

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--March 22, 1977

The meeting of the Commission was called to order at 5:30 P.M. in the Third Floor Conference Room.

Present

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

Absent

Nellie White

Also Present

Richard Lillie, Director of Planning
Tracy Watson, Supervisor, Advance Planning
Evelyn Butler, Supervisor, Current Planning
Walter Foxworth, Planner
Bill Lowery, Urban Transportation Department
Lois Kluck, Clerk III
Dona Jakubowsky, Administrative Secretary

*Left at 7:00 PM

**Left at 1:00 AM

***Left at 1:30 AM

PLANNING COMMISSION

Regular Meeting -- March 22, 1977

PRELIMINARY SUBDIVISIONS

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

The staff reported that this preliminary plan consists of 18.73 acres with 14 lots, the average lot size being 80' x 120'.

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

1. Fiscal arrangements required for water, wastewater, streets, drainage and sidewalks for construction to city standards. (urban)
2. Subdivision required to be connected to the city water system.
3. Williamson County Health Department approval required for septic tank use; signed note on final plat. (This condition has been complied with.)
4. Austin-Travis County Health Department review and approval of percolation and core tests required prior to preliminary approval. Owner has agreed to provide same. (This condition has been complied with.)
5. Sidewalks required on both sides of Parliament House Road and on one side (specify) of Waverly Court. Appropriate note required on final plat.
6. Waterway development permit required prior to final approval.
7. Runoff detention note required on the final plat.
8. Minimum building slab elevation note required on final plat(s).
9. Show existing drainage facilities on preliminary plan.
10. Water approach main fee required prior to water service.
11. Fiscal arrangements required for construction of the drainage structure for Parliament House Road creek crossing.
12. Recommend no cul-de-sac be required at the north end of Parliament House Road, providing owner submits letter agreeing to extend such street within six to twelve months.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of FOREST NORTH ESTATES, PHASES IV-B & IV-C, subject to all departmental requirements and recommendations.

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

ABSENT: Mr. Dixon and Ms. White

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77

2

PRELIMINARY SUBDIVISIONS---continued

C8-76-79 Pflugerville Farms

Pflugerville Loop and Rabbit Run Road

The staff reported that this preliminary plan consists of 111.96 acres with 21 lots, the average lot size being 375' x 550'.

The Plat Review Committee met on December 15, 1976 and recommended approval with the following conditions:

1. Show survey tie across Pflugerville Loop and provide dedication of additional R.O.W. (35' from existing centerline) for an ultimate width of 70'.
2. Health Department approval required for septic tank use prior to preliminary approval. Staff reported this requirement has been complied with.
3. Letter required from Manville Water Supply Corporation stating that financial arrangements have been made to serve this subdivision with water.
4. Restriction required on the final plat(s) prohibiting occupancy until connection is made to the Manville Water system and to a septic tank approved by the Austin-Travis County Health Department.
5. Streets and drainage required to be constructed to County standards for acceptance and a performance bond required by the County for such construction.
6. Specify contour basis as U.S.G.S. or City Standard Datum. If U.S.G.S., tie to a monumented Bench Mark.
7. Show 100 year flood plain on preliminary plan.
8. Waterway development permit required prior to final approval.
9. Minimum building slab elevation note required on final plat.
10. Show existing drainage facilities.
11. Show all block numbers, and centerline radii for curved streets.
12. Final plat required to be drawn on one sheet of tracing material instead of 2 sheets which require splicing.
13. Cul-de-sac at east end of Silver Fox Trail required to be dedicated and the 25' setback drawn from such dedication. (See Plat Review Print).
14. Recommend restriction be required on final plat prohibiting driveway access within 100' (both directions) of streets intersecting Pflugerville Loop.
15. Drainage and utility easements as required.
16. Show width of Texas Power and Light easement.
17. Change names of Rabbit Run Road and Silver Fox Trail.

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77

3

PRELIMINARY SUBDIVISIONS---Continued

C8-76-79 Pflugerville Farms, Section 1

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of PFLUGERVILLE FARMS, SECTION 1, subject to the departmental requirements and recommendations.

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

ABSENT: Mr. Dixon and Ms. White

?
C8-76-80 Thoroughbred Estates
F.M. 812 and Clinger Road

The staff reported that this preliminary plan consists of 526.55 acres with 24 lots, the average lot size varying.

