

CITY PLANNING COMMISSION

Regular Meeting----May 25, 1976

PRELIMINARY SUBDIVISIONS

C8-76-17     Milwood

Duval Road and I.G.N. Railroad

The staff reported that this preliminary plan consists of 100 acres with 377 lots, the average lot size being 65' x 115'.

On April 7, 1976 the Plat Review Committee recommended approval with the following conditions:

1. Sidewalks required along the north and west sides of Duval Road and along one side of Laurelhurst Lane; to be specified on the final plat.
2. Show right-of-way lines and width of Dorsett Road. Will need additional right-of-way unless existing width is 60' or greater.
3. Subdivision required to be connected to city water and sewer systems; however, is located in a critical area for water and wastewater service and service is not available at this time.
4. Show 100 year flood plain on preliminary plan and redistribute to Environmental Resource Management, Drainage and Parks Departments.
5. Show survey tie and right-of-way width on Duval Road to verify that proposed R.O.W. dedication is 35' from existing centerline.
6. Cul-de-sac required at the north end of Nantucket Lane, Laurelhurst Lane and Balboa Lane. Recommend a variance be granted because of only one lot depth from an intersection on one side.
7. Waterway development permit required prior to final approval.
8. Variance required on the length of Aspendale Cove cul-de-sac. Recommend to grant because adequate circulation is provided and only ten lots are served by such street.
9. Centerline radius for collector streets is 300' and 200' for residential streets.
10. All streets required to intersect at or near 90 degrees.
11. Several street names required to be changed.
12. Recommend a restriction be required on the final plat prohibiting driveway access onto Duval Road from all abutting lots.
13. Recommend the discouragement of any filling or alteration to the creeks.

Additional comments on this preliminary plan are as follows:

1. Nantucket Lane will serve about 70 lots (maybe more to the north), therefore, should be a collector. (64' R.O.W.) (Urban Transportation)
2. See Environmental Resource Managements additional comments as follows dated 4/28/76.
3. See County Engineer's additional comments as follow dated 4/26/76.

C8-76-17 Milwood (continued)

Environmental Resource Managements comments are as follows:

1. *Requirement: Creek Permit required. In order to evaluate this subdivision for permit and general layout purposes, it is necessary to show the location of the 100 year flood plain for this section of Walnut Creek: This information was requested at the pre-application meeting, but has not been indicated on the preliminary plat.*
2. *Recommendation: The 100 year flood plain should be dedicated as greenbelt or reserved for future greenbelt acquisition. This should be clearly marked on the plat, and no cutting, filling, vegetation removal, or placement of fences should be allowed in this drainage area.*
3. *Recommendation: A building setback should be placed on the rear of lots 1 through 6, block "A", located 50 feet from the 100 year flood limits. This is to ensure that houses will not intrude into the greenbelt area, and that future residents will be buffered from the public uses occurring at the rear of their lots.*
4. *Recommendation: Adoption of the above recommendations may mean that insufficient buildable depth will remain on lots 1 through 6, block "A". If so, one of two alternatives should be considered:*
  - (a) move Nantucket Lane to the east to provide for greater lot depth, or*
  - (b) eliminate the adversely affected lots.**ERM favors the second alternative because it will provide street frontage to the future greenbelt for maintenance and public access, much like areas adjacent to Shoal Creek at Pease Park are today.*

The County Engineer's comments are as follows:

C8-76-17 Milwood (continued)

TO: Department of Planning  
City of Austin

SUBJECT: Travis County Engineer Comments on Preliminary Plan of  
Milwood Subdivision

1. Too many intersections with Duval Road which is a main arterial through the area. Eleven intersections in approximately three-quarters of a mile are too many intersections. Duval Road is rural road designed for medium traffic volume. Not only will this subdivision increase traffic on this road by approximately 150 percent, but each intersection adds significantly to the traffic hazard in the area.

