

PLANNING COMMISSION

Regular Meeting---November 25, 1975

PRELIMINARY SUBDIVISIONS

C8-75-39 BARRINGTON OAKS, SECTION FOUR
Spicewood Springs Road and Parliament Place

The staff reported that this preliminary plan consists of 133 acres with 410 lots, the average lot size being 70' x 120'.

The Plat Review Committee met on October 23, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Additional R.O.W. (45' from existing centerline) with a minimum centerline radius of 600' required on Spicewood Springs Road. (Arterial Street)
2. Parliament Place Street dedication plat required to be recorded prior to platting lots 11-18, block J.
3. This department cannot recommend office or apartment use on Downing Street. Recommend lots 3-10, block J be platted for single-family or duplex use and that any office or apartment use be limited to lots 11-18, block J facing Parliament Place.
4. Sidewalks required on one side of Spicewood Springs Road, Stone Henge, Pilgrims Place, Barrington Way, and D-K Ranch Road.
5. A variance is required on the length of blocks Z and CC. Recommend to grant because adequate circulation is provided.
6. P.U.D. site requires separate subdivision and special permit site plan approval prior to development.
7. Show building setback lines on all lots.
8. Connection required to city wastewater system and arrangements may be needed for upgrading existing lift station and two additional lift stations may be needed to serve the area.
9. Waterway development permit required prior to final approval.
10. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BARRINGTON OAKS, SECTION FOUR, subject to departmental requirements and instructed the staff to work out a provision by note on the final plat delaying construction of sidewalks along Spicewood Springs Road, and permitting certificates of occupancy to be released prior to such construction.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey, and Rindy.
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

C8-75-40 BURNET ROAD COMMERCIAL PARK
Burnet Road and Penny Lane

The staff reported that this preliminary plan consists of 12.89 acres with 18 lots, the average lot size being 100' x 140'.

The Plat Review Committee met on October 15, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend modification as indicated in blue on plat review print for the following reasons:
 - a) The street as proposed will have a detrimental effect on the residential lots facing Stillwood Lane, financially and environmentally.
 - b) The street as proposed would be an intrusion into the 40' building setback area which was intended to buffer the residential lots from commercial development on this tract.
 - c) Minimum centerline radius for Shamrock Avenue is 300' or 75' for a right angle turn.
 - d) To provide greater separation and better site distance between intersections along Penny Lane.
2. Sidewalks required along one side of Burnet Road, Penny Lane and Shamrock Avenue.
3. Intersection of Penny Lane and Shamrock Avenue required to be approved by Urban Transportation Department prior to final approval.
4. Provision required to correct inadequate drainage facilities prior to final approval and any relocation of inlet at Penny Lane and Shamrock Avenue to be done at developer's expense.
5. Recommend State Highway Department be contacted relative to current plans for widening Burnet Road.
6. This tract can be developed with a cul-de-sac from Burnet Road and thereby minimize the affect of this development on existing residential uses.
7. Driveway permits required on Burnet Road.
8. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BURNET ROAD COMMERCIAL PARK, REVISED subject to departmental requirements DELETING items #1, 3, and 6, and in Item #2 DELETING the sidewalk requirements on Shamrock Avenue.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis McGowan

C8-75-41 LOST CREEK, SECTION TWO
Lost Creek Boulevard and Whitemarsh Valley Walk

The staff reported that the preliminary plan of LOST CREEK, SECTION TWO, be withdrawn as requested by the owner and engineer.

After further discussion, the Commission then

VOTED: To WITHDRAW the preliminary plan of LOST CREEK, SECTION TWO, as requested by the owner and engineer.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
 Ms. Mather

ABSENT: Messrs. Everett and Jagger
 Ms. Lewis-McGowan

C8-70-20 SOUTHCREST PARK No. 3
F.M. 812 and Clinger Road

The staff reported that this preliminary plan has been before the Commission in the past and is now back by the owner's request for a six month extension.

After further discussion, the Commission then

VOTED: To APPROVE the six month extension as requested by the owner and engineer.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey
 Ms. Mather

ABSENT: Messrs. Everett and Jagger
 Ms. Lewis-McGowan

PRELIMINARY/FINAL COMBINATIONS

C8-75-42 JOLLY OAKS, PHASE TWO
Old U.S. 183 and Anderson Mill Road

The staff reported that this preliminary plan consists of 18.30 acres with 45 lots, the average lot size being 105' x 127'.

