

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--December 21, 1976

The meeting of the Commission was called to order at 5:00 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman
Barbara Chance
Freddie Dixon*
Gabriel Gutierrez
Sid Jagger
Jean Mather
Bill Stoll**
Nellie White

Also Present

Richard Lillie, Director of Planning
Walter Foxworth, Planner
Brian Schuller, Planner
Jorge Carrasco, Capital Budget Officer
Benny Hawkins, Construction Management
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative Secretary

Absent

Dean Rindy

*Arrived at 5:45 PM.

**Arrived at 5:25 PM.

PLANNING COMMISSION

Regular Meeting -- December 21, 1976

PRELIMINARY SUBDIVISIONS

The staff has recommended that the following three (3) preliminary plans be postponed as requested by the owners pending Health Department approval for septic tank use. The Commission then

VOTED: To POSTPONE the following preliminary plans:

C8-76-65	East Ranch
	City Park Road and Crestline Drive
C8-76-69	Manchaca Commercial Park
	Manchaca Road and Manchaca Drive
C8-76-72	Indian Summit
	River Hills Road

AYE: Messrs. Guerrero, Gutierrez and Jagger. Mmes. Chance, Mather and White

ABSENT: Messrs. Dixon, Rindy and Stoll

C8-76-67 Northwest Hills Village Center
Farwest Boulevard and Woodhollow Drive

The staff reported that this subdivision consists of 64.23 acres with 4 lots, the average lot size being 5 to 10 acre tracts.

The Plat Review Committee met on April 14, 1976 and recommended approval with the following conditions:

1. Sidewalks required on both sides of Woodhollow Drive, north side of North Hills Drive, east side of Village Center, south side of Far West Boulevard and the west side of Mo-Pac Boulevard. Appropriate note required on final plat(s).
2. Contours required to be not more than 100 horizontal feet apart.
3. Development permit required prior to final approval.
4. Subdivision required to be connected to the city water and wastewater systems.
5. Streets, drainage, sidewalks and utilities required to be constructed to city standards. (Urban classification).
6. Show 100 year flood plain data.
7. Runoff detention note required on the final plat.
8. Any driveway access to Mo-Pac Boulevard required to be approved by Urban Transportation and Engineering Department.
9. Additional R.O.W. may be required at the intersection of Woodhollow Drive and North Hills Drive due to topography and design needs.

C8-76-67 Northwest Hills Village Center---continued

10. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS VILLAGE CENTER subject to all of the departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll.
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

C8-76-71 The Village at Western Oaks
Convict Hill Road and Beckett Road

The staff reported that this subdivision consists of 82.3 acres with 245 lots, the average lot size being 70' x 120'.

The Plat Review Committee met on October 20, 1976, and recommended approval with the following conditions:

1. Homeowners document required to be recorded prior to final approval of this plat showing provisions for maintenance and taxation of common area.
2. This subdivision required to be connected to City water and wastewater systems with appropriate fiscal arrangements.
3. Show survey tie across Beckett Road and Convict Hill Road and verify proposed R.O.W. line is 35 feet from existing centerline.
4. Sidewalks required along both sides of Overland Road, west side of Beckett Road, north side of Convict Hill Road and one side of all other streets. Appropriate note required on final plat(s).
5. Variance required for length of Blocks A and G. Recommend to grant because of topography and because circulation is adequate.
6. Waterway development permit required prior to final approval.
7. The two (2) 20' strips noted common area required to be a part of that tract labeled open space.
8. Show rear yard setback of 25' on Lots 20, 21, 22, 6, 13 and 14, Block E from Convict Hill Road.
9. Minimum building slab elevation note required on final plat.
10. Subdivision is located in the moratorium area for water (Southwest A) and in the Williamson Creek wastewater collection systems.

C8-76-71 The Village at Western Oaks---continued

11. Drainage and utility easements as required.
12. Approach Mains will be required when system capacities become sufficient to serve this subdivision.
13. City water and wastewater services are currently not available.
14. Change name of one section of Chuck Wagon Trail because it does not connect with the other section.
15. Monument a Bench Mark to U.S.G.S. 1929 Datum or City of Austin Datum.

