

PLANNING COMMISSION

Regular Meeting--September 28, 1976

PRELIMINARY SUBDIVISIONS

C8-76-08 Cherry Creek South  
West Gate Blvd. & Burnt Oak Lane

The staff reported that this subdivision consists of 54.8 acres with 231 lots, the average lot size being 70' x 115'.

The Plat Review Committee met on February 18, 1976 and recommended approval with the following conditions:

1. Subdivision is located in a critical area for water, (S.W.-A) and wastewater (Williamson Creek Drainage Basin). Water and wastewater service is not available until systems are upgraded.
2. Sidewalks required along both sides of Burnt Oaks Lane, Whispering Oaks Drive and West Gate Boulevard and along one side of all other residential streets.
3. Minimum centerline radius for Whispering Oaks Drive is 300 feet and 600 feet for West Gate Boulevard.
4. All streets should intersect at or near 90 degrees.
5. Show centerline curve radii.
6. Off-set intersections required to be 150 feet apart.
7. Several street names will need to be changed.
8. Urban construction standards required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CHERRY CREEK SOUTH subject to departmental requirements as stated above GRANTING a variance in Item No. 4 that all streets should intersect no less than 80 degrees and in Item No. 6 the radius of the centerline is subject to further review by Urban Transportation.

This action no way implies any obligation on the part of the city in any future time to provide water and wastewater to this particular subdivision.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Ms. Mather  
ABSENT: Mr. Stoll and Ms. Chance

C8-76-49 Forest Park

U.S. Highway 290 and Thunderbird Road

The staff reported that this subdivision consists of 22.79 acres with 15 lots, the average lot size being 170' x 388'.

The Plat Review Committee met on August 18, 1976 and recommended approval with the following conditions:

1. Waterway development permit and drainage easements required prior to final approval.
2. Show existing drainage easement for natural channel in Westoaks, Section Two.
3. Show centerline radii of all curved streets; 200' minimum.
4. Letter of approval from Water District No. 14 required prior to final approval unless alternate supply is provided.
5. Show location of and easement for the existing 6" water line through lots 1, 2, 14 and 15. Said water line is approximately 9 feet south of the north R.O.W. line of the Old Highway 290 now vacated.
6. Fiscal arrangements required for water unless an alternate supply is provided. A private water system or individual wells required to be approved by the Health Department prior to final approval.
7. Health Department approval for septic tank use required prior to preliminary approval. All lots required to be approved prior to final approval. City wastewater service is not available.
8. Note required on final plat prohibiting driveway access from Highway 290 to lots 2 and 14.
9. Round all intersection corners with a minimum radius of 15 feet.
10. Thunderbird Road required to intersect Highway 290 radially.
11. Show lot dimensions along street lines.
12. Final plat cannot be approved unless an alternate water supply approved by the Health Department is provided.
13. Health Department requirements are as follows:
  - 1) Connect to Water District No. 14 for water service.
  - 2) Restrict to single family use until a sanitary sewer system is available.

After further discussion, the Commission then

**VOTED:** To APPROVE the preliminary plan of FOREST PARK subject to all of the departmental requirements and amendments by the Health Department.

**AYE:** Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

**ABSENT:** Ms. Chance

C8-76-50 Skyview Manor  
Pflugerville Loop and Nimbus Drive

The staff reported that this subdivision consists of 50.26 acres with 38 lots, the average lot size being 200' x 235'.

The Plat Review Committee met on August 4, 1976 and recommended approval with the following conditions:

1. Subdivision required to be connected to City of Austin water system, or to Mansville Water Supply Corporation water system.
2. City water and wastewater services are not available. Major system improvements may be necessary for water service due to inadequate supply and pressure. Nearest water main is in F.M. 1825 and approach main approval by the City Council may be necessary.
3. Health Department approval required for septic tank use prior to preliminary approval. All lots required to be approved to final approval.
4. Note required on final plat restricting use of all lots to single family until wastewater service is available.
5. Waterway development permit and drainage easements required prior to final approval.
6. Round all intersection corners.
7. 5' future R.O.W. along Pflugerville Loop required to be dedicated on final plat for an ultimate R.O.W. of 70 feet.
8. No sidewalks required. (Suburban)
9. Performance bond required for construction of roads and drainage to County standards submitted to the County Engineer prior to Commissioner's Court approval and recording.
10. Note required on final plat prohibiting driveway access.
11. Health Department requirements are as follows:
  - 1) Connect to Mansville Water Supply.
  - 2) Restrict to single family use only until sanitary sewer system is available.
  - 3) Restriction prohibiting construction until location of septic tank system is approved by Austin-Travis County Health Department.

