

PLANNING COMMISSION

Regular Meeting--April 22, 1975

PRELIMINARY SUBDIVISIONS

C8-73-05 CONVICT HILL

Hill Oaks Drive & Convict Hill Drive

The staff reported that this preliminary plan consists of 14 acres with 25 lots, the average lot size being 100' x 150'.

The staff recommends approval subject to the following conditions:

1. Intersection of Convict Hill Drive and Hill Oaks Drive should be at or near 90 degrees.
2. No sidewalks required---SUBURBAN.
3. Show building setback lines on preliminary plan.
4. Show original survey on preliminary plan.
5. Easements required.
6. The following note will be required on the final plat: Homes constructed in this subdivision should be situated so septic systems can be gravity fed, i.e. homes in Block 'D' should be located on the back portion of the lots so the septic system can be installed at the front.
7. Lot 1, Block 'B' should be combined with another lot or a restriction placed on the final plat prohibiting construction until a sewage collection and treatment system is available.
8. Combine Lots 1,2 and 3 of Block 'C' into two (2) lots.
9. All lots except Lot 1, Block 'B' required to be approved by the Health Department for septic tank use prior to final approval.
10. Show block numbers for all blocks.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of CONVICT HILL, subject to all of the above departmental requirements.

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

ABSENT: Messrs. Bobbitt and Washington

C8-74-27 WHISPERING OAKS VALLEY

Pacer Oaks Drive

The staff reported that this preliminary plan consists of 45.95 acres with 157 lots, the average lot size being 70' x 140'.

The Plat Review Committee met on March 6, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. 300 foot centerline radius required on collector streets and 200 feet on residential streets.

C8-74-27 Whispering Oaks Valley---continued

2. Additional R.O.W. (30' from centerline) required on Switch Willo.
3. Fiscal arrangements required in connection with final plat for sidewalks along the west side of Black Angus Drive, the south side of Pacer Oaks Drive, and the north side of Switch Willo.
4. Existing 50' R.O.W. adjoining railroad required to be vacated prior to final approval of this plat.
5. Recommend no cul-de-sac be required at the south end of Barry Drive because of only one lot depth on west side.
6. Recommend variance be granted on length of Blocks C and I because of topography, railroad and adequate circulation is provided.
7. Compliance with creek ordinance required.
8. Dedication of Pacer Oaks Drive to Duval Road required with this plat.
9. Change Craig Drive, east of Black Angus Drive to Craig Circle.
10. Drainage and utility easements as required.

After further disucssion, the Commission

VOTED: To APPROVE the preliminary plan of WHISPERING OAKS VALLEY, subject to the above departmental requirements and to condition ITEM #1 that the centerline radius be 165 feet on the curve of Craig Circle at Craig Cove.

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

ABSENT: Messrs. Bobbitt and Washington

C8-75-04 MILLRUN VILLAGE
Millwright Parkway & Timbercrest Lane

The staff reported that this preliminary plan consists of 36 acres with 144 lots, the average lot size being 60' x 135'.

The Plat Review Committee met on September 4, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend sidewalks be required on one side of Timbercrest Lane-- this note is required on the final plat.
2. Subdivision required to be connected to the Williamson County M.U.D. No.1 Water and Wastewater system and must be approved by Williamson County Health Officer.
3. A variance on block length required for Block A -- recommend to grant because circulation is adequate and adjoining uses.
4. Show ownership and provisions for taxation and maintenance of park.
5. Show building setback line on all lots on preliminary.
6. Recommend Village III at Anderson Mill be recorded prior to final approval of this plat for proper access.

C8-75-04 Millrun Village---continued

7. Conceptual plan should be updated.
8. Drainage and utility easements as required.
9. Development permit required.
10. It was noted that some of the property corners are rounded and some are clipped; they are required to be consistant---all rounded or all clipped.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of MILLRUN VILLAGE, subject to all the departmental requirements.

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

ABSENT: Messrs. Bobbitt and Washington

C8-75-06 NORTHCROSS, SECTION 3 & RESUB. OF NORTHCROSS, SECTION 2
Burnet Road and Anderson Lane

The staff reported that this preliminary plan be postponed indefinitely as requested by the owner and engineer. The Commission

VOTED: To POSTPONE this preliminary plan indefinitely.

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

ABSENT: Messrs. Bobbitt and Washington

C8-75-07 LAKECLIFF
Rockcliff Drive

The staff reported that this preliminary plan be postponed pending receipt of a favorable report from the Health Department for septic tank use following required core tests and evidence that Section 41.44 of the Subdivision Ordinance can be complied with. The Commission then

VOTED: To POSTPONE the preliminary plan of LAKECLIFF.

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

ABSENT: Messrs. Bobbitt and Washington

PRELIMINARY/FINAL COMBINATION

C8-75-08 BEE CAVES, SECTION TWO
Loop 360 and Mo-Pac

The staff reported that this preliminary plan consists of 325 acres with 125 lots, the average lot size being 60' x 130'.

