides of Indian Paintbrush Drive and on one side of Bittersweet Drive, Indian Blanket Drive, Old Fredericksburg Road and Cornflower Drive.
8. All lots fronting onto Indian Paintbrush Drive required to provide access by means of a common private drive oriented to minor streets.
9. Subdivision required to be connected to an approved water and sewer system.
10. Waterway development permit required.
11. Variance required on length of Block 'B'. Recommend to grant because of high school site.
12. School site requires approval of School Board prior to final approval.
13. Show building setback lines on all tracts and lots including school site and non-residential tracts.
14. Recommend developer negotiate dedication of Indian Paintbrush Drive across Deisen tract to Highway 290 to provide better access and circulation for the school.
15. Recommend Bittersweet Drive be 64' in width as approved on pre-application to provide standard curb base of 10'.
16. Round all street corners.
17. Drainage and utility easements as required.
18. Identify ownership of park tracts and show lot number designations.
19. Show 25 year flood plain along Williamson Creek.

C8-74-65 Lakewood Village of Westcreek (continued)

20. Final plat required to conform to the agreed school boundary survey.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of LAKEWOOD VILLAGE OF WESTCREEK subject to departmental requirements and to REQUIRE a recordable agreement from the owner for his portion of the fiscal arrangements for the bridge at Williamson Creek at the time the city determines the extent to which he must participate. This to be in lieu of the normal fiscal requirements for the bridge and to APPROVE Block 'C' for Commercial purposes ONLY if joined by plat to property to the north along with vacation of portion of Old Fredericksburg Road.

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

ABSENT: Mr. Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Commission in the past. It is being presented before the Commission to request reconsideration of the sidewalk requirements.

After further discussion, the Commission then

VOTED: To AMEND the sidewalk location to the northernmost side of Trail West Drive for the following subdivision

C8-73-78 Travis Country, Section 2
South I.H. 35

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

ABSENT. Mr. Washington

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

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 approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-74-162 Pleasant Valley, Section 3
Webberville Road & Pleasant Valley Road
C8s-74-166 Mary Beth Gartner Addition
Travis Cooke Road

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

ABSENT: Mr. Washington

The staff reported that the following three (3) short forms 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 signature of the adjoining owner. The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE pending compliance with departmental requirements and to GRANT the variance on the signature of the adjoining owner for the following short forms:

C8s-74-232 Branson Wood Subdivision
Booth Street and Amos Drive
C8s-74-237 Twin Oaks Industrial District No. 6
E. St. Elmo Road & Willow Springs Road
C8s-74-239 Dixie Bartley Addition
North Lamar & Braker Lane

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

ABSENT: Mr. 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, easements, creek permit and that a variance is required to exclude the balance of the tract. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements, easements, creek permit and to GRANT the variance to exclude the balance of the tract for the following:

C8s-74-231 Leralynn Place
W. 5th Street & Leralynn Street

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

ABSENT: Mr. Washington

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

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 recommends to deny the request for the variance to exclude the balance of the tract and that the remainder of the tract be included in the subdivision. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements and to DENY the request for a variance to exclude the balance of the tract and that the remainder of the tract be included in the subdivision for the following short form:

C8s-74-235 La Promenade Annex
Hardy Drive

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

ABSENT: Mr. 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 and easements and to grant the variance to exclude the balance of the tract. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements, easements and to GRANT the variance to exclude the balance of the tract for the following short form:

C8s-74-229 Tim's Addition
Dessau Road

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

ABSENT: Mr. 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, easements, creek permit, fiscal arrangements and that the lots cannot be approved for septic tanks and to grant the variance on the signature of the adjoining owner only if city sewer is available. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements, easements, fiscal arrangements, creek permit and that the lots cannot be approved for septic tanks and to GRANT the variance on the signature of the adjoining owner ONLY if city sewer is available for the following short form:

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

C8s-74-230 I.H. 35 Project
I.H. 35 & Middle Fiskville Road

AYE: Messrs. Hetherly, Bobbitt, Everett, Juarez, Nash and Ramsey
Mmes. Himmelblau and Mather
ABSENT: Mr. 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, fiscal arrangements and right-of-way. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements, fiscal arrangements and right-of-way for the following short form:

C8s-74-233 Resub. of Lot 1, Kramer Lane Subdivision
Kramer Lane & Lamar Blvd.

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

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements for the following short form:

C8s-74-236 Resub. Lot 10 & 11, Blk. ^{BC} 8, Spicewood at Balcones
Fountainbleu Circle /Village, Section 4

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

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

The staff reported that the following short form subdivision has been before the Commission in the past and has complied with all departmental requirements. A variance is required on the signature of adjoining owner and it is recommended that this variance be granted and that the short form be accepted for filing and approved. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE and to GRANT
the variance on the signature of the adjoining owner:

C8s-74-203 R.P. Addition
Farley Drive

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

ABSENT: Mr. 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 approved and to grant the variance to exclude the balance of the tract. The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE and to GRANT the variance
to exclude the balance of the tract for the following
short form plat:

C8s-74-234 Barrington Oaks Commercial
Barrington Oaks Drive & Spicewood Springs Rd.

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

ABSENT: Mr. 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 approved. The Commission then

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

C8s-74-238 The Pacheco Division
East 7th Street & Attoyac Street

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

ABSENT: Mr. Washington

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

The staff reported that the following short form subdivision has been before the Commission in the past. It is being requested to be withdrawn and the staff recommends to do so. The Commission then

VOTED: To WITHDRAW the following short form:

C8s-73-274 Peppertree Park Commercial Addition
Teri Road & Frederick Lane

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

ABSENT: Mr. 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
O. P. Bobbitt
Rizer Everett
Philip Juarez
Charles D. Nash
George E. Ramsey III

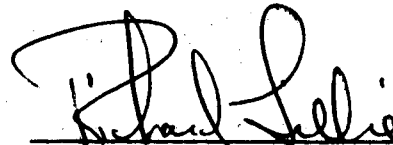
ALSO PRESENT

Walter Foxworth, Planner
Lois Kluck, Clerk III

ABSENT

Bennie Washington

The meeting was adjourned at 4:45 P.M.



Richard R. Lillie
Executive Secretary