After further discussion, the Commission then

**VOTED:** To APPROVE the preliminary plan of SKYVIEW MANOR subject to all of the departmental requirements and amendments by the Health Department.

**AYE:** Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll.  
Ms. Mather

**ABSENT:** Ms. Chance

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS

C8-76-51     Resubdivision of Lots 1 & 27, Block 2, Lost Creek, Section Two  
Lost Creek Boulevard and Cypress Point North

The staff reported that this subdivision consists of 7.4338 acres with 18 lots, the average lot size being 100' x 150'.

The Plat Review Committee met on July 8, 1976 and recommended approval with the following conditions:

1. Subdivision required to be connected to the Lost Creek M.U.D. water and wastewater systems. Note required on plat prohibiting occupancy until such connection is made.
2. Letter required from Lost Creek M.U.D. stating that water and wastewater services can be provided prior to final approval.
3. Lot 13 does not comply with ordinance requirements for width at the front property line; 33' chord distance, or at the building line; 50'. Recommend variance be granted if setback line is placed at the rear of the neck of said lot as shown in red on plat review print. Such lot is owned by the Lost Creek M.U.D. and is used as a water reservoir site.
4. Fiscal arrangements required for water and wastewater.
5. Sidewalks required on Cypress Point North, Lost Creek Boulevard, and on one side of Huckleberry Cove and Lost Cove. Location note required on plat and fiscal letter required for such sidewalks.
6. Note required on final plat prohibiting driveway access from Lost Creek Boulevard to Lots 1, 8, 9 and 18.
7. Change the name of Huckleberry Cove. (Duplication)
8. Variance required on scale of preliminary plan. Recommend variance be granted because contour lines would be hard to distinguish at a smaller scale. Final plat is drawn to the proper scale of one (1) inch equals 100 feet.
9. This subdivision consists of two (2) platted lots, the larger one having been originally approved for commercial purposes, which are being resubdivided into residential lots.

After further discussion, the Commission then

VOTED:        To APPROVE the preliminary plan of RESUBDIVISION OF LOTS 1 & 27, BLOCK 2, LOST CREEK, SECTION TWO subject to departmental requirements; and

VOTED:        To ACCEPT FOR FILING AND APPROVE the final plat with Lost Creek M.U.D. approval and fiscal arrangements made for water and wastewater.

AYE:           Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
                 Ms. Mather

ABSENT:        Ms. Chance

C8-72-142 The Village, Section Seven  
Berkett Drive

The staff reported that this preliminary/final plan has been before the Commission in the past and has now been brought back to reapprove the preliminary plan. The Commission then

VOTED: To APPROVE the request for REAPPROVAL of the preliminary plan but this action in no way implies any obligation on the part of the city in any future time to provide water and wastewater to this particular subdivision; and

VOTED: To DISAPPROVE the final plat pending the city's ability to serve with water and wastewater.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final plat has complied with departmental requirements and recommends that it be approved. The Commission then

VOTED: To APPROVE the following final plat and to GRANT the variance on the off-set intersection.

C8-76-39 Onion Creek, Section 2-A  
Pinehurst Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, Lots 9 thru 14 are unacceptable as proposed, street name changes required and Council approval of water approach main and alternate wastewater system required.

C8-76-17 Milwood Subdivision  
Duval Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

VOTED: To ACCEPT FOR FILING & DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and fiscal arrangements required for water and wastewater with alternate services required.

C8-76-52 Anderson Mill Estates, Section Four  
Anderson Mill Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

PLANNED UNIT DEVELOPMENT---FILED AND CONSIDERED

The Commission then

VOTED: To APPROVE the following planned unit development.

C814-74-013 Lakewood  
Lakewood Drive and Loop 360

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll. Ms. Mather

NAY: Mr. Rindy

ABSENT: Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) short form subdivisions have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following short form plats.

C8s-75-194 Resubdivision of John Joseph Tract  
I.H. 35 and Wonsley Drive

C8s-76-90 Resubdivision of Lots 16 and 17, Block BJ, Spicewood  
at Balcones Village, Section Six  
Talleyran Drive

C8s-76-126 Second Resubdivision Lot 1, Block C, Cameron Park, Section 1  
Cameron Road North of Westheimer Drive

C8s-76-149 Resubdivision of Lot 9 and 10, Block U, South Creek South,  
Section One

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To ACCEPT FOR FILING & APPROVE the following short form plats.

C8s-76-142 Achison, Frazer, Hutchison Addition

Shoal Creek Blvd.

