

PLANNING COMMISSION

Regular Meeting--February 25, 1975

PRELIMINARY SUBDIVISIONS

C8-74-22 Meadowcreek, Section III, Phase I
South First Street

The staff reported that this preliminary plan consists of 15.05 acres with 59 lots, the average lot size being 60' x 115'.

The Plat Review Committee met on January 8, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required along with the final plat for sidewalks along the north side of Meadow Lea Drive and along the west side of Bill Hughes Road.
2. Depth of Huckleberry Drive requires approval of Urban Transportation Department.
3. Variance required for block length on blocks "A" and "I". Recommend to grant because of topography and existing development.
4. Recording data on Home Owners Association required along with final plat.
5. Creek Development permit required.
6. Easements required.
7. Compliance with departmental requirements.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of MEADOWCREEK, SECTION III, PHASE I, subject to the above departmental requirements and GRANTING the variance for block length on Blocks "A" and "I".

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

ABSENT: Messrs. Bobbitt and Washington

C8-74-80 Oak Creek Estates
Blake Manor Road and Oak Creek Road

The staff reported that this preliminary plan consists of 68.40 acres with 12 lots, the average lot size being 400' x 600'.

The Plat Review Committee met on December 2, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show cul-de-sac at the end of Wood Lane or place restriction on final plat prohibiting resubdivision of Lots 10 and 11 without provision for dedication of such cul-de-sac. Recommend variance on length because it is providing access to the adjoining tract. Show existing centerline of Blake Manor Road 35' from centerline required on this plat.
- 2.

C8-74-80 Oak Creek Estates---continued

3. Recommend Oak Creek Road be extended to south property line on this final plat.
4. Variance on block length required for both blocks. Recommend to grant because of low density and topography.
5. Centerline radius on Oak Creek Road requires approval of Urban Transportation.
6. Development permit required.
7. Health Department approval for septic tank use required prior to preliminary approval.
8. No sidewalks required---SUBURBAN.
9. Letter required from Manville Water District indicating that such district can and will serve this subdivision with water.
10. Change name of both streets.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of OAK CREEK ESTATES, subject to the above departmental requirements and GRANTING of the variances.

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

ABSENT: Messrs. Bobbitt and Washington

PRELIMINARY/FINAL COMBINATION

C8-74-56 Kramer Lane Industrial Village, Unit "B"
Braker Lane and Kramer Lane

The staff reported that this preliminary plan consists of 12.33 acres with 10 lots, the average lot size being 100' x 200'.

The Plat Review Committee met on January 8, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements along with the final plat required for sidewalks along Kramer Lane.
2. Full R.O.W. and fiscal arrangements required in conjunction with final plat for dedication and construction of Braker Lane.
3. Restriction required on final plat prohibiting vehicular access to Braker Lane from this subdivision because of grades as related to proposed railroad overpass.
4. No building permits or utility service can be released on any portion of this subdivision until zoning has been accomplished.
5. Recommend the engineer contact the I. & N. O. Railroad to determine whether or not they are concerned about any drainage to be discharged into their R.O.W.

C8-74-56 Kramer Lane Industrial Village, Unit B---continued

6. Easements required.
7. Compliance with departmental requirements.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of KRAMER LANE INDUSTRIAL VILLAGE, UNIT "B", subject to all of the departmental requirements; and then the Commission

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat pending easements, compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements and delaying consideration of the variance regarding Braker Lane R.O.W.

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

ABSENT: Messrs. Bobbitt and Washington

FINAL SUBDIVISION---FILED AND CONSIDERED

The staff reported that the following final plat has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends that this subdivision be approved. The Commission then

VOTED: To APPROVE the following final plat.

C8-72-90 Granada Estates
U.S. Highway 290 and F.M. 1826

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

ABSENT: Messrs. Bobbitt and Washington

PLANNED UNIT DEVELOPMENTS--FILED AND CONSIDERED

The staff reported that the following planned unit development has appeared before the Commission in the past and has now met all departmental requirements. The Staff recommends that this subdivision be approved. The Commission then

VOTED: To APPROVE the following P.U.D.:

C814-72-11 Peppertree Park
Teri Road

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

ABSENT: Messrs. Bobbitt and Washington

PLANNED UNIT DEVELOPMENTS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C814-73-11 Sky Forest
W. Bee Caves Road

AYE: Messrs. Hetherly, Everett, Juarez, Nash and Ramsey

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Washington

The Commission then

VOTED: To GRANT a six (6) months extension for the following P.U.D.

C814-74-08 Austin Country Club Estates
East Riverside Drive

AYE: Messrs. Hetherly, Everett, Juarez, Nash and Ramsey

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Washington

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following short form plat has complied with all departmental requirements and recommends it be approved. The Commission then

VOTED: To APPROVE the following short form plat.