Each intersection is also a transition between urban curb and gutter standards and county roadside ditch drainage standards. With this many streets dumping drainage onto Duval Road, the roadside ditch drainage system on Duval will obviously be overloaded, causing flooding of the street. It appears to me that the street layout could be redesigned to eliminate the intersection of Aspendale Drive, Freemont Cove and Trianon Lane. Nantucket Lane might also be looped into Carmel Park Lane; and Belle Vista Lane looped back into Wycliff Lane, which would eliminate four more intersections. This would leave Laurelhurst Lane, Laguna Lane, Ventura Lane and Tarragona Lane intersecting Duval Road. These points of intersection would also provide better sight distances from the curves in Duval Road. Inlets and storm drainage could be directed to the normal drainage outlets at the south-east and southwest corners of the tract.

The results of these actions might well reduce the need for any upgrading of Duval Road until such time as the City annexes this area and urban arterial construction is commenced and completed.

The alternative to this recommendation would be for the developer to upgrade Duval Road from Dorsett Road to the northeast corner of the tract to City of Austin arterial standards, including storm drainage and traffic control, which would include replacing the low water crossing east of Dorsett Road.

D. B. Preble, P.E.  
Travis County Engineer

C8-76-17 Milwood (continued)

The following note is Urban Transportation's comment which came in on the day of the Planning Commission meeting, May 25, 1976, which did not get included in this report and which was deleted in the Commissions action.

*"Regarding the comments submitted (by letter dated April 26) by the Travis County Engineer: Not being as familiar with site-specific conditions relative to county roads, this department considers input from the county as very valuable. We concur with their comments regarding the intersections nearest the 90° bend in Duval Road, and the intersection of Nantucket and Duval Road. It would be very advisable to significantly reduce the number of intersections with Duval Road. Also, the applicant needs to be required to make fiscal arrangements for improvements to Duval Road (urban sections)."*

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of MILWOOD, subject to departmental requirements DELETING the County Engineer's comments and Urban Transportations memo dated 5/25/76.

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;

NAY: Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Everett, Dixon and Guerrero

C8-76-18 Twin Mesa

Adirondack Trail and Hyridge Drive

The staff reported that this preliminary plan consists of 41.18 acres with 107 lots, the average lot size being 80' x 175'.

On April 7, 1976, the Plat Review Committee recommended approval with the following conditions:

1. Existing preliminary and final plats (Westover Hills, Section 8, C8-71-169) required to be withdrawn prior to preliminary approval of this plan.
2. Suggest owner consider increasing lot size because of topography.
3. A variance is required for length of Walhill Lane and Twin Mesa. Recommend to grant because of topography.
4. Fiscal arrangements required for sidewalks along one side of Adirondack Trail and Hyridge Drive. Location to be specified on final plat.

C8-76-18 Twin Mesa (continued)

5. Waterway development permit required prior to final approval.
6. Show building setback lines from Hyridge Court and Hayes Lane.
7. Lots 41, 42, 105 and 106 are thru lots and are required to have a 25' setback from Hyridge Drive. (Zoning Ordinance requirement)
8. Subdivision required to be served by water and wastewater. Wastewater is not available until completion of the Bull Creek Main and the expansion of Walnut Creek Treatment Plant.
9. Minimum centerline radius for curves along Hyridge Drive and Adirondack Trail is 300' and 200' for residential streets.
10. All lots required to have an adequate building site exclusive of setback lines and easements.
11. Lots 38, 39, 59 and 63 do not comply with ordinance requirement for width at front property line. (33' chord distance).
12. All intersections required to be at or near 90 degrees.
13. Show 100 year flood plain along all waterways.
14. Show conservation easements and limitations worked out with Environmental Resource Management along the waterways as recommended prior to submission of preliminary plan.
15. All corner lots required to comply with Zoning Ordinance for front setback requirements. (Narrow dimension is front of lot where 25' is required.)
16. Label setback dimensions. (25' front and 15' side on corner lots)
17. Building permits will be required prior to any construction.
18. Drainage and utility easements as required.
19. Show centerline curve data.