C8s-76-163 Salem Place - Revised

163 Salem Walk Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

VOTED: To APPROVE the request to VACATE the final plat of Salem Place as requested by the applicant.

C8s-76-109 Salem Place

Salem Walk Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

VOTED: To APPROVE the following short form plat and GRANTING the variances to exclude the balance of the tract and to delete fiscal requirements for water and wastewater as services are not available with Health Department approval for well and septic tanks given.

C8s-76-144 Leffler Addition

Jollyville-McNeil Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Considered

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plat and GRANTING the variances to exclude the balance of the tract and to delete fiscal arrangements for water and waste-water as services are not available with Health Department approval for well and septic tanks given.

C8s-76-150 Gentry Estates  
Nuckols Crossing Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
ABSENT: Ms. Chance

The Commission then

VOTED: To ACCEPT FOR FILING & APPROVE the following short form plat and to GRANT the variance to exclude the balance of the tract.

C8s-76-160 Bergstrom Village #3  
U.S. Highway #71

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
ABSENT: Ms. Chance

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance to delete the sidewalk requirement due to the industrial nature of the area.

C8s-76-135 Rutland Drive Business Park, Section 4  
Metropolitan Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
ABSENT: Ms. Chance



SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-76-147 Airport-King Subdivision, Section 3  
Airport Boulevard

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

VOTED: To DISAPPROVE the following short form plat pending current tax certificates but GRANTING the variance on the signature of the adjoining owner.

C8s-72-339 Bo's Subdivision  
Knollwood Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

The Commission then

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

C8s-76-164 Resub. of Lots <sup>33</sup> 21 and <sup>34</sup> 22, Block BI, Spicewood at  
Balcones Village, Section Six  
Vista View Drive and Spicewood Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather

ABSENT: Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

**VOTED:** To ACCEPT FOR FILING AND DISAPPROVE the following four (4) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department and to GRANT the variance to exclude the balance of the tract.

C8s-76-69 First Resub. of Blue Hills Estates, Travis County Texas  
Distant View Drive  
C8s-76-162 Resub. Lots 12,13,14,15,16,17,18 and 19, Block O,  
Violet Crown Heights, Section Two  
Arcadia Avenue and Alegria Road  
C8s-76-166 Ponce Addition  
East 7th Street and East 5th Street  
C8s-76-167 Resub. portion of Lots 4,5,6,7 and 8, Northend Addition  
and portion of Outlot 76, Divn. D and Vacated Gaffney  
Street  
W. 37th Street

**AYE:** Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
**ABSENT:** Ms. Chance

The Commission then

**VOTED:** To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements, show extent of "A" zoning on Lot 1 and place restriction on final plat prohibiting use of same for any use other than residential and to GRANT the variance to exclude the balance of the tract.

C8s-76-159 Cliff B. Peck Addition  
U.S. 183 and Jollyville Road

**AYE:** Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
**ABSENT:** Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and to include the small triangle at the northwest corner in this lot. Water approach main required and Council approval required therefore.

C8s-76-161 Western Bank Plaza, Section Two  
U.S. 183 and U.S. 290

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
ABSENT: Ms. Chance

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on lot depth.

C8s-76-165 Resub. Lots 4, Block A, Dean Terrace  
Georgian Drive and Dungan Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll  
Ms. Mather  
ABSENT: Ms. Chance

PUBLIC HEARINGS

C2o-76-005 Zoning Ordinance

To consider amending Chapter 45-51.1 of the City Code on the issuance of demolition permits for historic structures. Request by the Historic Landmark Commission.

Mr. Tom Knickerbocker, representing the Planning staff, told the members that this public hearing was a result of a request they had made of the Historic Landmark Commission in an effort to protect structures located in National Historic Districts. He said that the following would be added to the ordinance if approved by the Commission.

C2o-76-005 Zoning Ordinance--Contd.

(d) Notwithstanding any other provision of this chapter, no building permit, removal permit or demolition permit shall be issued by the Building Inspector for any structure located in a National Register District except as authorized by the subsection. The Building Inspector shall notify the Landmark Commission immediately of any application requesting a building permit, removal permit or demolition permit for a structure located in a National Register District. No such permit shall be issued by the Building Inspector before the Landmark Commission has scheduled the subject structure on its agenda or before the expiration of ten (10) working days, whichever is sooner. For purposes of this subsection, "National Register District" is defined as a designated area possessing a significant concentration, linkage or continuity of sites, building structures, or objects which are separated geographically but are linked by association or history; provided, that no area may be considered a National Register District for purposes of this subsection unless it is so designated in the Federal Register pursuant to the National Preservation Act of 1966, as amended, and until maps depicting such areas are made available for inspection by the public in the office of the Building Inspection Department.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Ina Rae Smith (Historic Landmark Commission)