The Plat Review Committee met on October 1, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Scarlet Oak Park subdivision required to be vacated prior to final approval of this plat.
2. Subdivision required to be served by a public water system or private system. If private, such system requires approval of the State Health Department and the Williamson County Health Officer. (indicate water source)

C8-75-42 Jolly Oaks, Phase Two---continued

3. Additional R.O.W. (30' from centerline) required for Morris Road and Lyndon Lane following plat vacation of Scarlet Oak Park.
4. Waterway development permit may be required.
5. Drainage and utility easements as required.
6. No sidewalks required. (Suburban)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Jolly Oaks, Phase Two, subject to departmental requirements, DELETING Item #2 and subject to connection to water district water line.

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan of JOLLY OAKS, Phase Two, subject to departmental requirements as on file with the City of Austin Planning Department, easements, fiscal arrangements, and changing some of the street names is required.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

FINAL SUBDIVISIONS---CONSIDERED

The staff reported that the owner is requesting vacation of the above referenced plat and recommended approval. The Commission then

VOTED: To APPROVE the vacation of SCARLET OAK PARK.

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Commission in the past and is being brought back as requested by the owner and engineer to reconsider the sidewalk requirements. The Commission then

VOTED: To DENY the request to delete the sidewalks along Kramer Lane, and a letter of credit is required for such sidewalks and the staff is instructed to work out a provision by note on the final plat delaying construction and permitting certificates of occupancy to be released prior to such construction.

C8-75-34 VILLAGE AT QUAIL CREEK, SECTION TWO
Parkfield Drive and Kramer Lane

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The staff reported that the following final subdivision has complied with all departmental requirements and recommends approval. The Commission then

VOTED: To APPROVE the following final subdivision.

C8-75-16 HORSESHOE BEND, SECTION III
Kassarine Pass

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

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

The staff reported that the following final subdivision is appearing before the Commission for the first time and it is recommended that it be accepted for filing and disapprove pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal arrangements and compliance with departmental requirements.

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C8-75-22 WOODCLIFF
Cameron Road and Braker Lane

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The staff reported that the following final subdivision is appearing before the Commission for the first time and it is recommended that it be accepted for filing and disapproved pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal arrangements and compliance with departmental requirements

C8-75-35 LONGHORN BUSINESS PARK, No. 2
F.M. 1325 and Kramer Lane

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

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

The staff reported that the following final subdivision is appearing before the Commission for the first time and it is recommended that it be accepted for filing and disapprove pending the changing of some street names and compliance with departmental requirements as on file with the City of Austin Planning Department, and it is requested by the owner to change the name of Village VII at Anderson Mill to Grey Rock Village at Anderson Mill. The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending the changing of some street names and compliance with departmental requirements, and to APPROVE the request for a name change of Village VII at Anderson Mill to GREY ROCK VILLAGE AT ANDERSON MILL.

C8-75-37 VILLAGE VII AT ANDERSON MILL
Lake Creek Parkway

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather
ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following short form subdivisions have complied with all departmental requirements and recommends approval.

VOTED: To APPROVE the following short form subdivision.

C8s-75-154 CAMERON ROAD RESEARCH ADDITION
Cameron Road and U.S. Highway 183
C8s-75-174 G.A. JONES SUBDIVISION
Old Bee Caves Road

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

All Approved

<u>C8s-75-178</u>	<u>T & L ADDITION</u>
	Research Boulevard and Putnam Drive
<u>C8s-75-182</u>	<u>VESCOVO SUBDIVISION No. 1</u>
	West 38th Street and West 37th Street
<u>C8s-75-183</u>	<u>RESUB. LOT 5, BLOCK B, WEDGEWOOD, SEC. ONE</u>
	Wolfcreek Pass
<u>C8s-75-184</u>	<u>WESTLAKE HIGHLANDS, SOUTH SECTION</u>
	Petticoat Lane

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The Commission then

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

C8s-75-192 ADEY SUBDIVISION
McNeil Drive

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The Commission then

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

C8s-75-196 RESUB. LOTS 1 & 2, BLOCK M, BALCONES VILLAGE, SEC. 10
Champion Drive and Highview Drive

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

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

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision, and GRANTING the variance required on the signature of the adjoining owner.