The applicant, Maury Hood, presented a modified preliminary plan which Environmental Resource Management indicated that there were problems with the creeks and flood plain and needed additional time to study such revision. The Planning Department staff indicated that such revised plan had not been reviewed departmental wise which should be done prior to any action. After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of TWIN MESA for 30 days pending further departmental review.

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

ABSENT: Messrs. Everett and Dixon

C8-76-23     Ralph White Addition  
                 Agarita Drive and White Cove

The staff reported that this preliminary plan consists of 4.30 acres with 6 lots, the average lot size being 180' x 100'.

On April 21, 1976 the Plat Review Committee recommended approval with the following conditions:

1. Streets, drainage, and utilities required to be installed and constructed according to City specifications. (urban)
2. Recommend no sidewalks be required.
3. Recommend variance on length of cul-de-sac because access to the east is provided by easement and because of topography.
4. Recommend subdivision be connected to Commanders Point sewer treatment plant, if possible, fiscal arrangements required for wastewater. (urban)
5. Waterway development permit required prior to final approval.
6. Health Department and L.C.R.A. approval required for septic tank use if not connected to the sewer treatment plant prior to preliminary approval.
7. Change name of White Cove and show Agarita Drive as Agarita Road (existing).
8. The 50' access easement to the east should be across the south side of lot 4; otherwise this owner cannot assure access to the Akin Tract.
9. Change lot lines so as to be radial to the cul-de-sac.
10. Subdivision required to be connected to a water supply and system approved by the Health Department and fiscal arrangements for city water required. (urban)

After further discussion, the Commission then

VOTED:            To APPROVE the preliminary plan of RALPH WHITE ADDITION,  
                         subject to departmental requirements.

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

ABSENT:           Messrs. Everett and Dixon

C8-76-24     Scenic Shores  
                 Scenic Drive and River Oaks Road

The staff reported that this preliminary plan consists of 3.11 acres with 4 lots, the average lot size varies.

On April 28, 1976 the Plat Review Committee recommended approval with the following conditions:

1. A minimum right-of-way of 60' required on Scenic Drive because it already functions as a collector street.

C8-76-24 Scenic Shores (continued)

2. Centerline radius for curves along Scenic Drive required to be 300'.
3. Sidewalks required on one side of Scenic Drive, the location to be specified on the final plat.
4. Additional R.O.W. required to make a safer intersection at Scenic Drive and River Oaks Road.
5. The preliminary plan required to be drawn at a scale of 100' to one inch and redistribution required prior to or simultaneously with final plat.
6. The remaining portion of Lot 22, Tarrytown River Oaks required to be included in this subdivision or Scenic Estates (proposed) and combined with Lot 23.
7. Waterway development permit required prior to final approval.
8. All lots required to have an adequate building site exclusive of setbacks and drainage easements.
9. Contour lines required to be not more than 100 horizontal feet apart.
10. Vacation of Scenic Drive, south of River Oaks Road required by City Council prior to being included in final plat, if desired by the owner. Recommend such vacation not be approved and that such street be retained for access to the lake.
11. For adequate water supply, water line needed in Scenic Drive.
12. Easements required.
13. R.O.W. required from balance of Lot 22 for Scenic Drive.
14. Subdivision required to be connected to city water and wastewater.
15. Show building setback lines on plan; 25' from front streets and 15' from side streets.
16. Environmental Resource Management is concerned that each lot have a buildable area exclusive of flood plains, easements, setbacks, etc. Parts of this tract are still sensitive - i.e. immediately adjacent to the shores. These areas should be protected from development. Perhaps this area should not be developed at all, and instead obtained by the City as part of the Taylor Slough area and as a much needed access point (public) to the lake.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of SCENIC SHORES for 30 days to allow consideration with the remaining portion of the same tract east of Scenic Drive (Scenic Estates) which will be considered by the Planning Commission on June 22, 1976.

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

ABSENT: Messrs. Everett and Dixon

C8-76-26 Spicewood at Balcones Village, Section 6-A  
Spicewood Parkway and Plumewood Circle

The staff reported that this preliminary plan consists of 10.05 acres with 27 lots, the average lot size being 100' x 200.

