

PLANNING COMMISSION

Regular Meeting--March 25, 1975

PRELIMINARY SUBDIVISION

C8-74-72      Lakeway Estates, Section One (1)  
F.M. 620 and Lohman's Crossing Road

The staff reported that this preliminary plan consists of 173.4 acres with 24 lots, the average lot size being 350' x 600'.

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

1. Variance required on depth of Little Oaks Road cul-de-sac and on block length for both blocks. Recommend to grant both because of topography and density.
2. Recommend a restriction be required on final plat restricting Lots 1 thru 23 for single family use only and no resubdivision of any lot shown hereon shall be permitted unless approved by the Planning Commission of the City of Austin and the Travis County Health Department.
3. Letter required from Water District #17 stating that the developer has made financial arrangements to serve this subdivision with water prior to final approval.
4. Health Department must sign the final plat approving all lots for septic tanks.
5. Development permit required.
6. No sidewalks required---SUBURBAN.
7. Recommend variance on scale of plat and curve radii.
8. Change the name of Little Oak Road and Cedar Bluffs Road.
9. Easements required.
10. Cul-de-sac required at northeast end of San Rafael Drive.

After further discussion, the Commission unanimously

VOTED:      To APPROVE the preliminary plan of LAKEWAY ESTATES, SECTION ONE, subject to departmental requirements and Lot 19 which cannot be approved for septic tanks either be included with adjoining lots or wait for a letter from the Health Department on that one problem lot, and ITEM #10 they can either put the cul-de-sac down to the end leaving an opening for extension or put it within one lot depth from the end again dedicating the street to the end of the property.

AYE:          Messrs. Hetherly, Everett, Juarez and Ramsey  
              Mrs. Mather

ABSENT:       Messrs. Bobbitt, Nash and Washington  
              Mrs. Himmelblau

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS

C8-74-32     Anderson Lane Office Park  
Anderson Lane & Shoal Creek Blvd.

The staff reported that this preliminary plan consists of 10.28 acres with 2 lots, the average lot size being 250' x 650'.

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

1. A restriction required on final plat prohibiting access from subject property onto Anderson Lane.
2. Fiscal arrangements required for sidewalks along Shoal Creek Boulevard and along the east and south side of Great Northern Boulevard. Recommend no sidewalks be required on Anderson Lane because of proposed Mo-Pac and railroad overpass.
3. Additional storm sewer facilities may be required.
4. Drainage and utility easements as required.
5. All driveways required to be approved by Urban Transportation.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of ANDERSON LANE OFFICE PARK, subject to departmental requirements and eliminating the sidewalk requirement along Great Northern Boulevard; and permitting a common driveway between Lots 1 & 2 onto Anderson Lane; and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat subject to fiscal arrangements, compliance with department requirements and sidewalks required.

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

C8-75-01     Gracy Woods, Section One (1)  
Braker Lane and Austin Park Lane

The staff reported that this preliminary plan consists of 74.5 acres with 165 lots, the average lot size being 75' x 120'.

The Plat Review Committee met on November 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 one side of Parkfield Drive, Knollpark Drive, North Bend Drive and Carshalton Drive.
2. Redesign the cul-de-sac on Drayton Drive or get approval from Urban Transportation Department.

C8-75-01 Gracy Woods, Section One----continued

3. Show survey tie across Austin Park Lane.
4. Variance on block length required for Blocks "B" and "J". Recommend to grant because adequate circulation is provided, existing development and topography.
5. Approval of this plan does not constitute approval of P.U.D. Subdivision and Special Permit site plan required on each P.U.D. tract.
6. Final plat providing for dedication of Parkfield Drive out to Pecusa Drive must be processing before this final can be recorded.
7. Easements and development permit required.
8. The Planning Department is not going to support a northerly extension of Parkfield Drive, preferably it will swing back to the west toward Running Bird Lane or to the south back to Braker Lane.
9. Cul-de-sac required at the northwest end of Carshalton Drive.
10. Show radii of all culs-de-sac and building setback lines on all lots and tracts, including P.U.D. sites.
11. Designate lot and block number on lot at the southwest corner of subdivision.
12. Waterway development permit required.

After further discussion, the Commission unanimously

VOTED: To APPROVE the preliminary plan of GRACY WOODS, SECTION ONE, subject to departmental requirements including the changing of ITEM #6 to read "Final plat providing for dedication of Parkfield Drive out to Pecusa Drive or dedication instrument providing for dedication before final plat can be recorded"; and

VOTED: To ACCEPT FOR FILING & DISAPPROVE the final subdivision plat pending fiscal arrangements, compliance with departmental requirements and sidewalks required.

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

FINAL SUBDIVISIONS

The staff reported that the following final subdivision has appeared before the Commission in the past and it is being presented before the Commission once again requesting a six (6) months extension. The staff recommends to grant this request subject to Health Department approval for septic tanks based on current standards. The Commission unanimously

VOTED: To GRANT a six months extension for the following subdivision:

C8-70-22 Southcrest Park #3  
F.M. 812 and Clinger Road

FINAL SUBDIVISIONS---continued

The staff reported that the following two (2) final subdivisions have appeared before the Commission in the past and have now met all departmental requirements. The staff recommends that these subdivisions be approved. The Commission unanimously

VOTED: To APPROVE the following subdivisions:

<u>C8-73-39</u>	<u>Scenic Brook West, Section Three, Phase Two</u>
	Spring Valley Drive and Smokey Hill Drive
<u>C8-74-50</u>	<u>Wagon Crossing, Section Four</u>
	East Stassney Lane & Jacaranda Drive

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8-75-02</u>	<u>Lot 2A, Southridge, Section Three and Five, Resub.</u>
	Southridge Drive and Southport Drive

