

PLANNING COMMISSION

Regular Meeting---April 27, 1976

PRELIMINARY SUBDIVISIONS

C8-76-10     GREEN TRAILS ESTATES  
Spicewood Springs Road and Hart Lane

The staff reported that this subdivision consists of 35.008 acres with 111 lots, the average lot size being 85' x 125'.

The Plat Review Committee met on March 10, 1976 and recommended approval with the following conditions:

1. Dedication of Hart Lane and provision for construction to Spicewood Springs Road required prior to or in conjunction with this final plat.
2. Sidewalks required on one side of Hart Lane and Chimney Corners to match any existing sidewalks; to be specified on final plat.
3. Centerline curves along Green Trails Circle required to be 200 feet minimum.
4. Recommend a restriction be required on the final plat prohibiting vehicular access from Lots 25 and 38 to Green Trails Parkway.
5. Subdivision required to be connected to City water and wastewater system.
6. Variance required on the length of Blocks A and C. Recommend to grant because of existing development and because adequate circulation is provided.
7. Change the name of all streets beginning with the word "Green" except Green Trails Parkway, and change one portion of it since there is no connection.
8. A 25' building setback line is required from both streets on all through lots; Lots 4-6, 21-23 and Lot 25, Block A and Lots 2-4, 32-36 and Lot 38, Block C.
9. Lots 1,2 and 19, Block A and Lots 5,6,23 and 24, Block C do not meet zoning ordinance requirements. Building setback lines for said lots required to be reversed or lot dimensions changed.
10. Paving design, widths and islands required to be approved by Engineering and Urban Transportation Departments prior to final approval.
11. Contours on preliminary plan required to be not more than 100 horizontal feet apart. Recommend no variance be granted for such requirement unless specifically accepted by Engineering and Water and Wastewater Departments prior to consideration thereof.

C8-76-10 Green Trails Estates---continued

12. 44' paving required on Hart Lane and Chimney Corners.
13. Recommend western portion of Green Trails Parkway be widened to 60'.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of GREEN TRAILS ESTATES subject to departmental requirements as on file with the City of Austin Planning Department with the exception of DELETING Item #13.

AYE: Messrs. Hetherly, Everett, Guerrero and Jagger.  
Ms. Lewis-McGowan

ABSENT: Messrs. Rindy and Ramsey. Ms. Mather

C8-76-12 THE HOMESTEAD

State Highway 71 and The Great Divide Drive

The staff reported that this subdivision consists of 200 acres with 58 lots, the average lot size being 2 acres.

The Plat Review Committee met on February 25, 1976 and recommended approval with the following conditions:

1. The Great Divide Drive required to be included on final plat of first section and be dedicated out to Highway 71.
2. A minimum centerline radius of 300' is required on the Great Divide Drive and Covered Wagon Trail. Recommend a variance be granted to the longest practical radius for each curve because of topography.
3. All streets required to intersect at or near 90 degrees.
4. A variance is required on the length of Blue Grass Lane and Indian Mound. Recommend to grant because of topography.
5. Health Department approval for septic tank use required prior to preliminary approval.
6. Indicate source of water supply. If a private system or individual wells are proposed, state and local Health Departments required to approve plans and specifications for same prior to final approval.
7. Recommend that owner negotiate water service from Water District #14 if available. Letter required from such district evidencing water service can or cannot be obtained.
8. A variance is required for the length of Blocks A, B & C. Recommend to grant because of topography and low density.
9. Show 100 year flood plain on preliminary plan.
10. No sidewalks required. (Suburban)
11. Show building setback lines on preliminary plan. Recommend 25' be required from all streets because of large lots and future resubdivision potential.

C8-76-12 The Homestead---continued

12. Change all street names.
13. 60' R.O.W. required on all portions of Covered Wagon Trail.
14. Schematic plan on balance of tract requires further study.
15. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE HOMESTEAD subject to departmental requirements as on file with the City of Austin Planning Department and GRANTING the variances on the length of Blue Grass Lane and Indian Mound and for the length of Blocks A, B & C because of topography and low density.

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

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Rindy and Ramsey

C8-76-13 BEE CAVES WEST

Hamilton Pool Road and Bee Caves Drive

The staff reported that this subdivision consists of 89.43 acres with 29 lots, the average lot size being two and one-half (2½) acres.