The Plat Review Committee met on December 1, 1976 and recommended approval with the following conditions:

1. Cul-de-sac required at the west end of Juniper Draw.
2. Waterway development permit required prior to final approval.
3. Variance required for length of all blocks. Recommend to grant because of density.
4. Recommend Lots 20 and 21 be combined into one lot because they are too narrow.
5. Additional R.O.W. required on Moore Road, 35' from existing centerline.
6. Health Department approval required for septic tank use prior to approval of this preliminary plan. Every lot on a final plat requires approval.
7. Recommend connection to Water District #12. Need letter of approval from Water District #12.
8. New lots which front on existing streets may be short formed.
9. Drainage and utility easements as required.
10. 25 year flood plain to be dedicated as drainage easement.
11. Waterway development permit required prior to final approval.
12. Show existing drainage facilities.
13. Minimum building slab elevation note required on the final plat(s).
14. No channelization permitted to alter or relocate natural drainageways unless plans are approved by Engineering Department.
15. Lot lines should be more clearly shown so as to be easily distinguished from all other lines on the plan.
16. Dedication of the 25 year flood plain as a drainage easement required.

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77

4

PRELIMINARY SUBDIVISIONS---continued

C8-76-80 Thoroughbred Farms ⁷

17. All streets required to be constructed to County standards for acceptance for maintenance and performance bond required by the County for such construction.
18. Show centerline radii on curved streets.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of THOROUGHbred FARMS for 30 days so that another series of percolation and core tests can be taken with an Engineer of the owners choice and the Health Department authorities.

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

ABSENT: Mr. Dixon and Ms. White

C8-77-01 Woodbridge
Rutherford Lane and Woodcraft Drive

The staff reported that this preliminary plan consists of 78.25 acres with 246 lots, the average lot size being 70' x 125'.

The Plat Review Committee met on January 5, 1977 and recommended approval with the following conditions:

1. Show survey tie across Rutherford Lane and provide dedication of 35' from the existing centerline for an ultimate width of 70'.
2. Show all of the streets dedicated adjacent to this subdivision and the school tract on preliminary plan.
3. Full R.O.W. (70') required to be dedicated with fiscal arrangements for full development of Woodcraft Drive north of the school tract prior to final platting of abutting lots. (No lot can be approved abutting a half street.)
4. Sidewalks required on both sides of Woodcraft Drive, Hermitage Drive and Loralinda Lane, on the north side of Rutherford Lane and on one side (to be specified) of all other streets. Appropriate note required on final plat(s).
5. Show 25' building setback line on Lot 1, Block A. Also, identify use of such lot. If use is to be park, restriction required limiting use to same, and note required identifying ownership for maintenance and taxation purposes.
6. Subdivision required to be connected to city water and waste water systems.
7. Variance required on the length of blocks A, E & H. Recommend to grant because of creek, existing development to the west, and adequate circulation is provided.

PRELIMINARY SUBDIVISIONS---continued

C8-77-01 Woodbridge

8. Fiscal arrangements required for construction of Woodcraft Drive from Rutherford Drive northerly.
9. School tract cannot be provided with any utilities until platted and provision is made for construction of abutting streets. Recommend variance to exclude school tract.
10. Rutherford Lane is required to be constructed to urban standards with 44' of paving subject to policy determination by Engineering Department.
11. All intersections required to be at or near 90 degrees.
12. Show centerline curve data. Minimum of 300' for collector streets and 200' for residential streets.
13. Waterway development permit required prior to final approval.
14. Minimum building slab elevation note required on final plat.
15. Show existing drainage facilities adjacent to this subdivision.
16. Streets, drainage, sidewalks and utilities required to be constructed to city standards with appropriate fiscal arrangements.
17. Drainage and utility easements as required.
18. Existing structures shown on plat must be removed prior to final approval.
19. Building permits required prior to any construction.
20. Consideration of the designation of the 100 year flood plain as a greenbelt by the owner.
21. Several street names required to be changed.