C8s-74-263 Jung's Woodruff Boulevard Addition Resubdivision
Ben White Blvd. and Payload Pass

AYE: Messrs. Hetherly, Everett, Juarez, Nash and Ramsey

Mmes. Himmelblau and Mather

ABSENT: Messrs. Bobbitt and Washington

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending departmental requirements as on file with the City of Austin Planning Department and the variance request to exclude the signature of the adjoining owner postponed action until March 11, 1975.

C8s-75-015 Resubdivision of Riversdie Divide
East Riverside Drive and Upland Drive

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

The Commission then

VOTED: To APPROVE the revision as submitted by the engineer subject to compliance with departmental requirements.

C8s-75-20 G. C. Seiders Subdivision
Toomey Road

AYE: Messrs. Hetherly, Everett, Nash, Juarez and Ramsey. Ms. Mather
ABSENT: Messrs. Bobbitt and Washington
OUT OF ROOM: Ms. Himmelblau

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending easements and departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature of the adjoining owner.

C8s-75-21 Ferguson Addition
Switch Willow Road

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

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-75-22 Brewer & Grandinetti Resubdivision
Cypress Point East

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

ABSENT: Messrs. Bobbitt and Washington

The Commission then

VOTED: To POSTPONE the following short form plat pending the extra-territorial jurisdiction.

C8s-75-23 Antrim Addition
Rocky Ridge Road

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

ABSENT: Messrs. Bobbitt and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance to EXCLUDE the balance of the property.

C8s-75-24 Lamar-Rundberg Village
Lamar Blvd., Rundberg Lane and Rutland Drive

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

ABSENT: Messrs. Bobbitt and Washington

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requiremetns as on file with the City of Austin Planning Department and fiscal arrangements.

C8s-75-25 1st Resub. Barton Market Square
Victory Drive

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

ABSENT: Messrs. Bobbitt and Washington

The Commission then

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

C8s-75-26 Resub. of Lots 6-13, Amended Old Town, Phase 2,
Section One
Coronado Hills Drive

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

ABSENT: Messrs. Bobbitt and Washington

C20-74-005 Ordinances

Amendment to Chapter 41, Section 41-44 of the City Code for inclusion of the Federal Flood Insurance requirements into the City's Ordinance

Mr. Charles Graves, Director of Engineering, reported that this ordinance has been heard by the Commission in the past and has been approved. The Building Inspection Department has requested that Section 41-44 Land Drainage be amended. It is felt that this portion of the ordinance could be interpreted to mean no building or utility construction permits could be issued until drainage plans were approved. Such an interpretation could tie up development on an entire subdivision when only drainage plans are needed on individual lots. Mr. Graves suggested that the wording be:

"No building or utility construction shall commence on lots designated on the plat until drainage facility construction has advanced sufficiently to insure against flood.

A note will be placed on the plat to inform interested parties as follows:

Lot(s)-----in Block(s)-----are not subject to building or utility construction permits until released by the Engineering Department, City of Austin.

The Building Inspection Department will be notified when plats comply.

Mr. Graves pointed out that several serious drainage problems are occurring in the City because a developer constructs houses on the lots with the intention of working out the drainage problems later. After an individual purchases the property, he does not want the developer doing any further work on his land.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather expressed concern that the ordinance is being amended on a piecemeal basis and that the Commission will not know what the entire ordinance looks like. Mr. Graves pointed out that this amendment would not affect the ordinance, in that the entire drainage plan for a subdivision will still be reviewed as to runoff and flooding. Mr. Nash recommended that the proposed amendment be approved.

COMMISSION VOTE:

To APPROVE the amendment to Chapter 41, Section 41-44 of the City Code, for inclusion of the Federal Flood Insurance requirements into the City's Ordinance as follows:

"No building or utility construction shall commence on lots designated on the plat until drainage facility construction has advanced sufficiently to insure against flooding."

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

ABSENT: Messrs. Bobbitt and Washington

~~The meeting was adjourned at 5:15.~~

The meeting of the Commission was called to order at 3:00 p.m. in City Hall Annex, 3rd floor Conference Room.

PRESENT

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

ALSO PRESENT

Evelyn S. Butler, Supervising Planner
Curtis Johnson, Director of Water Department
Charles Graves, Director of Engineering
Don Bird, Assistant City Attorney
Pat Settle, Administrative Secretary
Lois Kluck, Clerk II

ABSENT

O.P. "Bob" Bobbitt
Bennie Washington

The meeting adjourned at 5:15 p.m.

Richard Lillie
Executive Secretary