C8s-75-193 RESUB. PORTION OF LOTS 13 & 14, EVERGREEN HEIGHTS
South Lamar Boulevard

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The Commission then

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

C8s-75-197 RESUB. LOT 8, BLOCK N, NORTHWEST HILLS, SEC. 13
Sumac Drive and Knollwood Drive

C8s-75-198 DUPLEX ADDITION
Industrial Boulevard and Terry-O-Lane

C8s-75-200 ROSEWOOD VILLAGE, SEC. 9-B
Rosewood Avenue

C8s-75-201 ROSEWOOD VILLAGE, SEC. 10
Rosewood Avenue

C8s-75-202 VILLAGE I AT ANDERSON MILL, BLOCK J, LOT 32 & 33
Millwright Parkway and Lake Creek Parkway

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, and show survey tie across Wonsley Drive.

C8s-75-194 RESUB. JOHN JOSEPH TRACT
Wonsley Drive and Interstate 35

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivisions pending compliance with departmental requirements, and GRANTING the variance required to exclude the balance of the tract.

C8s-75-195 SEVENTY-ONE ADDITION
State Highway #71
C8s-75-199 NINETEENTH STREET BAPTIST CHURCH
F.M. 969

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

The Commission then

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

C8s-75-203 OLE CAMERON ROAD ADDITION
Yeager Lane and Old Cameron Road

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather

ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

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

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, and GRANTING the variance required to exclude the balance of the tract pending the owner sign a recordable agreement pertaining to development of balance of the tract.

C8s-75-204 THOROUGHbred ESTATES, PHASE 1
F.M. 812

AYE: Messrs. Hetherly, Bobbitt, Guerrero, Ramsey and Rindy
Ms. Mather
ABSENT: Messrs. Everett and Jagger
Ms. Lewis-McGowan

OTHER BUSINESS

C12-75-002 Public Services
Boggy Creek: Consideration of a resolution in support of a study by the Corps of Engineers to solve the flood problems of Boggy Creek.

Mr. Heatherly said that he had been contacted by the Austin Home Builders Association and asked to present as letter from that organization to the City Council. Mr. Guerrero, who agreed to present the resolution to the Council, also agreed to present this letter at the same time.

COMMISSION ACTION:

Members reviewed the information presented and agreed with the staff recommendation.

COMMISSION VOTE:

To APPROVE the adoption of a resolution in support of a study by the Corps of Engineers to solve the flood problems of Boggy Creek.

AYE: Mrs. Mather; Messrs. Rindy, Hetherly, Ramsey, Guerrero, and Bobbitt.
ABSENT: Mrs. Lewis-McGowan; Messrs. Everett and Jagger

PUBLIC HEARINGS

C2o-75-013 Ordinance

Consideration of an amendment to Chapter 45, Section 28 of the Code of the City of Austin to permit Emergency Medical Service in any Use District by special permit.

Mr. Foxworth explained that the proposed change is to add emergency medical service operation to paragraph (c) which now allows fire stations and electric utility substations. Mr. Fred Hanna, representing the Emergency Medical Service Department, stated that six (6) sites, located at various points in the city, are planned to house the emergency vehicles. All of these sites are located near an arterial to provide quick and easy access.

The staff recommends that this proposed amendment be approved.

COMMISSION ACTION:

Members reviewed the information presented. Mrs. Mather asked if citizens residing near these substations had been notified. Mr. Knickerbocker answered that that is not done until the ordinance has been amended. Mr. Hanna added that the EMS Department had divided Austin into six (6) districts and that no complaints had been received by that department. Mrs. Mather asked also if the sirens were sounded as the vehicles left the station and Mr. Hanna replied that they were not.

COMMISSION VOTE:

To APPROVE an amendment to Chapter 45, Section 28(c) of the Code of the City of Austin to permit Emergency Medical Service in any Use District by special permit.

AYE: Mrs. Mather; Messrs. Rindy, Hetherly, Ramsey, Guerrero, and Bobbitt.
ABSENT: Mrs. Lewis-McGowan; Messrs. Everett and Jagger

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

PRESENT

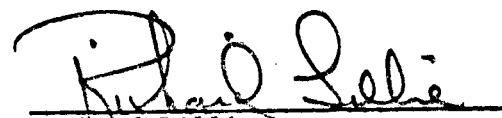
C. W. Hetherly
O. P. Bobbitt
Miguel Guerrero
George Ramsey, III
Dean Rindy
Jean Mather

ALSO PRESENT

Walter Foxworth, Subdivision Planner III
Lois Kluck, Clerk III
Kimberley Jamail, Clerk II

ABSENT

Rizer Everett
Sid Jagger
Linda Lewis-McGowan


Richard Lillie
Executive Secretary