Additional preliminary comments by Urban Transportation Department:

1. Rutherford Lane and Woodcraft Drive required to be constructed to urban standards with curb and gutter and 80' R.O.W. and 44' of paving.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WOODBRIDGE, subject to departmental requirements and recommendations and realignment of the street, Hermitage Drive, to save several large oak trees and MODIFYING Item #1 to read "Show survey tie across Rutherford Lane and provide dedication of 40' from the existing centerline for an ultimate width of 80'."

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

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

ABSENT: Mr. Dixon and Ms. White

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 6

PRELIMINARY SUBDIVISIONS---continued

C8-77-06 West Rim
 Westlake Drive

The staff reported that this preliminary plan consists of 105.90 acres with 251 lots, the average lots being 60' x 160'.

The Plat Review Committee met on January 19, 1977 and recommended approval with the following conditions:

1. Show clarification of abandoned right-of-way and frontage for the Tommie Thomas and Martin Legett tracts. If sufficient access can be gained to all properties and such owners are agreeable, recommend Lakeshore Drive north of West Rim Circle (south portion) be vacated.
2. A variance is required on the length of most blocks. Recommend to grant because of topography.
3. A variance is required on the length of Memorial Cove, Byrum Cove, Wilson Heights Cove, and Post Oak Cove. Recommend to grant because of topography.
4. Waterway development permit required prior to final approval.
5. Additional R.O.W. required (30' from existing centerline) for Lakeshore Drive and 35' from centerline of Westlake Drive.
6. Sidewalks required on both sides of Larson Drive, Westview Drive and West Rim Circle, on the west sides of Lakeshore Drive and Westlake Drive, and on one side (to be specified) of all other streets, with appropriate fiscal arrangements and notes on final plat.
7. Show 25' setback line from Westlake Drive for Lot 5, Block D.
8. All cul-de-sac lots required to provide a minimum width of 50' at the building line.
9. Show lot number designation for water pump station and identify ownership of same for maintenance and taxation purposes.
10. Show evidence (book and page) of abandoned right-of-way and adjust adjoining property lines accordingly.
11. All intersections required to be at or near 90 degrees.
12. Minimum off-set intersections required to be 150'. Several intersections do not comply and must be changed.
13. Subdivision required to be connected to city water and wastewater systems.
14. Streets, drainage, sidewalks and utilities required to be constructed to city standards (urban) with appropriate fiscal arrangements.
15. Show centerline curve data. Minimum of 300' on West Rim Circle and 200' on residential streets.
16. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
17. Preliminary plan and final plat required to be prepared by a Registered Public Surveyor or Registered Professional Engineer.

PRELIMINARY SUBDIVISIONS---continued

C8-77-06 West Rim

18. Note required on final plat defining owners responsibility for private access drive across Lots 33-40.
19. Private drive required to be paved with concrete retainers along the sides. Street plans required to show provision for such construction.
20. Westlake Drive and Lakeshore Drive required to be constructed to urban standards adjacent to subdivision.
21. Note required on final plat prohibiting driveway access to Westlake Drive from all lots.
22. Minimum building slab elevation note required on final plat(s).
23. Show existing storm sewer facilities and contour datum. (U.S.G.S. or City Standard).
24. Approach main approval by City Council required prior to preliminary approval. Services are not presently available. Extensive improvements will be necessary to both systems for adequate service to this subdivision.
25. Lots along the waterway should be deeper to allow owners more useable area outside of easements.
26. Plat and deed restrictions should limit the activities allowed in the conservation easements. Conservation easements required to be identified.
27. The density in the headwater valley should be much reduced (lots 30-39); the slopes range up to 40% with a predominance of 20-30%; access to the area is awkward and design is hampered by a waterway. (Owner has agreed to comply with all of the proposed Lake Austin Standards.
28. Building permits will be required for those lots located within the city limits. Lot Lines should coincide with city limit lines to avoid lots partially in and partially out of the city.
29. Eliminate combination drainage and utility easements on flood proof utilities.
30. Recommend dedication of the 100 year flood plain as a drainage easement.
31. A variance is requested to permit 30' R.O.W. and 24' of paving on Wilson Heights Cove. Recommend to grant paving variance because of proposed single loaded access, and require 50' R.O.W.
32. A variance is requested to permit Adams Cove, Evans Cove and Baynham Cove to be less than 175' in length. (Proposed length is 150'). Recommend to grant because of topography.
33. Recommend that Planning Commission consider partial approval only due to the limited access (Westlake Drive) and the inability to provide adequate water and wastewater services to the entire subdivision at this time. Commission should determine area for such partial approval after public hearing and determination of area which can be adequately served.

