

PLANNING COMMISSION

Regular Meeting---May 27, 1975

PRELIMINARY SUBDIVISIONS

C8-75-06 Northcross, Section 3 and Resub. Northcross, Section 2
Burnet Road and Anderson Lane

The staff presented this preliminary plan to the Commission. After lengthy discussion, it was decided that Urban Transportation would need more time to study the traffic problem and signal light locations. The Commission . then

VOTED: To POSTPONE the preliminary plan of NORTHCROSS, SECTION 3 and RESUB. NORTHCROSS, SECTION 2 until June 24, 1975.

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

ABSENT: Messrs. Bobbitt and Washington

C8-75-09 Balcones Oaks
Woodcrest Drive and Broad Oaks Drive

The staff reported that this preliminary plan consists of 15 acres with 46 lots, the average lot size being 81' x 130'.

The Plat Review Committee met on April 9, 1975 and recommended approval with the following conditions:

1. Show evidence of dedication (recording data) on existing 30' roadway easement to the east, or acceptance by the County by use or perscription.
2. Change the name of Endler Drive to Woodcrest Drive. Endler Drive, which is now Chelsea Moor in Barrington Oaks also needs changing. This should be coordinated with the city and Commissioners Court of the county.
3. A variance required on length of both blocks. Recommend to grant because adequate circulation is provided.
4. Recommend sidewalks on one side of Endler Drive (Woodcrest Drive).
5. Drainage and utility easements as required.
6. Minimum centerline radius along Endler Drive (Woodcrest Drive) is required to be 200' instead of 175' as shown on preliminary plan.
7. Subdivision required to be served by city water and waste-water systems.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BALCONES OAKS subject to all of the departmental requirements as listed above.

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

ABSENT: Messrs. Bobbitt and Washington

PRELIMINARY PLANS---continued

C8-75-11 Cedar Cove
Cedar Cove Road and F.M. 620

The staff reported that this preliminary plan consists of 10.5 acres with 12 lots, the average lot size being 90' x 360'.

The Plat Review Committee met on March 5, 1975 and recommended approval with the following conditions:

1. A variance required on the length of cul-de-sac. Recommend to grant because of topography.
2. Recommend that Roy B. Stewart participate in the subdivision or that public access be provided to his tract by this subdivision.
3. In general, the side lines of lots in subdivisions should be approximately at right angles to straight streets and radial to curved streets.
4. No construction shall begin on any lot until such time as a sanitary sewer system is available.
5. Development permit required.
6. Change the name of Cedar Cove Road.
7. Developer required to make proper fiscal arrangements with Water District #17 or have plans and specifications for a private water system approved by the State Health Department prior to final approval.
8. Sewer collection and treatment system required with approval of plans and specifications approved by State Health Department and Director of Water and Wastewater prior to final approval.
9. Discharge permit required from Texas Water Quality Board for sewage treatment plant prior to final.
10. Restriction required on final plat prohibiting occupancy of any lot until connection is made to the approved water and sewer systems.
11. Elevations in cul-de-sac will require special attention to provide a desirable street grade.
12. Recommend number of lots be reduced and made larger to accommodate construction of houses with minimum cuts and fills.
13. Construction of islands within culs-de-sac requires approval by Urban Transportation and Engineering Departments.
14. Streets and drainage required to be constructed to city specifications.
15. Recommend no sidewalks be required because of topography and limited pedestrian activity.

PRELIMINARY PLANS---continued

C8-75-09 Cedar Cove---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CEDAR COVE subject to all of the departmental requirements.

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

C8-75-13 Yarrabee Bend

South Pleasant Valley Road and Onion Creek

The staff reported that this preliminary plan consists of 76.77 acres with 339 lots, the average lot size being 56' x 115'.

The Plat Review Committee met on January 22, 1975 and recommended approval with the following conditions:

1. Restriction required on final plat prohibiting vehicular access to South Pleasant Valley Road from Lots 1 thru 16, Block A.
2. Fiscal arrangements required along with final plat for sidewalks along South Pleasant Valley Road and along the south side of Springville Lane and along the north and west side of Onion Creek Drive.
3. Lots cannot be approved in final form fronting on a half street. (Lots 1-16, Block A). Full R.O.W. required.
4. A variance required on length of blocks backing onto the City property. Recommend to grant because of topography.
5. Development permit required.
6. City of Austin and Carl Morris required to participate in final plat to effect the dedication and construction of Onion Creek Drive and South Pleasant Valley Road for circulation and to provide required frontage for the lots in Block A.
7. City of Austin in cooperation with affected owners of portions of lots in Onion Creek Forest after city purchase required to replat such property to legalize the resulting lots.
8. Minimum centerline radius required on collector streets is 300' and 200' on residential streets. Curves 2, 3, 7, 12 and 15 do not comply with such requirements. Recommend variance on curves 2, 3 and 12 to that shown on preliminary curve data table and that curves 7 and 15 be 300' as required.
9. Walkways between lots to city park property should be conveyed to the city to be owned and maintained as a part of the park system.
10. All lots required to have a building site exclusive of drainage easements and setback requirements.
11. All lots within 100 year flood plain required to comply with ordinance adopted March of 1975.