The Plat Review Committee met on March 24, 1976 and recommended approval with the following conditions:

1. A variance is required on the length of all blocks. Recommend to grant because of topography, low density and access to adjoining properties.
2. Recommend restriction be required on final plat prohibiting future resubdivision of lots 1-7 because of size, shape and relationship to drainageway.
3. Waterway development permit required prior to final approval.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Recommend owner negotiate water service from Water District #14. If Water District cannot or will not provide service, (need letter from district) Health Department approval required for individual wells prior to final approval. The locations for wells and septic tanks should be approved by the Health Department and be so indicated on the final plat to prevent violations of State Health laws and avoid duplication costs for installation.
6. Show survey tie and R.O.W. width across Hamilton Pool Road.

C8-76-13 Bee Caves West---continued

7. Change name of all streets.
8. Restriction required on final plat prohibiting vehicular access from lots 1 and 22 to Hamilton Pool Road.
9. Minimum centerline radius for curves along Bee Caves Loop is 200'.
10. Show 100 year flood plain on preliminary plan.
11. No sidewalks required. (Suburban)
12. Drainage and utility easements as required.
13. Performance bond will be required by the County Commissioners Court for construction of streets and drainage prior to their approval and plat recording.
14. Driveway access permit required for Lot 10 to Highway 71 from Highway Department and Urban Transportation Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BEE CAVES WEST subject to departmental requirements as on file with the City of Austin Planning Department.

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

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Rindy and Ramsey

C8-76-14 TRAVIS VISTA, SECTION TWO  
F.M. 620 and Travis View Loop

The staff reported that this subdivision consists of 11.61 acres with 27 lots, the average lot size varies.

The Plat Review Committee met on March 17, 1976 and recommended approval with the following conditions:

1. Vacation and proper termination of Lakeview Drive required prior to final approval of this plat. Such vacation request should be reviewed by the City of Austin and be submitted to the County Commissioners Court with a recommendation from the Planning Commission.
2. Special permit site plan approval required prior to final platting of townhouse lots and common area, and must comply with provisions of the townhouse ordinance.
3. A legal opinion is required from a Texas attorney defining the rights and duties of the owners, the status of common areas and provision for maintenance and taxation in connection with final platting of the townhouse lots.
4. Lots abutting the lake required to have a rear property line. Recommend all the area below the 685 contour line be incorporated into park lot 6.

C8-76-14 Travis Vista, Section Two

5. All lots required to have an adequate building site exclusive of setbacks and drainage easements.
6. All lots required to be served by a sewer system approved by the State Health Department and the Director of Water and Wastewater of the City of Austin. Permit required from the Texas Water Quality Board for such system.
7. Sidewalks required along F.M. 620.
8. A variance is required on the radius of Park Point cul-de-sac. Recommend to grant because of topography and to provide more usable area in the abutting lots.
9. Waterway development permit required prior to final approval.
10. Subdivision required to be served by Water District #17 and a letter of approval is required from Water District #17 with evidence that fiscal arrangements have been made to serve this subdivision with water.
11. All streets, drainage and utilities required to be installed to City requirements. (Urban subdivision)
12. Identify proposed use of all lots other than single-family.
13. Show 100 year flood plain on preliminary plan.
14. Note required on final plat identifying ownership and provision for maintenance and taxation of park lot 6.
15. Change name of Park Lane.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TRAVIS VISTA, SECTION TWO subject to departmental requirements as on file with the City of Austin Planning Department; DELETING the second sentence in Item #4 "Recommend all the area below the 685 contour line be incorporated into park lot 6." and to GRANT the variance on the radius of Park Point cul-de-sac because of topography and to provide more usable area in the abutting lots.

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

C8-76-16 BALCONES OAKS, SECTION TWO  
Tanbark Trail and Longleaf Drive

The staff reported that this subdivision consists of 15.95 acres with 51 lots, the average lot size being 80' x 120'.

C8-76-16 Balcones Oaks, Section Two---continued

The staff recommended that this preliminary plan be postponed pending the City's ability to serve with water and wastewater. The Commission then

VOTED: To POSTPONE the preliminary plan of BALCONES OAKS, SECTION TWO pending the City's ability to serve with water and wastewater.

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

ABSENT: Mr. Ramsey

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

The staff reported that this preliminary plan has expired and that the owner is requesting that it be re-activated. The request is to reapprove the preliminary plan, deleting the previous condition that Roy B. Stewart participate in the subdivision or that public access be provided to his tract by this subdivision. The Commission

VOTED: To POSTPONE the preliminary plan of CEDAR COVE for two (2) weeks so that the owner and/or representative may be present for this hearing.

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

ABSENT: Mr. Ramsey

C8-75-40 BURNET ROAD COMMERCIAL PARK  
Burnet Road and Shamrock Avenue

The staff reported that the owner of this preliminary plan is requesting a six (6) month extension and recommends to grant this request. The Commission then

VOTED: To GRANT a six month extension for the preliminary plan of BURNET ROAD COMMERCIAL PARK.