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 8

PRELIMINARY SUBDIVISIONS---continued

C8-77-06 West Rim

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of WEST RIM pending Council approval of approach main for water and wastewater and determination of improvements necessary to provide adequate services.

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

ABSENT: Mr. Dixon and Ms. White

C8-77-07 The Hills Of Lost Creek
Loop 360 and Lost Creek Blvd.

The staff reported that this preliminary plan consists of 431.43 acres with 592 lots, the average lot size being 90' x 120'.

The Plat Review Committee met on February 16, 1977 and recommended approval with the following conditions:

1. Falcon Ledge Drive and Hacienda Drive required to be collector streets with 60' R.O.W.
2. Sidewalks required along both sides of Lost Creek Blvd., La Costa Drive, Falcon Ledge Drive and that portion of Bay Hill Drive which is 60' wide. Sidewalks also required along one side (specify) of all other streets in subdivision. Appropriate fiscal arrangements and note on final plat required.
3. Round off all property corners and all intersections required to be at or near 90 degrees.
4. Subdivision required to be connected to the Lost Creek M.U.D. water and wastewater systems. A no-occupancy restriction required on the final plat. Letter of approval required from the M.U.D.
5. PUD sites requires separate subdivision and special permit site plan approval.
6. Variance required for several block lengths and cul-de-sac lengths. Recommend to grant because of topography and existing development.
7. All street grades required to be approved by the City and County Engineers.
8. Show ownership of greenbelts for purposes of taxation, maintenance and use.
9. Developer is requesting a variance to use a modified curb and gutter section in this development. Recommend to grant but all curb heights required to be approved by the Director of Engineering.

PRELIMINARY SUBDIVISIONS---continued

C8-77-07 The Hills Of Lost Creek

10. Show pedestrian access to green areas at five locations 20' wide.
11. A letter required from the Texas Water Quality Board approving this addition to the existing sewage treatment plant.
12. Recommend variance on radius requirements where necessary due to terrain.
13. Show all centerline curve data.
14. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
15. Show building setback lines, including P.U.D. and commercial tracts on preliminary plan; 25' from front streets and 15' from side streets.
16. All streets, drainage, sidewalks and utilities required to be constructed to city standards (urban) with appropriate fiscal arrangements.
17. Include tracts adjacent to Loop 360 in outboundary and show lot number designations for same.
18. Several street names required to be changed.
19. Recommend no cul-de-sac be required at the east end of Hacienda Drive unless Lot 550 is resubdivided.
20. Waterway development permit required prior to final approval.
21. Show 100 year flood data.
22. Show any existing storm sewers in Loop 360.
23. Pedestrian access (20' wide) should be provided between residential lots to the greenbelts at a minimum of five (5) locations. Such 20' wide areas required to be a part of greenbelt areas to provide frontage on a dedicated street.
24. Complete construction plans including storm water systems, utilities, site grading plans, etc., should be submitted prior to final plat approval.
25. Recommend no utilities be placed in drainage easements.
26. Drainage and utility easements as required.
27. Developer has agreed to comply with the "Proposed Lake Austin Standards", although the subdivision is located in the Barton Creek watershed.
28. Developer has agreed to work with E.R.M. and the County Engineer to resolve their considerations.

Additional preliminary comments from Environmental Resource Management is on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of THE HILLS OF LOST CREEK, for thirty (30) days pending a legal opinion from the City Attorney regarding postponement or disapproval pending completion of the Barton Creek Watershed Study and recommendations on development standards.

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 10

PRELIMINARY SUBDIVISIONS---continued

C8-77-07 The Hills Of Lost Creek

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

C8-77-08 Mesa Park, Phase Four
Mesa Park Blvd. & Red Cloud Drive

The staff reported that this preliminary plan consists of 55.84 acres with 2 lots, the average lot size is not applicable.