On December 5, 1973 the Plat Review Committee recommended postponement of the preapplication of this subdivision pending evidence of adequate water supply.

Comments were made as follows:

1. Sidewalks required along Spicewood Parkway; to be specified on final plat.
2. Connection to an approved wastewater treatment facility required; wastewater service not available from the City, but should be available from private sewer treatment plant serving this area. (Spicewood Sewage Treatment Plant)
3. Change name of Marseilles Circle.
4. This development is in the Lake Austin Development Plan study area, and should be analyzed in conjunction with its recommendations.
5. Streets, drainage and utilities required to be constructed and installed in accordance with city specifications. (urban)
6. Subdivision required to be connected to city water system.
7. Easements required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SPICEWOOD AT BALCONES VILLAGE, SECTION 6-A subject to departmental requirements DELETING Item #4 above.

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS

C8-76-21 West Creek, Phase One  
Old Fredericksburg Road and U.S. 290

The staff reported that this subdivision consists of 122.69 acres with 369 lots, the average lot size being 70' x 130'.



C8-76-21 West Creek, Phase One (continued)

On December 31, 1975 the Plat Review Committee recommended approval with the following conditions:

1. A Master Plan change is required to locate William Cannon Drive as shown. If approved, right-of-way required to be 120'; otherwise, such street required to be a 90' north-south arterial aligning with the north-south portion of McCarty Lane.
2. Sidewalks required on both sides of the arterial street shown as William Cannon Blvd., and on one side of West Oak Trail, West Creek Drive, Summerset Trail, Hill Forest Drive and Old Fredericksburg Road the location to be specified on the final plat.
3. Owner of Lot 1, Block E required to join in final plat of first section.
4. Fiscal arrangements required for construction of the arterial street with provision for the required portion of the bridge structure at Williamson Creek.
5. All lots required to have an adequate building site exclusive of setbacks and drainage easements.
6. Show 100 year flood plain along Williamson Creek.
7. Water development permit required prior to final approval.
8. Show all building setback lines; 25' from front streets, 15' from side streets, and 25' from rear streets on through lots.
9. Provision required for 80' R.O.W. on McCarty Lane unless William Cannon Drive is coincidental therewith, in which case the right-of-way required will be 120'.
10. A variance is required on the length of Blocks C, D, E & J. Recommend to grant because of topography and circulation is adequate.
11. Minimum centerline radius for the arterial street is 600'; 300' for collector streets, and 200' for residential streets.
12. Westward Road required to align with or be off-set 150' from the approved streets in J. W. Smith's Western Oaks.
13. Schematic plan will require further consideration.
14. Subdivision required to be connected to city water and sewer systems; however, water and wastewater is not available at this time.
15. The developer should look to runoff retention and/or slowing down runoff in the upper reaches of watersheds like Williamson Creek. The engineer has indicated that the two "bulges" shown on the northern drainage easement are for holding ponds; this is the sort of thing Environmental Resource Management would like to see.
16. Property owners should be restricted on the plat from putting fences or fill material in the drainage easements, and from cutting or removing vegetation within those areas.

C8-76-21 West Creek, Phase One (continued)

17. Westward Road must be altered so that each lot has a sufficient building (and preferably back yard) site exclusive of setbacks and drainage easements, which corresponds with the 100 year flood plain. Perhaps to alleviate this problem and the traffic problem, the area could be developed as a P.U.D.
18. The tract is not currently served by sanitary sewer, and the lots are too small to even consider for septic tanks. Since the fate of the Williamson Creek Sewer line and treatment plant expansion is in question, final approval of additional lots should not be given until the situation is cleared up, and service is assured.
- 19.. Lots along creek to be of appropriate depth to meet the standards for a greenbelt in the event the City of Austin would want to buy it later, and a note required on plat to indicate this area.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WEST CREEK, PHASE ONE, subject to departmental requirements.

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

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Everett and Dixon

the Commission then

VOTED: To DISAPPROVE the final plat of WEST CREEK, PHASE ONE pending the city's ability to serve with water and/or wastewater.