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The following final subdivision has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval for this plat. The Commission then

VOTED: To APPROVE the following final subdivision:

C8-75-35      LONGHORN BUSINESS PARK #2  
F.M. 1325 and Kramer Lane

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

The Commission then

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

C8-76-09      HILLSIDE SPRINGS, SECTION 2  
Yellow Sage

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending changing of the street names and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-76-11      BUCKINGHAM RIDGE, SECTION 5  
South Congress and William Cannon Drive

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

ABSTAIN: Mr. Hetherly

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following five (5) short form subdivisions have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-75-221 . RUTLAND-LEMMON LTD. ADDITION #2  
Rutland Drive and Lamar Blvd.  
C8s-76-08 RESUB. OF LOT A, AUSTIN NORTHWEST SUBDIVISION  
Shoal Creek Blvd.  
C8s-76-44 HARRIS-WHITE ADDITION  
Hidden Hollow  
C8s-76-45 RESUB. LOT 3, BLK. I, SPRING HILL VILLAGE  
Spring Hill Lane and Patrick Place  
C8s-76-51 RESUB. OF LOT A, FARLEY & ASSOCIATION ADDITION  
Guadalupe Street and W. 37th Street

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following three (3) short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department:

C8s-76-59 RESUB. OF LOT 5 & 7, BLK. E, ELMHURST OAKS  
Oak Heights Drive  
C8s-76-61 JACOB BAUERLE SUBDIVISION  
Frate Braker Lane and Shady Hill  
C8s-76-64 4TH RESUB. OF SOUTH CONGRESS SQUARE  
South Congress Avenue and Long Bow Lane

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan



SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two  
(2) short form subdivisions pending compliance with  
departmental requirements as on file with the City of  
Austin Planning Department and to GRANT the variance  
on the signature of the adjoining owner.

C8s-76-62 SHIA ADDITION #2  
Sunshine Drive

C8s-76-65 ROYAL BURGER #7  
White Horse Trail and Burnet Road

6318 588

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

ABSENT: Mr. Ramsey. 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 to GRANT the variance  
to DELETE fiscal arrangements for wastewater because  
it will not be available for many years.

C8s-76-66 YAGER ACRES  
Yager Lane

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

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 to GRANT the variance NOT TO REQUIRE a cul-de-sac at the north end of Salina Street due to existing conditions and possible future vacation of said tract.

C8s-76-68 BRACKENRIDGE HOSPITAL SUBDIVISION  
Red River Street and E. 15th Street

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, submission of current tax certificates and Health Department approval for septic tank use.

C8s-76-52 TRAVIS A. BROWN SUBDIVISION  
F.M. 969

AYE: Messrs. Hetherly, Everett, Guerrero, Jagger and Rindy  
Ms. Mather  
ABSENT: Mr. Ramsey. 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 to GRANT the variance to DELETE the sidewalks on Greystone Drive abutting Block 1-C.

C8s-76-60 WOOD HOLLOW VILLAGE  
Hart Lane and Greystone Drive

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following short form subdivision  
subject to compliance with departmental requirements.

C8s-76-63 . BULL CREEK BLUFF ESTATES, SECTION TWO  
Foxway Drive

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision  
subject to compliance with departmental requirements,  
DELETING the fiscal arrangements for wastewater because  
it will not be available for many years and to GRANT  
the variance on the signature of the adjoining owner.

C8s-76-67 MANANA ABE  
Manana Street and Lake Austin

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

The Commission then

VOTED: To APPROVE the following short form subdivision for  
septic tank use DELETING the requirements for wastewater  
and for the Planning Department to proceed with the  
legal aspect.

C8s-76-32 THE AMES ADDITION  
Highway 71 and Del Valle Street

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To POSTPONE the following short form subdivision for two (2) weeks requested by the attorney for the owner.

C8s-76-53 RESUB. McCARTY LANE SUBDIVISION  
McCarty Lane

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

ABSENT: Mr. Ramsey

The Commission then

VOTED: To GRANT the variance to DELETE the fiscal arrangements for wastewater for the following short form subdivision:

C8s-76-46 MALONE ADDITION, SECTION THREE  
Slaughter Creek Drive

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

ABSENT: Mr. Ramsey. Ms. Lewis-McGowan

ZONING

<u>C14-76-003</u>	<u>David C.T. &amp; Ruth Estelle Woollett:</u>	<u>"A" Residence, 1st H &amp; A</u>
	501 West 38th Street	<u>"B" Residence, 2nd H &amp; A</u>