The Plat Review Committee met on March 16, 1977 and recommended approval with the following conditions:

1. Street shown as Mesa Park Boulevard may be deleted, depending on recommendation by Urban Transportation and Planning Departments and subsequent Planning Commission action as relating to Mesa Park, Phase 3 to the north. Decision to be made prior to the submission of a final plat.
2. If Mesa Park Boulevard is deleted, a cul-de-sac will be required at the east end of Mesa Woods Drive with a 60' radius as shown on the plat review print.
3. If Mesa Park Boulevard is deleted, Lots 1 and 2 will be required to be combined into one lot and platted as such on the final plat.
4. Recommend driveway access to subdivision be limited to the circumference of the cul-de-sac for Mesa Woods Drive and be prohibited along the existing portion of such street.
5. Sidewalks required along the south side of Mesa Woods Drive and along both sides of Mesa Park Boulevard if not deleted. Appropriate note will be required on the final plat.
6. Name for the street shown as Mesa Park Boulevard will require action by the Council. Request now pending.
7. Waterway development permit required prior to final approval.
8. All streets, drainage, sidewalks and utilities required to be constructed to city standards (urban) with appropriate fiscal arrangements.
9. Five (5) foot contours required.
10. Show 25' building setback line from Mesa Woods Drive and its required cul-de-sac.
11. Recommend access along Mesa Park Boulevard be limited to two (2) points if not deleted.
12. Show existing storm sewers.
13. Subdivision required to be connected to city water and wastewater systems.
14. Drainage and utility easements as required.

PRELIMINARY SUBDIVISIONS---continued

C8-77-08 Mesa Park, Phase Four

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of MESA PARK, PHASE FOUR, subject to departmental requirements and recommendations and to MODIFY Item #2 to read "If Mesa Park Boulevard is deleted, delete requirements for cul-de-sac and recommend vacation of Mesa Woods Drive east of Spotted Horse Drive" and that Item #4 to be worked out with Urban Transportation.

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

ABSENT: Mr. Dixon and Ms. White

C8-77-09 Grape Creek Estates
Circle Drive and Grape Creek Drive

The staff recommended that this preliminary plan be postponed pending receipt of a favorable report from the Health Department for septic tank use. The Commission then

VOTED: To POSTPONE the preliminary plan of GRAPE CREEK ESTATES pending a favorable report from the Health Department.

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

ABSENT: Mr. Dixon and Ms. White

C8-77-10 Travis Vista, Section Two, Phase B
F.M. 620 and Travis View Loop

The staff reported that this preliminary plan consists of 3.71 acres with 10 lots, the average lot size being 110' x 115'.

The Plat Review Committee met on January 5, 1977 and recommended approval with the following conditions:

1. Show book and page on final plat of vacated portion of Lakeview Drive through this subdivision. Commissioners Court action required.
2. Cul-de-sac required at the end of the vacated portion of Lakeview Drive.

PRELIMINARY SUBDIVISIONS---continued

C8-77-10 Travis Vista, Section Two, Phase B

3. Recommend a note be required on the final plat prohibiting access to F.M. 620 from the adjacent lots.
4. The final plat of Travis Vista, Section 2 required to be recorded prior to approval of this plat to provide for the dedication of Bluewater Drive (Bluewater Drive required to be changed to Park Lane).
5. Show location of site for sewer treatment plant if other than site identified as "Reserved for Lift Station"... Need a note on the final plat restricting this lot to this use only.
6. Sidewalks required on the west side of F.M. 620, the north side of Travis View Loop, and one side of Travis View Court, and the east side of Bluewater. Appropriate note on final plat and fiscal arrangements required.
7. A letter of approval from Water District #17 required prior to final approval stating financial arrangements have been made to serve this subdivision with water.
8. Subdivision required to be served by a sewer treatment plant and sewage collection system approved by the Director of Water and Wastewater and State Health Departments.
9. Waterway development permit required prior to final approval.
10. Recommend a building setback line of 50' be provided on lots backing onto F.M. 620 to reduce noise impact or provide an alternative noise attenuation method such as a 6'-8' barrier and/or dense vegetation.
11. Requires approval of LCRA for septic tanks.
12. Requires approval of the Texas Water Quality Control Board for treatment plant.
13. Restriction required on final plat prohibiting occupancy until connection is made to Water District #17 water system and to an approved sewer treatment plant and collection system.
14. Show 100 year flood plain data.
15. Minimum building slab elevation note required on final plat.
16. Recommend building setback line from F.M. 620 to allow for future widening to 150 feet.
17. All streets, drainage and sidewalks required to be constructed to city standards (urban) with appropriate fiscal arrangements.
18. Drainage and utility easements as required.