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

SHORT FORM SUBDIVISIONS

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

VOTED: To APPROVE the following short form subdivision:

<u>C8s-74-213</u>	<u>Ravel &amp; Gerling Addition</u>
	Meadowbrook Drive

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

SHORT FORM SUBDIVISIONS---continued

The Commission then unanimously

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following four (4) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8s-75-37</u>	<u>Resub. Lot 1A &amp; 1B of Resub. Lot 1, Block A,</u> <u>Rosewood Village, Section Two (2)</u> <u>Walnut Avenue &amp; Hargrave Street</u>
<u>C8s-75-46</u>	<u>Resub. of Lots 7 &amp; 8, Bales &amp; Warren Subdivision</u> <u>Hulsey Road &amp; Bales Street</u>
<u>C8s-75-47</u>	<u>CVC Jefferson Addition</u> <u>Jefferson Street &amp; Preston Avenue</u>
<u>C8s-75-49</u>	<u>Resub. Block 'B', Edgewood, Section Two (2)</u> <u>Twin Oaks Drive &amp; Burnet Road</u>

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following three (3) short form subdivisions 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 tract.

<u>C8s-75-48</u>	<u>Anderson Mill H.E.B.</u> <u>U.S. 183</u>
<u>C8s-75-50</u>	<u>Thrasher Lane Subdivision</u> <i>Sec 2</i> <u>Thrasher Lane &amp; High Water Road</u>
<u>C8s-75-45</u>	<u>Lots 7 &amp; 8, Balcones Village, Section Two (2)</u> <u>Balcones Club Drive</u>

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

SHORT FORM SUBDIVISIONS---continued

The Commission then unanimously

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks required and easements required.

C8s-75-38      United Pentecostal Church Addition  
E. 51st Street

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks, and R.O.W. required on North Bluff Drive.

C8s-75-39      Bluff Springs Center  
North Bluff & I.H. 35

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks, easements, requires approval of the Health Department in Williamson County and will need approval from the State on relationship of septic tanks to wells.

C8s-75-40      Town & Country Village Addition  
U.S. 183 and Old Highway 183

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

AVSENT: Messrs. Bobbitt, Nash and Wasington  
Mrs. Himmelblau

SHORT FORM SUBDIVISIONS---continued

The Commission then unanimously

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following short form pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks and GRANTING the variance to exclude the balance of the tract.

C8s-75-41 Bergstrom Village No. One  
Popham Drive & Highway 71 East

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

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

C8s-75-42 Thomas Farrell Subdivision #2  
South Congress & Sheraton Avenue

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

The Commission then unanimously

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

C8s-75-43 Resub. Tract 2, Mesa Park, Section Five  
Wind River Road & Angus Road

AYE: Messrs. Hetherly, Everett, Juarez and Ramsey  
Mrs. Mather

ABSENT: Messrs. Bobbitt, Nash and Washington  
Mrs. Himmelblau

SHORT FORM SUBDIVISIONS---continued

The Commission then unanimously

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

C8s-75-44      Greenwood Park  
                  U.S. Highway 183

AYE:            Messrs. Hetherly, Everett, Juarez and Ramsey  
                  Mrs. Mather

ABSENT:        Messrs. Bobbitt, Nash and Washington  
                  Mrs. Himmelblau

C14p-75-001   Ben White, Ltd.: Construction of a Liquor Lounge  
                  1314-C West Ben White Boulevard  
                  Consider previously denied request, also  
                  consider reduction of seating capacity  
                  from 80 to 50 patrons

STAFF REPORT:

The staff reported that this case appeared before the February Zoning Committee and Planning Commission in conjunction with a zoning request for "C-2" Commercial. The Zoning Committee and Planning Commission recommended denial on both cases, as the members felt the proposed use was incompatible with the residential area to the east of the site. Members were of the opinion that the lounge should be oriented to Ben White Boulevard. The zoning was approved by the City Council on March 6. The applicant is requesting that the Commission reconsider the special permit. He is also revising his application to reduce the seating capacity from 80 to 50 patrons.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather stated that one of the concerns was the lack of buffering on Morgan Lane and the fact that there was access to this street. Ms. Mather stated she was not opposed to the zoning but rather the plan as presented. Members were in agreement that the plans had not changed in relation to traffic and access to Morgan Lane. The members recommended that this request be denied.



C14p-75-001 Ben White, Ltd.--Contd.

COMMISSION VOTE:

To DENY the request of Ben White, Ltd. for a special permit for the construction of a liquor lounge on property located at 1314-C West Ben White Boulevard.

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

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

C2o-75-002 Ordinance

Distribution of information to consider  
amending Sec. 41-42 of the Austin City Code  
on sidewalk requirements

The staff requested that consideration of this case be postponed until the April 16, 1975 Planning Commission meeting.

COMMISSION ACTION:

Members reviewed the request and were in agreement to postpone consideration of this case.

COMMISSION VOTE:

To POSTPONE to April 16, 1975 consideration of an amendment to Section 41-42 of the Austin City Code on sidewalk requirements.

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

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

Present

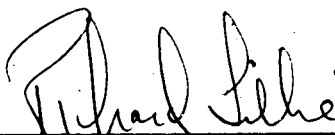
C. W. Hetherly, Chairman  
Rizer Everett  
Philip Juarez  
Jean Mather  
George Ramsey, III

Also Present

Evelyn Butler, Supervisor Current Planning  
Walter Foxworth, Subdivision Planner III  
Brian Schuller, Planner  
Pat Settle, Administrative Secretary  
Lois Kluck, Clerk Typist III

Absent

O. P. "Bob" Bobbitt  
Betty Himmelblau  
Charles Nash  
Bennie Washington

  
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Richard Lillie  
Executive Secretary