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy wondered why all structures could not be included in this provision instead of just those located in the National Register Districts. Mr. Knickerbocker explained that those structures zoned "H" Historic are already provided for and that, if the Historic Landmark Commission feels that a structure should be zoned "H" Historic, they need simply to put it on their agenda. Mr. Rindy wished to change the proposed wording as follows:

. . . . that no area may be considered a National Register District for purposes of this subsection unless it has been designated in the Federal Register pursuant to the National Preservation Act of 1966, as amended prior to the effective date of this amendment, and until maps depicting such areas are made available for inspection by the public in the office of the Building Inspection Department.

The other members were in agreement with that amendment. Mr. Jagger made a motion that the ordinance amendment be approved as amended and Ms. Mather seconded the motion.

C2o-76-005 Zoning Ordinance--Contd.

COMMISSION VOTE:

To APPROVE an amendment to Chapter 45-51.1 of the City Code on the issuance of demolition permits for historic structures, as amended.

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

ABSENT: Messrs. Gutierrez and Stoll; Ms. Chance

C2o-76-007 Zoning Ordinance

To consider amending Section 45-32(f), 45-16.1(i)(2), 45-30(c)(4), 45-40(g), and 45-40(l) of the City Code. Request by Mr. Lonnie Davis, Building Inspector.

Mr. Ed Stevens, representing the Building Inspection Department, explained that some difficulty was being encountered with the definitions being proposed in the ordinance amendments and requested that this item be postponed until these difficulties could be eliminated.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Jay Johnson

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger felt that the hearing should be continued, not postponed, until the Building Inspection Department asked for it to be put on the agenda. He then made a motion to that effect and Ms. Mather seconded it.

COMMISSION VOTE:

To CONTINUE INDEFINITELY the public hearing to consider amending Section 45-32(f), 45-16.1(i)(2), 45-30(c)(4), 45-40(g), and 45-40(l) of the City Code.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Rindy; Ms. Mather

ABSENT: Mr. Stoll and Ms. Chance

OTHER BUSINESS

C12-76-008 Public Services

Consideration of a wastewater approach main for St. Edward's Heights, Section 2.

C12-76-008 Public Services--Contd.

Ms. Evelyn Butler, representing the Planning staff, told the members that approximately 370 feet of 8-inch wastewater main will be needed for this project. She said that it is intended to serve only the one-lot subdivision and will be paid for in full by the subdivider.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the request for a wastewater approach main be approved. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To APPROVE the request for a wastewater approach main for St. Edward's Heights, Section 2.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Rindy; Ms. Mather  
ABSENT: Mr. Stoll and Ms. Chance

C12-76-009 Public Services

Consideration of a wastewater approach main for the resubdivision of Green Trails Estates.

Mrs. Evelyn Butler, representing the Planning staff, explained that this request was for approximately 600 feet of 8-inch wastewater approach main. She said that it is estimated that there will be 93 equivalent living units on 35 acres, and that the line is capable of serving 240 equivalent living units. The City's cost will be approximately \$4,500 of the total cost of \$9,000.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy made a motion that the request for a wastewater approach main be approved. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To APPROVE the request for a wastewater approach main for the resubdivision of Green Trails Estates.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Rindy; Ms. Mather  
ABSENT: Mr. Stoll and Ms. Chance

The meeting of the Planning Commission was called to order at 5:00 PM in the City Council Chamber.

PRESENT

Miguel Guerrero, Chairman  
Freddie Dixon  
\*Gabriel Gutierrez, Jr.  
Sid Jagger  
Jean Mather  
Dean Rindy  
\*\*Bill Stoll

ALSO PRESENT

Tom Knickerbocker, Assistant Director  
of Planning  
Evelyn Butler, Supervisor of Current  
Planning  
Walter Foxworth, Planner  
Lois Kluck, Clerk III  
• Dona Jakubowsky, Administrative Secretary

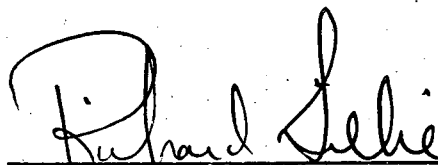
ABSENT:

Barbara Chance

\* Arrived at 6:05 PM

\*\* Arrived at 6:45 PM

The meeting was adjourned at 7:20 PM.



Richard R. Lillie  
Executive Secretary