PRELIMINARY SUBDIVISIONS---continued

C8-77-10 Travis Vista, Section Two, Phase B

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TRAVIS VISTA, SECTION TWO, PHASE B, subject to departmental requirements and GRANTING a variance to modify cul-de-sac and reduce the building line to 15' setback around cul-de-sac, DELETING #11 and MODIFYING Item #10 to read as follows: "Recommend a building setback line of 50' be provided on lots backing onto F.M. 620 to reduce noise impact.

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

C8-77-11 Quail Hollow
 Braker Lane and Parkfield Drive

The staff reported that this preliminary plan consists of 89.57 acres with 346 lots, the average lot size being 60' x 110'.

The Plat Review Committee met on February 16, 1977 and recommended approval with the following conditions:

1. Require a variance to exclude two tracts which are labeled (out). Recommend to grant until annexation and zoning has been accomplished.
2. Sidewalks required on both sides of Braker Lane and Sage Hollow Drive and on one side (specify) of all other streets. Appropriate note required on final plat.
3. Through lots backing onto Kramer Lane requires a 25' building line on Kramer Lane.
4. A variance is required on the length of Greenapple Drive. Recommend to grant because of the density served by such cul-de-sac.
5. A variance is required on the length of Blocks A, C, E, F, H and I. Recommend to grant because circulation is adequate, because of topography and to eliminate additional intersections on major streets.
6. Waterway development permit required prior to final approval.
7. Zoning change to "A" Residence required for duplex lots prior to final platting thereof.
8. Lots abutting Braker Lane and Parkfield Drive should provide some type of common driveway system.
9. Kramer Lane and Parkfield Drive required to be constructed to urban standards.

PRELIMINARY SUBDIVISIONS---continued

C8-77-11 Quail Hollow

10. Recommend no curb breaks (driveways) be permitted on Braker Lane, Parkfield Drive or Kramer Lane.
11. Rearrange lots 51-54, Block E and eliminate drive as indicated on plat review print.
12. Eliminate the word "alley" from the 30' drive easement or alley designations, provide additional drives onto Braker Lane and eliminate drive onto Parkfield Drive as indicated.
13. Note required on the final plat(s) identifying each owners responsibility for maintenance of the private drive.
14. A 25' setback line is required from Kramer Lane for all through lots in Blocks A, E & F.
15. All lots in Block E adjoining the waterway required to have an adequate building site exclusively of drainage easements and setback lines.
16. Streets, drainage, sidewalks and utilities required to be constructed to city standards with appropriate fiscal arrangements.
17. Show existing storm sewers, 100 year flood plain and identify basis for flood plain.
18. City water and wastewater services are available.
19. Subdivision required to be connected to the city water and wastewater systems.
20. Minimum building slab elevation note required on the final plat(s).
21. Onsite and offsite drainage easements required.
22. Many street names required to be changed. Owner required to work out street name problems with Planning Department prior to submission of final plats.
23. Schematic plan requires further consideration.
24. Drainage and utility easements as required.
25. Recommend the 100 year flood plain be dedicated as a drainage easement or justification be made for proposed channelization. Open channel easement should have erosion control other than lining with concrete.

Additional preliminary comments from Urban Transportation Department is on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of QUAIL HOLLOW subject to all of the departmental requirements and recommendations.

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

ABSTAIN: Ms. Chance

ABSENT: Mr. Dixon and Ms. White

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

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77. 15

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivisions have complied with all departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-75-24 Lakeside I-B
Colony Loop Drive and Valleyfield Drive
C8-76-47 La Costa, Phase 1, Section 2
Highway 290

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

The Commission then

VOTED: To POSTPONE action on the following final subdivision to April 5, 1977 meeting and require owner to provide percentage of impervious cover based on current proposed Lake Austin Standards.

C8-76-04 Oak Forest Villas
Oak Knoll Drive and U.S. 183

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

The Commission then

VOTED: To APPROVE the following final subdivision and to GRANT the variance to DELETE requirement for cul-de-sac with an appropriate letter in the Planning Department file.