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;

Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

C8-76-22 Buckingham Estates, Phase 2, Section 2  
Prince Valiant Drive and South 1st Street

The staff reported that this subdivision consists of 7.013 acres with 20 lots, the average lot size being 130' x 50'.

C8-76-22 Buckingham Estates, Phase 2, Section 2 (continued)

On April 7, 1976 the Plat Review Committee recommended approval with the following conditions:

1. Fiscal arrangements required for sidewalks along one side of Prince Valiant Drive and South 1st Street.
2. Show street name on cul-de-sac off of Prince Valiant Drive.
3. Subdivision required to be connected to city water and wastewater. Restriction required on final plat prohibiting building construction and occupancy until this connection is made.
4. Waterway development permit required prior to final approval.
5. Variance required on length of Block G adjacent to South 1st Street. Recommend to grant because of topography and drainageway.
6. Show 100 year flood plain.
7. Easements required.
8. Wastewater service is not available as it is in the Onion-Williamson Creek Basin.
9. Within the drainage easement, slowing down of runoff should be considered.
10. Note required on final plat prohibiting the further resubdivision of Lot 15, Block G.
11. The area covered by this plan required to be deleted from existing final plat and such amended final plat will require redistribution.
12. Show survey tie across South 1st Street and verify that proposed right-of-way line is 40' from the existing centerline.
13. Building permit required when annexed into the City.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of BUCKINGHAM ESTATES, PHASE 2, SECTION 2 for 30 days at the request of the applicant.

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

ABSENT: Messrs. Everett and Dixon

the Commission then

VOTED: To POSTPONE the final plat of BUCKINGHAM ESTATES, PHASE 2, SECTION 2 for 30 days at the request of the applicant.

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

(Mr. Ramsey was out of the room while the vote was taken.)

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Commission in the past and request that it be withdrawn in order to submit a new preliminary and final (Twin Mesa) subdivision. The Commission then

VOTED: To WITHDRAW the following final subdivision:

C8-71-169      Westover Hills, Section 8  
Hyridge Drive and Green Valley

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

(Mr. Jagger was out of the room while the vote was taken.)

The staff reported that the following final subdivisions have been before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval for these subdivisions. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-75-41      Lost Creek, Section 2  
Lost Creek Blvd. and Whitmarsh  
C8-75-49      Great Hills V  
Adirondack Trail

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

(Ms. Lewis-McGowan was out of the room while the vote was taken.)

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates and Health Department approval for a private water system and septic tanks.

C8-76-19      Dessau Estates, Section 4  
Dessau Road and Hyhill Drive

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

(Mr. Ramsey was out of the room while the vote was taken.)

FINAL SUBDIVISIONS---FILED AND CONSIDERED (continued)

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following final subdivision:

C8-76-20 Anderson Mill Estates, Section 3  
Centennial Trail

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

(Mr. Ramsey was out of the room while the vote was taken.)

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending the city's ability to serve with water and/or wastewater.

C8-76-25 West Creek, Section 2  
Old Fredericksburg Road

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

The Commission then

VOTED: To POSTPONE the following final subdivision for 30 days at the request of the applicant.

C8-74-26 Buckingham Estates, Phase 2, Section 1  
Cooper Lane

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

(Mr. Ramsey was out of the room while the vote was taken.)

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following six (6) 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:

<u>C8s-76-38</u>	<u>Exxon Subdivision</u>
	Interstate Highway 35
<u>C8s-76-49</u>	<u>Lot 6-A, J.V. Walden Subdivision</u>
	Oran Street and Grover Avenue
<u>C8s-76-50</u>	<u>3rd Resub. Chimneyhill P.U.D.</u>
	U.S. Highway 290 and Chimneyhill
<u>C8s-76-56</u>	<u>Lot 20, Block H, Spring Hill Village</u>
	Delahunty Lane
<u>C8s-76-58</u>	<u>Resub. Lot 4, Laura E. Mueller</u>
	East 5th Street and Springdale Road
<u>C8s-76-70</u>	<u>1st Resub. of Summerwood, Section 3</u>
	Summerwood Drive

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;

Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision and to GRANT the variance to exclude the balance of tract and further instruct the Planning Department staff to accept no further short form on the block between Rutland Drive and Mearns Meadow Blvd. until all streets have been dedicated and constructed in conformity with the approved preliminary plan.