Additional Comments from the Environmental Resource Management Office is on file with the City of Austin Planning Department dated October 20, 1976.

Additional Comments from Urban Transportation Department consists of Overland Drive needs to be realigned so as not to directly connect Convict Hill Road and Beckett Road.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE VILLAGE AT WESTERN OAKS subject to departmental requirements as on file with the City of Austin Planning Department EXCLUDING the additional comments of Environmental Resource Management and Urban Transportation and NO FINAL PLAT submission which would include any land north of Overland Road until final alignment for William Cannon Drive has been established and GRANTING the variance for the length of Blocks A and G.

Comments from the County Engineer required prior to final approval.

The owner, Mr. J. W. Smith, was present and agreed to this.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll.
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

C8-76-73 Forest North Estates, Sections IV-A, IV-B and IV-C
F.M. 620 and Broadmeade Avenue

The staff reported that this subdivision consists of 31 acres with 15 lots, the average lot size being 85' x 160' for residential lots.

The Plat Review Committee met on October 27, 1976 and recommended approval with the following conditions:

1. Vacation of Quilberry Drive and Queensland Drive and transfer of title for same to Round Rock School District required prior to final approval. Recommend such vacation be approved.
2. Fiscal arrangements required for water, wastewater, streets, sidewalks and drainage to city specifications. (Urban classification). Recommend variance to delete fiscal arrangements for wastewater only because it is not presently available and will not be available in the near future.
3. Subdivision required to be connected to the city water system.
4. Williamson County Health Department approval required for septic tank use prior to preliminary approval.
5. Sidewalks required on both sides of Parliament House Road and on one side (specify) of Waverly Court. Fiscal arrangements and appropriate note on final plat required.
6. Waterway development permit required prior to final approval.
7. Note required on final plat identifying ownership of "Park Site" for maintenance and taxation purposes.
8. Runoff detention note required on final plat.
9. Minimum building slab elevation note required on final plat.
10. Show existing drainage facilities on preliminary plan.
11. Tract is located in the Northwest B water moratorium area, however, service is available to school site only (Ph. IV-A) by previous commitment in a limited amount.
12. Water approach main fee required prior to water service.
13. Creek crossings may have to be redesigned to avoid water-flow restriction along the channel

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of FOREST NORTH ESTATES, PHASE IV-A ONLY subject to departmental requirements and a plat restriction requiring the septic tank and drain field to be designed by a Registered Civil Engineer and that such Engineer certify that the subject tract has sufficient area to accommodate a secondary drain field in the event of problems and that the remainder of the plan be POSTPONED pending clarification of the city's ability to regulate septic systems in Williamson County.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

C8-76-59 The Homestead of Shenandoah
Shenandoah Drive and Black Gap

The staff reported that this subdivision consists of 60.03 acres with 187 lots, the average lot size being 80' x 135'.

The Plat Review Committee met on September 29, 1976 and recommended approval with the following conditions:

1. Requires Williamson County Health Department approval for septic tanks prior to preliminary approval.
2. Minimum centerline radius for 50 foot streets is 200 feet. Show compliance.
3. Provisions required for sidewalks along both sides of Cades Drive and along one side of all other streets. Fiscal letter and note on plat is required.
4. A variance on the length of cul-de-sac required for Creek Cove. Recommend to grant because of topography.
5. A cul-de-sac is required on the north end of Stone Gap.
6. A variance is required for the length of Blocks C and H. Recommend to grant because access is provided to adjoining properties.
7. Lot 7, Block A, Shenandoah required to be a part of this subdivision and be dedicated. (Black Gap)
8. 25 foot front setback and 15 feet on the side street for corner lots is required. (Narrow dimension of corner lot is front of lot.)
9. Waterway development permit required prior to final approval.
10. Drainage and utility easements as required.
11. Street name changes required.
12. Recommend Black Gap be paved with 36 foot paving instead of 30 feet because such street will provide the only immediate access to this subdivision.
13. All lots required to have an adequate building site exclusive of drainage easements as setbacks and sufficient area for septic tanks and drain fields.
14. Fiscal arrangements required for construction of water, wastewater, paving, curbs and gutters and drainage facilities to full city urban standards.
15. Channel modification should be kept to a minimum.
16. Curb ramps required at all intersections.
17. All lots required to have a minimum area of 9000 square feet (or more if required by Health Department) and not less than 60 foot width at the building line around cul-de-sac for septic tank use.