C8-76-74 Forest North Estates, Phase IV-B
Parliment House Road

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

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 16

FINAL SUBDIVISIONS---FILED AND CONSIDERED---Continued

The Commission then

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

C8-77-12 Anderson Mill R.O.W. Dedication Plat
Acorn Creet Tr. and Blue Rock

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalks, fiscal arrangements, letter of approval from Water District #10 and current county tax certificates.

C8-77-14 Eanes I.S.D. Intermediate School Addition
French Creek Drive

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) 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-74-34 Barton Oaks, Section Three
Larchmont Drive and Manchaca Road
C8s-76-167 Resub. of a Portion of Lots 4, 5, 6, 7 and 8,
Amended Northend Addition and Portion of Outlot 76, Divn. B
and Vacated Gaffney Street
West 37 Street
C8s-76-209 Resub. Bluff Springs Center
North Bluff Drive and Bluff Springs
C8s-76-232 Resub. Lot 1, Block 1, Valley View Acres, Revised
Silvermine Drive and Little Deer Crossing

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

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

The Commission then

VOTED: To APPROVE the following short form subdivision with building setback line placed on the plat at the conservation easement line and GRANTING the variances to DELETE fiscal requirements for water and wastewater and on the signature of the adjoining owner.

The Commission reviewed the short form subdivision as related to the Lake Austin Standards and took notice of the fact that the application complied therewith.

C8s-77-24 Cooper's Cove
Manana Street

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

The Commission then

VOTED: To WITHDRAW the following short form subdivision as requested by the owner.

C8s-76-17 Julia Mince Subdivision
U.S. Highway 290

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

The Commission then

VOTED: To APPROVE the REMOVAL OF THE SIDEWALK REQUIREMENTS for the following short form subdivision.

C8s-77-16 Resub. Lots 17, 18 and 19, Gray and Becker
Industrial Subdivision
Gray Blvd. and Beck Circle

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

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

The Commission then

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

C8s-77-22 Anita Arms Addition
Anita Drive and Blue Bonnet Lane
C8s-77-50 Resub. Lots 1-8, Block B, Lot 1, Block C,
Lots 1-5, Block D, Arroyo Doble Estates, Section 1
Live Oak Cemetery Road
C8s-72-410 K & K Addition
Manchaca Road and Berkley Drive

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

ABSENT: Messrs. Dixon, Rindy and Stoll. Ms. White

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements and sidewalks.

C8s-77-45 Resub. Lot 1, Frontier Village, Section 3
Ben White Blvd.

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

ABSENT: Messrs. Dixon, Rindy and Stoll. Ms. White

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 and pending a letter to the Planning Commission requesting VACATION of Warika Drive.

C8s-77-47 Resub. Lots 48-54, Block 1-N, 1st Resub.
Northwest Section, Travis Landing No. 2
Beacon Drive and Checotah Drive

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

ABSENT: Messrs. Dixon, Rindy and Stoll. Ms. White

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 19

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending submittal and approval of preliminary plan and to DENY the variance to exclude the balance of the tract.

C8s-77-48 Spring Willow Subdivision, Section 3
F.M. 1825 and U.S. Highway 81

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

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 and to GRANT the variance on the signature of the adjoining owner.

C8s-77-46 Boggy Creek East Lift Station Addition
U.S. 183 and Shelton Road

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

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 and GRANTING the variances on the signature of the adjoining owner and on the width of Sunset Trail.

C8s-77-49 Wilda's Addition
E. Monroe Street and Sunset Trail

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

Planning Commission, Austin, Texas

Reg. Mtg. 3/22/77 20

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

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 and GRANTING the variance to DELETE fiscal requirements for water and wastewater as they are not available.

C8s-77-43 Victor Marshall Subdivision
Highway 71

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

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, variances required to delete fiscal requirements for water and wastewater and on the signature of the adjoining owner.

C8s-77-33 Schirpik & Sane Tracts
County Road 183 North of F.M. 620

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

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 and to GRANT the variance to delete fiscal requirements for wastewater as service is not available.

The Commission reviewed the short form subdivision as related to the Lake Austin Standards and took notice of the fact that the application complied therewith.

C8s-77-51 Wild Basin Highlands
Petticoat Lane

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

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

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, R.O.W. required and GRANTING the variance on width of Lot 1.