PRELIMINARY PLANS---Continued

C8-75-13 Yarrabee Bend---continued

12. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of YARRABEE BEND subject to all of the departmental requirements.

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

ABSENT: Messrs. Bobbitt and Washington

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that this subdivision has appeared before the Commission in the past. It is being presented before the Commission for several reasons. The owner and engineer are requesting a name change to LAKE CREEK VILLAGE AT ANDERSON MILL. The staff recommends that the name change be granted and that it be accepted for filing and disapproved pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks and easements. The Commission then

VOTED: To GRANT the name change to LAKE CREEK VILLAGE AT ANDERSON MILL and to ACCEPT FOR FILING AND DISAPPROVE pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks and easements for the following final subdivision.

C8-74-52 Village IV at Anderson Mill
Deerbrook Trail

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

ABSENT: Messrs. Bobbitt and Washington

The Commission then

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

C8-74-56 Kramer Lane Industrial Village
Kramer Lane and Delta Drive
C8-75-14 Mesa Park, Phase 2, Section 3
Spotted Horse Drive and Red Cloud Drive

AYE: Messrs. Hetherly, Everett, Juarez, Nash and Ramsey. Ms. 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 fiscal arrangements, sidewalks and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-10 Beaconridge II-A
Dittmar Road and Creekmere Lane

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

The Commission then

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

C8-75-12 Forest North Estates, Phase 4
Lonsdale Street and Broadmeade Avenue

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

The Commission then

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

C8-75-13 Yarrabee Bend
South Pleasant Valley Road and Broadmeade Avenue

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following sixteen (16) short form plats have complied with all departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following short forms:

- C8s-75-19 Resubdivision of Lot A, Ojeda Addition
Weidemar Lane
- C8s-75-20 G. C. Seiders Subdivision
Toomey Road
- C8s-75-21 Ferguson Addition
Switch Willo Road
- C8s-75-31 Resubdivision Lots 17 & 18, Walnut Hills
Breeze Way & Aoalee Avenue
- C8s-75-43 Resubdivision Tract 2, Mesa Park, Section 5
Wind River Road and Angus Road
- C8s-75-47 C.V.C. Jefferson Addition
Jefferson Street and Preston Avenue
- C8s-75-49 Resubdivision Lot 7, Block B, Edgewood, Section 2
Twin Oaks Drive and Burnet Road
- C8s-75-53 Resubdivision Lot H, Chevy Chase Center/Austin
I.H. 35 and U.S. 183
- C8s-75-55 The Lupe Addition
Weidemar Lane
- C8s-75-56 The Schnitzer Addition
North Loop Blvd. and Avenue F
- C8s-75-57 Resubdivision Lot 7 & 18, Block BC, Spicewood
at Balcones Village, Section 4.
Fox Chase Circle & Fountainbleu Circle
- C8s-75-58 Briarton Subdivision
Ben White Blvd.
- C8s-75-59 Rutland - Lemmon Ltd. Addition
Rutland Drive and Lamar Blvd.
- C8s-75-60 The Juby Subdivision
Crestland Drive and Lamar Blvd.
- C8s-75-65 Griffith & Rose Subdivision
Fairfield Drive
- C8s-75-69 Resubdivision #2 Colorado Foothills, Section One
Balcones Drive

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The staff reported that the following short form plat is being presented before the Commission for the first time and has complied with all of the departmental requirements. The staff recommends that it be accepted for filing and approved. The Commission then

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

C8s-75-81 South Towne Plaza - Amended
I.H. 35 and Royal Hills Drive

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

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form
and to GRANT a variance on the signature of the adjoining
owner.

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

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form
pending fiscal arrangements, compliance with departmental
requirements as on file with the City of Austin Planning
Department and the Planning Commission was instructed and
agreed not to accept any further short forms on Tract 2-A
until and unless plans for unified development under PUD
process on apartment dwelling group special permit process
for apartment development is submitted and accepted by
the Planning Commission.

C8s-75-82 Resubdivision Tract 2, Mesa Park, Section 5 - Amended
Wind River Road and Angus Road

AYE: Messrs. Hetherly, Everett, Juarez, Nash and Ramsey. Ms. 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 three (3) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-75-83 Onion Creek Forest, Section 4
 South Pleasant Valley Road and Springvale
C8s-75-84 Meadowbrook, Section One
 Belfast Drive
C8s-75-85 Resubdivision Block A, Anderson Lane Office Park
 Shoal Creek Blvd.

AYE:

Messrs. Hetherly, Everett, Juarez, Nash and Ramsey. Ms. Mather

ABSENT:

Messrs. Bobbitt and Washington

The Commission then

VOTED:

To WITHDRAW the following short form plat:

C8s-75-14 Kramer Lane Industrial Village, Unit 4
 Kramer Lane

AYE:

Messrs. Hetherly, Everett, Juarez, Nash and Ramsey. Ms. Mather

ABSENT:

Messrs. Bobbitt and Washington