C8-76-59 The Homestead of Shenandoah---continued

18. Recommend a restriction be placed on the final plat prohibiting construction of any structure, fence or improvement on the North 30' of Lots 22, 23, 35, 36, 37 and 41, Block G and Lots 23, 24 and 30, Block H, until such 30' easement is released from ingress and egress by the adjoining owner to the east.

After further disucssion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of THE HOMESTEAD OF SHENANDOAH pending provision for adequate street access and added consideration of septic tank regulations in Williamson County.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

The staff reported that the following preliminary plan is an approved plan and has requested a six month extension. The Commission then

VOTED: To GRANT a six month extension.

C8-75-33 Spring Business Park
Springdale Road, Highway 290 and Old Manor Road

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following final plats pending street name changes and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-75-36 The Woodland Village of Anderson Mill, Section 3
Anderson Mill and Morning Dove
C8-76-63 Village 12 at Anderson Mill
Lake Creek Parkway

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To DISAPPROVE the final plat pending street name changes and current tax certificates.

C8-74-70 Parliament Place Street Dedication
Parliament Place and Spicewood Springs Road

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

The Commission then

VOTED: To DISAPPROVE the following final plat pending street name changes, compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements and note required on final plat.

C8-76-68 Kellywood Estates, Section 2
Kellywood Drive

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and fiscal arrangements required.

C8-76-70 Lakeway World of Tennis R.R. 620 Intersection
R.R. 620

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) short form plats have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-76-46 Malone Addition, Section Three
Creek Drive

C8s-76-169 Resub. of Lots 11 and 12, Block 2, Resub. of
Riverside Addition

Willow Street and Chicon Street

C8s-76-214 Luedecke-Edwards Subdivision

W. Powell and North Lamar Blvd.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements.

C8s-76-229 Resub. Lot 3, Eck Lane Addition
Eck Lane.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

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 and a variance is required on the signature of the adjoining owners, need evidence such owners will not participate.

C8s-76-230 The Old Homestead
Clayton Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger, Dixon and Stoll
Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

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; GRANTING the variance to exclude the balance of the tract and following staff presentation of the Lake Austin review the Commission indicated that this subdivision complied with proposed Lake Austin Standards.

C8s-76-231 H. D. Taylor Subdivision No. Two
Riverhill Taylor Road

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

ZONING

C14-76-105	City of Austin: 2874 Shoal Crest Avenue, also bounded by West 29th Street and Lamar Boulevard	"A" Residence, 5th H & A and "O" Office, 1st H & A to "O" Office, 1st H & A
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Mr. Brian Schuller, representing the Planning staff, explained that the Commission had postponed this request from their December 7, 1976 meeting to allow time for the applicant to address some concerns of the Commission. He said that these concerns were parking, access and buffering between the development and the residences to the east. He introduced Mr. Benny Hawkins, of the City's Construction Management Department, who was in attendance to represent the City.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Benny Hawkins, representing the applicant, presented an alternate plan for parking to the Commission. After presenting the alternate plan he told the members that the original plan was still considered the best plan by the applicant and the senior citizens committee who worked on the plan. He further reminded the Commission that mobility impaired persons served on this committee as well as senior citizens and he felt that they were also more comfortable with the original plan. He added that the new plan would cost fourteen thousand dollars more than the original plan because of the slope of the land and water retention. Speaking to the Commission's concern for the residential area to the east, Mr. Hawkins explained that because the land slopes to the south and the parking lot would be leveled, the lights from the cars would not shine into the residential area. Ms. White and Ms. Mather still preferred that the parking be moved to the hill adjacent to 29th Street. Mr. Hawkins said that many studies had been conducted on this

