

PLANNING COMMISSION

Regular Meeting---December 22, 1975

PRELIMINARY SUBDIVISIONS

The Chairman of the Planning Commission read a memorandum from the City Manager requesting deferral of certain subdivisions pending the study of the City's ability to provide water and wastewater service to such subdivisions. The contents of such memorandum are as follows:

"In response to a request from the Chairman, the Planning Commission is being advised today that certain restrictions must be imposed on future subdivision approvals as a result of the failure of the Water and Wastewater Bonds at the election held on December 6. These restrictions are as follows:

WILLIAMSON AND ONION CREEK DRAINAGE BASINS

By the end of 1976, the Williamson Creek Sewage Treatment Plant will begin discharging water into the creek which would fail to meet the quality standards established in the Waste Control Order issued by the Texas Water Quality Board. It is essential, therefore, that improvements be made to this plant at an estimated cost of \$750,000. This will keep the city in compliance with the terms of the City's permit for wastewater discharge into the creek.

Construction of these plant improvements will enable the City to serve all subdivisions which are in the pre-application, preliminary plat or final plat stage as of December 22, 1975.

No subdivisions which are dependent upon the City for sewer service can be approved which had not been submitted for pre-application, preliminary or final processing prior to this date.

NORTHWEST AREA - BIG WALNUT CREEK WATERSHED

The sewer lift station serving the northwest development area of the Big Walnut Creek drainage basin is reaching its design capacity at this time. In order to serve subdivisions which have already been approved, it will be necessary for the City to expand the lift station and force main at a cost of approximately \$150,000.

Approved subdivisions include those which have recorded final plats or which have received approval of their engineering plans by the Water and Wastewater Department.

No new subdivisions should be approved in the portion of the Big Walnut Creek drainage basin located west of FM 1325 which were not approved by the Water and Wastewater Department prior to December 22, 1975.

BARTON AND DELANA CREEK WATERSHEDS

Until such time as funds can be obtained for either major lift station improvements or construction of the \$1,200,000 South Austin Sewer Outfall Main, no subdivisions can be served which have not received final approval prior to this date.

All requests for subdivision processing in the Barton and Delana Creek areas should be denied if they are dependent on City sewer service.

NORTHWEST AREAS BEYOND THE CITY SEWER SYSTEM

Complete analysis of water system capabilities beyond the areas served by City sewers has not yet been completed. However, analysis has been made of the northwest area served with water from the Jollyville reservoir at US 183 and McNeil Road. Subdivisions already finaled in this area will exceed the capacity of the water distribution system when all lots are built upon.

All subdivisions located northwest of the City limits (old Water District #1 area) which are dependent upon City water supplies should be disapproved."

After further discussion , the Commission then

VOTED: To POSTPONE the following three preliminary subdivisions for thirty days pending such study.

C8-75-44	Castlewood Annex
	Davis Lane and Collingwood Drive
C8-75-45	Bannockburn, Section III
	William Cannon Drive and Brodie Lane
C8-75-46	Beaconridge IV
	South First Street and Meadow Lea Drive

AYE: Messrs. Hetherly, Everett Guerrero and Rindy
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Bobbitt, Jagger and Ramsey

FINAL SUBDIVISION---CONSIDERED

After further discussion the Commission then

VOTED: To DISAPPROVE the following final subdivisions pending such study:

<u>C8-72-129</u>	<u>Lamplight Village, Section II</u>
	Lamplight Village Avenue and Glass Glow
<u>C8-74-52</u>	<u>Lake Creek Village at Anderson Mill</u>
	Deerbrook Trail and Bluebonnet Trace
<u>C8-75-22</u>	<u>Oakside Valley</u>
	Walsh Tarlton Lane and Thousand Oaks Drive
<u>C8-75-41</u>	<u>Lost Creek, Section II</u>
	Lost Creek Boulevard
<u>C8-75-44</u>	<u>Castlewood Annex I</u>
	Davis Lane
<u>C14-75-8</u>	<u>Summer Wood, Section III</u>
	Summer Wood Drive

AYE: Messrs. Hetherly, Everett, Guerrero and Rindy
Ms. Mather

ABSENT: Messrs. Bobbitt, Jagger and Ramsey
Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---CONSIDERED

After further discussion the Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending such study:

<u>C8s-75-212</u>	<u>Meadowcreek, Section 3, Phase 1-A</u>
	Shadywood Drive
<u>C8s-75-213</u>	<u>Second Resub. of Amended Old Town, Section 1, Phase 2</u>
	Coronado Hills Drive
<u>C8s-75-214</u>	<u>Resub. of lots 18 & 19 Blk. H, Bannockburn</u>
	Loch Lommond Street
<u>C8s-75-215</u>	<u>Resub. Tract "D" Cherry Creek Commercial II</u>
	Stassney Lane and Westgate Boulevard

AYE: Messrs. Hetherly, Everett, Guerrero and Rindy
Ms. Mather

ABSENT: Messrs. Bobbitt, Jagger and Ramsey
Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---CONSIDERED---continued

The staff reported that the following short form subdivision has been before the Commission in the past and is being brought back by the owner and engineer to consider a variance on the source and supply of water. The Commission then

- VOTED: To GRANT the variance on the source and supply of water permitting cistern storage with water hauled in by the county, and to APPROVE the following short form subdivision subject to the following notes being placed on the final plat:
1. The water being trucked is obtained from an approved source.
 2. The water is transported in an approved manner.
 3. That the cistern is approved by the Health Department for water storage.

C8s-74-227 Jesse Castro Subdivision
Thaxton Road

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

The staff reported that the following short form subdivision has been before the Commission in the past and is being brought back by the owner to consider a variance on the requirement for a fire hydrant. The Commission then

- VOTED: To DENY the request for a variance on the requirement for a fire hydrant, and to APPROVE the following short form subdivision.

C8s-75-189 McDonald's Plaza
Ashdale Drive and Burnet Road

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

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

PRESENT

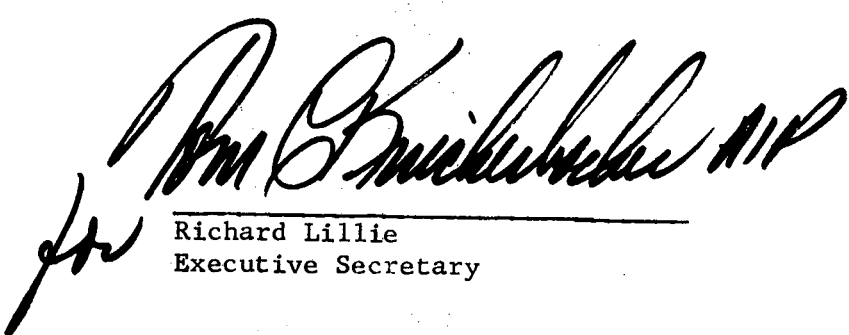
C. W. Hetherly
Rizer Everett
Miguel Guerrero
Linda Lewis-McGowan
Jean Mather
Dean Rindy

ALSO PRESENT

Evelyn Butler, Supervising Planner
Walter Foxworth, Planner III
Ron Spencer, Planner I
Kimberley Jamail, Clerk II

ABSENT

O. P. Bobbitt
Sid Jagger
George Ramsey, III



Richard Lillie
Executive Secretary