Mr. Lillie explained that this request had been postponed several times to allow the neighborhood residents, the applicants, and the prospective buyer of the property time to come to an agreement. He said that Mr. Roane Puett, who wishes to purchase the property and build on it, had revised his site plan and that the neighborhood organization was in agreement with it. He said further that all the property owners had been notified of this meeting and some were present to respond to questions put to them by the Commissioners.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Mr. Roane Puett

FOR

Mr. Sonny McDonald (Representing Neighborhood Organizations)

FOR

C14-76-003 David C.T. & Ruth Estelle Woollett--Contd.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Sonny McDonald, who was present to represent the neighborhood organizations, told the Commissioners that the neighborhood associations had come to an agreement on the revised site plan. He said that they were asking for an allowance for landscaping along 38th Street within 90 days of completion of the project. Mr. Everett made a motion that the request for a zoning change be approved subject to compliance with the site plan presented, and Mr. Jagger seconded the motion.

## COMMISSION VOTE:

To APPROVE the request of David C.T. & Ruth Estelle Woollett for a zoning change from "A" Residence, 1st H & A to "B" Residence, 2nd H & A on property located at 501 West 38th Street, subject to compliance with the site plan presented by Mr. Roane Puett.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

## OTHER BUSINESS

C2-76-001 Comprehensive Plan

Distribution of sections for review and comment and;

Distribution of schedule for completion of remaining work.

Mr. Lillie distributed two sections of the Comprehensive plan and discussed the schedule of meetings of boards and commissions.

No action was taken.

C6-76-001 Capital Improvements Program

Distribution of schedule

Mr. Lillie explained that several meetings would have to be held concerning the Capital Improvements Program starting the week of May 17. He said that both work sessions and public hearings were necessary and would be divided to discuss transportation issues, environmental issues, goals, and budget and finance. The members discussed days and times for work sessions and public hearings and agreed to the following schedule.

## 3:00 PM

Monday, May 17

Environmental Issues

Work Session

Tuesday, May 18

Transportation and Community  
Issues

Work Session

Wednesday, May 19

Goals Issues

Work Session

## 7:00 PM

Monday, May 24

All Projects

Public Hearing

Wednesday, May 26

All Projects

Public Hearing

Monday, May 31

Budget and Finance

Work Session

R814-76

Guidelines for Planned Unit Developments

Amendment to Guidelines to permit less than 10' separation between detached structures where at least one wall has a 2-hour fire rating and no openings. Consideration requested by Mr. Jan Grierson, Architect.

Mr. Lillie introduced Mr. Brian Schuller of the Planning staff, who explained that this proposed amendment was the result of a request from the architect of the Cat Mountain P.U.D., Mr. Jan Grierson, who wished to design this project with less than 10 feet between the structures. Mr. Schuller said that the staff was suggesting a minimum of 5 feet where at least one wall has a 2-hour fire rating and no openings.

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the recommendation of the staff.

COMMISSION VOTE:

To APPROVE an amendment to the Guidelines for Planned Unit Developments to permit less than 10' separation between detached structures where at least one wall has a 2-hour fire rating and no openings.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C2-76-004

Planning Commission

Mr. Lillie told the Commissioners, that since Mr. Bobbitt had resigned, they needed to elect a vice-chairman to serve the rest of his term.

COMMISSION ACTION:

Mr. Everett made a motion that Mr. Guerrero be named vice-chairman of the Planning Commission until June 1 and Mr. Rindy seconded the motion.

COMMISSION VOTE:

To APPROVE the designation of Miguel Guerrero as vice-chairman of the Planning Commission until June 1, 1976.

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

ABSTAIN: Mr. Guerrero

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

C1-76

Minutes

COMMISSION VOTE:

To APPROVE the February 10, February 24, March 9, and March 23, 1976 Planning Commission Minutes.

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

ABSENT: Ms. Lewis-McGowan and Mr. Ramsey

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  
Rizer Everett  
Miguel Guerrero  
Sid Jagger  
Dean Rindy\*  
Jean Mather\*  
Linda Lewis-McGowan\*\*

ALSO PRESENT

Richard R. Lillie, Director of Planning  
Evelyn S. Butler, Supervising Planner  
Walter Foxworth, Subdivision Planner III  
Brian Schuller, Planner II  
Dona Jakubowsky, Administrative Secretary  
Lois Kluck, Clerk III

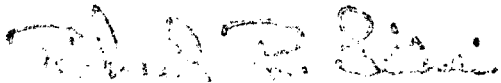
ABSENT

George Ramsey, III

\*Arrived late

\*\*Left at 5:00 p.m.

The meeting was adjourned at 6:10 p.m.

  
\_\_\_\_\_  
Richard R. Lillie  
Executive Secretary