C14-76-105 City of Austin--Contd.

project and the possibility of parking at that location was one of those studies, but it was found that the cost of that proposal was beyond what the City could spend. Mr. Lillie told the members that this proposal was equal to or better than what they had been requiring of private developers, since all they require of developers is a privacy fence. Mr. Jagger asked if this was a special permit. Mr. Lillie answered that this was not a special permit but a zoning application and they were being shown the site plan as a courtesy and for their further information. Mr. Jagger said that if it was just a zoning case the Commission would not have anything to say about what happens on the site. Mr. Lillie responded that that was correct but that the City Council did and needed a recommendation from the Commission. Mr. Jagger said that he was convinced that more parking would be needed in the future. Mr. Lillie suggested that the Commission request a periodic report from the City on the parking. Mr. Jagger said that someone needed to monitor the effect on the neighborhood. Mr. Lillie told him that he could suggest that also. Mr. Jagger then made a motion to approve the request for a zoning change subject to monitoring the parking by the City to determine whether or not it is adequate without parking in the neighborhood area. Mr. Guerrero seconded the motion.

COMMISSION VOTE:

To APPROVE the request of the City of Austin for a zoning change from "A" Residence, 5th H & A and "O" Office, 1st H & A to "O" Office, 1st H & A on property located at 2874 Shoal Crest Avenue, also bounded by West 29th Street and Lamar Boulevard, subject to monitoring by the City of the parking to determine adequacy and providing additional parking if it becomes necessary.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

SPECIAL PERMITS

<u>C14p-76-47</u>	<u>Larry Peel:</u>	<u>A 144-unit garden apartment</u>
	2621-2635 Bee Caves Rd.	<u>complex called, "The Bee Cave".</u>

Mr. Brian Schuller, representing the Planning staff, told the Commission members that this item was on the agenda to set a public hearing for January 4, 1977.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to set a public hearing for January 4, 1977. Ms. Chance seconded the motion.

COMMISSION VOTE:

To SET A PUBLIC HEARING FOR JANUARY 4, 1977 to reconsider a special permit for a 144-unit garden apartment complex called, "The Bee Cave" to be located at 2621-2635 Bee Caves Road.

AYE: Messrs. Guerrero and Gutierrez; Mmes. Chance, Mather and White

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Dixon, Rindy and Stoll

OTHER BUSINESS

R800

R1400Shadow Lawn AdditionBounded by Duval Street, Avenue H, 40th Street and
39th Street

Mr. Brian Schuller, representing the Planning staff, explained to the Commission members that this was a request from the applicant, Mr. Randell W. Livingston, to submit a planned unit development on less than 5 acres as is required by the Planning Commission Guidelines.

COMMISSION ACTION:

The members reviewed the information presented. The applicant, Mr. Livingston, was present with several site plans to indicate his reasons for requesting the waiver. Mr. Jagger said that he did not think that the Commission needed to see any site plans, as they could not, at this point, judge which would be more appropriate. He added that the Commission would probably rather see a planned unit development there, anyway. Ms. White made a motion to grant the request to submit a planned unit development on less than five acres. Ms. Mather seconded the motion. Mr. Jagger wanted to make it clear that this in no way implies any approval of any planned unit development.

COMMISSION VOTE:

To GRANT the request to submit a planned unit development on less than five acres as is required by the Planning Commission Guidelines, on property bounded by Duval Street, Avenue H, 40th Street and 39th Street.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the Planning Commission minutes of October 12, 1976 and October 26, 1976.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll; Mmes. Chance, Mather and White

ABSENT: Mr. Rindy

The meeting adjourned at 8:45 PM.



Richard R. Lillie
Executive Secretary