The staff's recommendation is based on departmental reports and conceptual plan action. The following requirements are:

1. Letter required from the Highway Department approving the location of Walsh Tarlton Road at Loop 360 prior to preliminary or final approval.
2. Letter required from Engineering and Urban Transportation Departments approving location and grades of intersection at Walsh Tarlton and Loop 360.
3. Dedication of Walsh Tarlton Road out to Loop 360 and inclusion of Forister Tract at intersection required on final plat.
4. Restriction required on final plat limiting densities to those approved by the Commission on conceptual plan.
5. Final plat required to be drawn to a scale of 1" = 100'. Recommend to grant variance.
6. Dedication of Walsh Tarlton southerly from Stone Ridge Drive required on final plat unless evidence that such street has previously been dedicated for access to Section One (1).
7. Restriction required on final plat prohibiting access onto Mo-Pac and Loop 360 from Blocks F and G.
8. Waterway development permit required.
9. Greenbelts and park area required to be delineated on preliminary and final plats as shown on conceptual plan with restriction pertaining to ownership and maintenance.
10. Show 100 year flood plain.
11. Sidewalks required on one side of Koel Drive and Tivy Trail and on both sides of Walsh Tarlton and Stolon Lane.
12. Variance required on length of Blocks A, F and G. Recommend to grant because of topography and conceptual plan approval.
13. All lots and tracts required to be served with city water and sewer.
14. Letter required from owner stating that zoning boundaries will be made to coincide with subdivision lot and block boundary lines after final approval and prior to zoning ordinance passage.
15. Show centerline curve radii on all curved streets on preliminary plan.
16. No building permits or utility connections can be authorized on non-residential "A" uses until zoning ordinances have been adopted by the City Council
17. Building setback lines required to be shown on preliminary and final plat.

C8-75-08 Bee Caves, Section Two---continued

18. Drainage and utility easements as required.

After further discussion, the Commission

VOTED: To APPROVE the preliminary plan of BEE CAVES, SECTION TWO, subject to departmental requirements with the exception of ITEMS NO. 1 and 2 which have been complied with, except for a further letter from Urban Transportation for Item 2. ITEMS NO. 6 and 7 to be DELETED. ITEM NO. 11 the sidewalk requirement on the west side of Walsh Tarlton to be OMITTED. ITEM NO. 13 to require all of Jagger's property to be served by both City water and sewer and that Trigg Forister's tract be required to be served by City water but be approved by septic tanks subject to that note being put on the plat that it is to be served by septic tank with State/County Health Department approval; and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plat on BEE CAVES, SECTION TWO pending compliance with departmental requirements including all pending conditions on the preliminary plan.

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

ABSENT: Messrs. Bobbitt and Washington

PLANNED UNIT DEVELOPMENTS

The staff reported that the following two (2) planned unit developments are requesting a six (6) month extension and recommends to grant this request. The Commission then

VOTED: To GRANT a six month extension for the following P.U.D.'s:

C814-73-05 WEST PARK PLACE
Pecos Street & West Park Place Lane
C814-74-06 WALSH HOLLOW
Scenic Drive & Bridle Path

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

ABSENT: Messrs. Bobbitt and Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision 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 subdivision:

C8-72-111 SHILOH, PHASE ONE, SECTION ONE
Davis Lane & Cameron Loop

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 two (2) final subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department and approval subject to connection to an approved water and wastewater system.

C8-74-58 LAKEWAY, SECTION 30
Cutlass & Dragon
C8-74-63 LAKEWAY, SECTION 32
Hurst Creek 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 & DISAPPROVE the following final subdivision, pending compliance with departmental requirements as on file with the City of Austin Planning Department, approval subject to connection to an approved water and wastewater system and a drainage permit required:

C8-74-59 LAKEWAY, SECTION 31
Flamingo & Malabar

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

ABSENT: Messrs. Bobbitt and Washington

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements and provide access to green area from Bear Canyon:

C8-75-05 Arroyo Doble, Section Four (4)
Bear Canyon Drive & Viento Del Sur

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 plats have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following four (4) short forms:

C8s-75-34 Lot 6 & 7, Block B, Spicewood at Balcones Village,
Spicewood Parkway /Section One
C8s-75-38 United Pentecostal Church Addition
East 51st Street
C8s-75-41 Bergstrom Village No. One
Popham Drive & U.S. 71
C8s-75-52 Resub. of Lots 14-16, Block 15, Ridgetop Annex
East 40th Street & Depew Avenue

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 two (2) short form subdivisions:

C8s-75-66 Brake Check Addition
West 57th Street
C8s-75-69 Resub. No. 2, Colorado Foothills, Section 1
Balcones Drive

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

ABSENT: Messrs. Bobbitt and Washington

SHORT FORM SUBDIVISIONS---continued

The Commission then

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:

C8s-75-67 James E. Olson Resubdivision
Blue Bonnet Lane

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

ABSENT: Messrs. Bobbitt and Washington

The Commission then

VOTED: To WITHDRAW the following short form:

C8s-75-23 Antrim Addition
Rocky Ridge Drive

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:

C8s-75-68 Medlock Subdivision
South Center Street & Birch Street

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

ABSENT: Messrs. Bobbitt and Washington

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

PRESENT

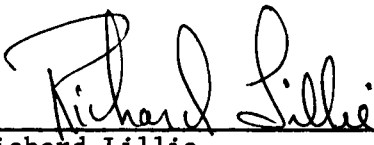
C. W. Hetherly, Chairman
Rizer Everett
Philip Juarez
Jean Mather
Betty Himmelblau
Charles Nash
George Ramsey, III

ALSO PRESENT

Evelyn Butler, Supervisor Current Planning
Walter Foxworth, Subdivision Planner III
Don Bird, Assistant City Attorney
Lois Kluck, Clerk Typist III
Peggy Coursey, Clerk Typist II

ABSENT

O. P. "Bob" Bobbitt
Benny Washington



Richard Lillie
Executive Secretary