<u>C8s-73-226</u>	<u>Cross Creek</u>
	Rutland Drive and Mearns Meadow Blvd.

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;

Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

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

The Commission then

VOTED: To APPROVE the following short form subdivision and to GRANT the variance to DELETE the water and wastewater fiscal requirement because such is not available.

C8s-76-20 Oestrick Addition  
Cuernavaca Drive

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

The Commission then

VOTED: To APPROVE the following short form subdivision and to GRANT the variance to DELETE the wastewater fiscal because such is not available and with the recommendation to the Health Department that they monitor the sewage disposal system on one lot in this subdivision.

C8s-76-26 Wild Basin Wilderness  
Wild Basin Road

AYE: Messrs. Hetherly, Jagger and Ramsey; Mmes. Mather and Lewis-McGowan  
NAY: Mr. Rindy

ABSENT: Messrs. Guerrero, Everett and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending Health Department approval for a well or private water system and septic tanks and to GRANT the variance to DELETE the wastewater fiscal because such is not available.

C8s-76-36 Wildflower Addition  
Wildflower Lane and Lake Hills Drive

AYE: Messrs. Hetherly, Jagger and Ramsey; Mmes. Mather and Lewis-McGowan  
NAY: Mr. Rindy

ABSENT: Messrs. Guerrero, Everett and Dixon

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

The Commission then

VOTED: To POSTPONE the following short form plat for 30 days pending determination of the status of the Wild Basin Wilderness Park.

C8s-76-42 Spring Garden Subdivision  
Wild Basin Road

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

The Commission then

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

C8s-76-77 Resub. Lot B, Block D, Lamplight Village  
Limerick Avenue and Parmer Lane

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon

The Commission then

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

C8s-76-78 MacFarland Addition  
I.H. 35 South of Driscoll Street  
C8s-76-79 Shoal Creek Square  
Shoal Creek Blvd. and Anderson Lane

AYE: Messrs. Hetherly, Jagger, Ramsey and Rindy;  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Guerrero, Everett and Dixon



## PUBLIC HEARINGS

Cl4h-76-004 Millett Opera House:  
112 E. 9th Street

"C" Commercial, 4th H & A to  
"C-H" Commercial-Historic,  
4th H & A

Mr. Woodrow Sledge, representing the Austin Independent School Board, told the Commission that the Board had voted to acquiesce to the historic designation.

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement to grant the request for historic designation.

## COMMISSION VOTE:

To GRANT a change in zoning from "C" Commercial, 4th H & A to "C-H" Commercial-Historic, 4th H & A on property located at 112 E. 9th Street, known as the Millett Opera House.

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

ABSENT: Messrs. Everett, Dixon and Ramsey\*

\* Out of room

Cl4p-76-006 Henry G. Schmidt:  
4003 McCarty Lane

Request to amend an approved  
Special Permit for a day care  
facility to reduce the number  
of children from 44 to 35 and  
remove the requirement for a  
re-subdivision.

Mr. Brian Schuller, representing the Planning staff, explained that the applicant had submitted a request to reduce the number of children from 44 to 35 which is the maximum number permitted on the developed lot. He added that a re-subdivision of the two tracts is not necessary for the maximum of 35 children as proposed by Mr. Schmidt and the staff recommends approval.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement to approve the request to reduce the number of children from 44 to 35 and to remove the requirement for a re-subdivision.

C14p-76-006 Henry G. Schmidt--Contd.

COMMISSION VOTE:

To APPROVE the request of Henry G. Schmidt for an amendment to an approved Special Permit for a day care facility to reduce the number of children from 44 to 35 and remove the requirement for a re-subdivision.

