

PLANNING COMMISSION

Regular Meeting---January 30, 1976

PRELIMINARY SUBDIVISIONS

The staff recommended that the following three preliminary subdivisions be postponed pending the determination of the City's ability to serve with water or wastewater. The Commission then

VOTED: To POSTPONE the following three preliminary subdivisions pending the determination of the City's ability to serve with water or wastewater.

C8-75-44	<u>CASTLEWOOD ANNEX</u>
	Davis Lane and Collingwood
C8-75-46	<u>BEACONRIDGE IV</u>
	South First Street and Meadow Lea Lane
C8-75-49	<u>GREAT HILLS V</u>
	Spicewood Springs Road and Adirondack Trail

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

OLD FINAL SUBDIVISIONS

The staff reported that the following three final subdivisions have complied with all departmental requirements, but recommends disapproval pending the determination of the City's ability to serve with water or wastewater. The Commission then

VOTED: To DISAPPROVE the following three final subdivisions pending the determination of the City's ability to serve with water or wastewater.

C8-74-33	<u>WOODLAND VILLAGE AT ANDERSON MILL, PHASE I, SEC. II</u>
	Anderson Mill Road
C8-75-34	<u>VILLAGE AT QUAIL CREEK, SECTION II</u>
	Parkfield Drive and Kramer Lane
C8-75-35	<u>LONGHORN BUSINESS PARK II</u>
	F.M. 1325 and Kramer Lane

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

OLD FINAL SUBDIVISIONS---continued

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.

C8-75-26 TARRY TRAIL
Exposition Boulevard and Tarry Trail

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The staff presented to the Planning Commission a request from S. A. Garza, Engineering Consultants, and a memorandum from Richard R. Lillie, Director of Planning, outlining a request and recommendation concerning a variance on the setback requirements shown on the recorded plat on the following final subdivision and previously approved special permit site plan. The letter from S. A. Garza is as follows:

As Engineering Consultants representing Midland Mortgage Company of Oklahoma City, Oklahoma, we respectfully request that the Final Plat of Wood Hollow Park, Section One (C8-73-48) and the Special Permit (C14-73-15; Revised June, 1973) be amended to alter the 25-foot building setback line along Wood Hollow Drive.

The variance in the standard setback line is necessary in order to accommodate the most northerly apartment building which encroaches this limit as shown on the enclosed sketch.

Thank you for your attention to this problem. Please contact our office if any further information is required at this time to expedite this matter.

FINAL SUBDIVISIONS---continued

The memorandum from Richard R. Lillie is as follows:

REQUEST:

Request by Engineer, S. A. Garza, that the Commission accept and approve an amended plat which varies the 25-foot building setback line, and to approve an amended special permit site plan accordingly.

BASIS FOR REQUEST:

A permanent structure has been constructed 2.5 feet over the existing building line on a recorded plat.

RECOMMENDATION:

To GRANT the request.

BASIS FOR RECOMMENDATION:

New information has been received regarding the circumstances involved in the construction of the subject building in its present location.

It is now the opinion of this department that the violation occurred unintentionally, and until a recent building survey was completed it was not known by the owner or city officials that a violation had occurred.

We feel that the violation is minor in nature and will not adversely affect any other adjacent properties.

Due to the fact that this type of violation is becoming more prevalent, the Planning Department is working with the Building Inspections Department to determine the most expedient manner of correcting the problem in the future.

VOTED: To APPROVE the amended plat which varies the 25-foot building setback line, and to approve an amended special permit site plan.

C8-73-48 Wood Hollow Park, Section I, Amended
Greystone Drive and Wood Hollow Drive

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

FINAL SUBDIVISIONS---continued

The staff reported that the following six final subdivisions be disapproved pending the determination of the city's ability to serve with water and wastewater. The Commission then

VOTED: To DISAPPROVE the following final subdivisions pending the determination of the city's ability to serve with water and wastewater.

<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 and Whitemarsh
<u>C8-75-44</u>	<u>CASTLEWOOD ANNEX I</u>
	Davis Lane and Collingwood Drive
<u>C8-75-47</u>	<u>HORSESHOE BEND, SECTION III, PHASE I</u>
	Matterhorn Drive and Buckingham Drive
<u>C814-74-13</u>	<u>LAKEWOOD, SECTION I (Re-Distribution)</u>
	Lakewood Drive and Loop 360
<u>C814-75-08</u>	<u>SUMMERWOOD, SECTION III</u>
	Summerwood Drive

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form subdivisions.