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

ABSENT: Messrs. Everett, Dixon and Ramsey\*

\*Out of room

C14p-76-019 Bob Bailey: A 34-unit apartment project.  
4511-4529 Avenue A, also  
bounded by West 46th St.

Mr. Brian Schuller, representing the Planning staff, reminded the members that this application had been continued from their May 4, 1976 Zoning Committee meeting and that the staff had recommended approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENT IN FAVOR

None

WRITTEN COMMENT IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Schuller presented a new site plan as had been requested by the Zoning Committee. This plan showed parking on Avenue A, to which the Urban Transportation Department objected. The Public Works Department indicated that they did not have a problem with this parking plan. Mr. Jagger moved that the request for a special permit be approved subject to ordinance requirements and departmental recommendations, deleting the recommendation of Urban Transportation and Engineering to eliminate the head-in parking and to Parks and Recreation and Planning Department review of landscape plan. Mrs. Mather seconded the motion.

COMMISSION VOTE:

To APPROVE the request of Bob Bailey for a 34-unit apartment project to be located at 4511-4529 Avenue A, also bounded by West 46th St., subject to ordinance requirements and departmental recommendations, deleting the recommendation of Urban Transportation and Engineering to eliminate the head-in parking and to Parks and Recreation and Planning Department review of landscape plan.

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

NAY: Ms. Lewis-McGowan

ABSENT: Messrs. Everett, Dixon and Ramsey\*

\* Out of room

C10v-76-007 Street Vacation

Vacate 6-foot walkway easement on Lot 7, Brinwood, Section 1.

Mr. Lillie explained that Mrs. Juanita Teague had requested that the walkway be closed because it was being used at night and was causing a disturbance for her and her daughter. He added that the Commission had heard the case on May 11 and had decided that a public hearing should be held. Mr. Lillie told the Commission members that the walkway had been provided for children walking to and from school.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

Mr. Antonio S. Lucio, Jr., 129 Coleman St.

## WRITTEN COMMENTS IN OPPOSITION

Mr. and Mrs. Jerald House

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

Mr. Reyes

Dora Potts, 119 Frederick

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Guerrero asked who owned the land and Mrs. Evelyn Butler, representing the Planning staff, replied that it was privately owned by Mrs. Teague and the owner of lot #23. She added, in response to another question posed by Mr. Guerrero, that the Planning Department had not heard from the owner of lot #23. The members then discussed the alternatives presented by the City departments. Mr. Jagger wondered if the alternative suggesting that the walkway and drainage easement be dedicated to the public, placing the responsibility of patrol on the City would be best. He suggested that perhaps the walkway could be posted, closing it at night. Mr. Rindy did not think that this was the best solution, since the police have been called on numerous occasions by Mrs. Teague and this did not offer a permanent solution to the problem. He also felt that the suggestion of a barrier along the walkway to prohibit access across private property to Boulding Creek would not offer a good solution. He reasoned that anyone wishing to, could climb a fence. Mr. Lillie offered another option which was to vacate the walkway easement and to provide a sidewalk for the school children. All the members agreed that this would be the best alternative.

## COMMISSION VOTE:

To APPROVE the request of Mrs. Juanita Teague to vacate a 6-foot walkway easement on Lot 7, Brinwood, Section 1, and a recommendation to the City Council to install a sidewalk on the west side on Congress Ave. between Frederick and Coleman Streets.

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

ABSENT: Messrs. Everett and Dixon

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

Present

C.W. Hetherly, Chairman  
Miguel Guerrero  
Sid Jagger  
Linda Lewis-McGowan\*  
Jean Mather\*  
George Ramsey  
Dean Rindy

\* Arrived at 3:30 PM

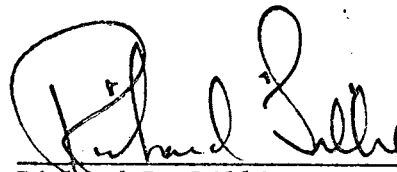
Absent

Rizer Everett  
Freddie Dixon

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

The meeting was adjourned at 6:45 PM.



Richard R. Lillie  
Executive Secretary