<u>C8s-75-145</u>	<u>FIRST RESUB. OF GRACYWOODS, SECTION I</u>
	Knollpark Circle and Knollpark Drive
<u>C8s-75-162</u>	<u>LAWRENCE E. WARREN ADDITION</u>
	Spicewood Springs Road
<u>C8s-75-173</u>	<u>THE THOMISON SUBDIVISION, NO. II</u>
	Gregg Lane
<u>C8s-75-186</u>	<u>B.L. MINCE INDUSTRIAL PARK, SECTION II</u>
	Silver Dollar Drive
<u>C8s-75-187</u>	<u>RESUB. OF LOT A, NHP LAMAR ADDITION</u>
	Lamar Boulevard and Thurmond Drive

SHORT FORM SUBDIVISIONS---continued

C8s-75-204 THOROUGHbred ESTATES, PHASE I
F.M. 812
C8s-75-209 CODRINGTON ADDITION
West View Road and Beckett Road

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

The Commission then

VOTED: To DISAPPROVE the following ten short form subdivisions
 pending the determination of the city's ability to serve
 with water and wastewater.

C8s-75-212 MEADOWCREEK, SECTION III, PHASE I-A
Shadywood Drive
C8s-75-215 RESUB. OF TRACT D, CHERRY CREEK COMMERCIAL II
West Gate Boulevard and Stassney Lane
C8s-75-217 GREYSTONE CENTER
Greystone Drive and Mo-Pac Boulevard
C8s-75-220 TOM HUTCHISON ADDITION
Steck Avenue and Shoal Creek Boulevard
C8s-76-04 SONESTA WEST, SECTION II
F.M. Highway 183 and Oceanaire Boulevard
C8s-76-05 RESUB. OF TRACT II, C.A. FREUND INDUSTRIAL
Ben White Boulevard
C8s-76-06 THE ZUNKER SUBDIVISION
Yager Lane and Interstate 35
C8s-76-08 RESUB. OF LOT A, AUSTIN NORTHWEST SUBDIVISION
Anderson Lane and Shoal Creek Boulevard'
C8s-76-11 RON BRYANT SUBDIVISION
Oltorf Street
C8s-76-13 WALNUT PLACE, SECTION VII
Sansom Road and Springdale Road

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

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending easements, current tax certificates, fiscal arrangements, development permit, and compliance with departmental requirements.

C8s-75-216 ROGER'S HILL
F.M. 969 and F.M. 3177

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

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

C8s-75-218 FIRST RESUB. OF J.D.T. ADDITION
Sprinkle Cut-off Road

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending current tax certificates, fiscal arrangements, compliance with departmental requirements and GRANTING the variance to exclude the balance of the tract.

C8s-75-221 RUTLAND-LEMMON LTD ADDITION, SECTION II
Rutland Drive and Lamar Boulevard

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending current tax certificates, fiscal arrangements, right-of-way required and compliance with departmental requirements.

C8s-76-02 RESUB. OF LOT 5, BLOCK J, GEORGIAN ACRES
Georgian Drive

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements, current tax certificates, development permit and right-of-way required.

C8s-76-03 SPRINGDALE COMMERCIAL SUBDIVISION
Springdale Road

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements and GRANTING the variance required on the signature of the adjoining owner and the variance required on the width of the street.

C8s-76-07 W.D. MORROW ADDITION
F.M. 973 and Johnson Road

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two short form subdivisions pending compliance with departmental requirements.

C8s-76-09 HASKEL SUBDIVISION
U.S. Highway 290 and F.M. 1826
C8s-76-15 WOODROW KNAPE SUBDIVISION
Goodwin Avenue

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending connection to an approved water supply, compliance with departmental requirements and GRANTING the variance required on the width of the street and the variance required on the signature of the adjoining property owner.

C8s-76-10 JERRY GREEN SUBDIVISION
Edgewater Drive

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

The Commission then

VOTED: To POSTPONE the following short form subdivision pending receipt of a variance letter from the owner.

C8s-76-12 THE TOMMY CURRY ADDITION
Goodrich Avenue

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements and GRANTING the variance required on the signature of the adjoining property owner.

C8s-76-14 TEXAS BANKERS ADDITION
West Tenth Street and Lavaca

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

ABSENT: Mr. Ramsey and Ms. Lewis-McGowan

Planning Commission, Austin, Texas

Reg. Mtg. 1/30/76

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

PRESENT

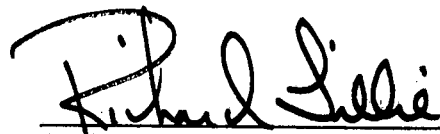
C. W. Hetherly, Chairman
O. P. Bobbitt
Rizer Everett
Miguel Guerrero
Sid Jagger
Dean Rindy
Jean Mather

ALSO PRESENT

Evelyn S. Butler, Supervising Planner
Walter Foxworth, Subdivision Planner III
Kimberley Jamail, Clerk II

ABSENT

George Ramsey, III
Linda Lewis-McGowan



Richard R. Lillie
Executive Secretary