The Commission reviewed the short form subdivision as related to the Lake Austin Standards and took notice of the fact that the application complied therewith.

C8s-77-44 Collum-Loveday Subdivision
Westlake Drive

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

STREET VACATIONS

C10v-77-002 Street Vacation
Vacation of Mariposa Drive and East Side Drive

Ms. Evelyn Butler, representing the Planning staff, told the members that the request for street vacation had been submitted by the Parks and Recreation Department. She said that the streets are abutting not only city property, but also school property and a letter has been received from the Austin Independent School District which states that the school district has no objection to the street vacation. The staff recommended the vacation subject to retention of easements provision for proper termination of streets and provision for actual closing of street, all of which can be included in a resubdivision of the property combining the tracts.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Harriet Buxkemper (South River City Citizens)
W.T. Ley (South River City Citizens)

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mary Ley (South River City Citizens)
Debra Shaw
John Cruise

PERSONS APPEARING IN OPPOSITION

Mr. Lucas

C10v-77-002 Street Vacation--Contd.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Chance asked Ms. Butler if the staff needed more time to consider this request. Ms. Butler replied that she thought that, based on the fact that opposing views had been expressed by the neighborhood, the staff should confer with the Urban Transportation and Parks and Recreation Departments to find out what the plans are for circulation in the alley located east of Alameda Drive. Ms. Chance made a motion to continue the request to April 12, 1977. Mr. Guerrero seconded the motion.

COMMISSION VOTE:

To CONTINUE TO APRIL 12, 1977 the request for a street vacation of Mariposa Drive and East Side Drive.

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

ABSTAIN: Ms. Mather

ABSENT: Messrs. Dixon and Stoll; Ms. White

THE MOTION PASSED BY A 5-0-1 VOTE.

OTHER BUSINESS

C2-77-002 Master Plan

Consideration of the proposed Austin Tomorrow Comprehensive Plan.

Mr. Lillie presented the following draft letter to the Commission members and told them that Mr. Tracy Watson of the Planning staff was present to answer any questions they had.

Mr. Dan H. Davidson
City Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

Dear Mr. Davidson:

As required by the City Charter, the Planning Commission's recommended draft of a master plan for Austin is hereby submitted to you for forwarding to the City Council. The recommendation consists of three separate elements which, taken in combination, comprise the Commission's draft of the Austin Tomorrow Comprehensive Plan.

The first element is the printed draft of four chapters and two appendices. This document has been reviewed by the Austin Tomorrow On-going Committee, other major City boards and commissions and City departments. It has also been subject to work sessions and public meetings before the Planning Commission to receive review comments

C2-77-002 Master Plan--Contd.

from the general public, the business community, civic and service organizations, and neighborhood groups. The draft has been through several revisions and, in the Commission's opinion, is now ready to be submitted to the City Council.

The second element of our recommendation is an attachment which consists of 49 final revisions to the printed draft. These changes are important to the draft, but in the interest of time and financial considerations, it was decided not to ask City staff to make the changes and reprint and redistribute the entire document. The Commission's recommended plan, therefore, includes the printed draft as modified by Attachment A.

The final element of the Planning Commission's recommendations is a selection of a future development pattern to guide geographic growth decisions by both public and private decision-makers in Austin. The Austin Tomorrow Goals Program provided the basic guidance for evaluating the three alternatives generated by City staff and presented in the document draft.

The Current Trends alternative does not provide the opportunity for accomplishing the major changes for Austin's future that were expressed in the Goals Program. Such concerns as environmental protection, managing growth and restricting urban sprawl cannot be realized under this option.

The Limited Expansion alternative has some characteristics which promote the best efficiency for providing municipal services and facilities. However, the Planning Commission thinks that the number of high density centers necessary to accomplish this option are too numerous and may have potentially undesirable side effects. The potential problems inherent in this alternative outweigh the potential benefits for Austin at this time.

Therefore, the Planning Commission recommends an alternative of Redistribution and Revitalization. All policy options, ordinance revisions, capital improvements programming, program activities and other development decisions should be consistent with the concepts necessary to implement the Redistribution alternative described in the Plan draft. In addition to those provisions, an aggressive policy to encourage development of existing vacant land, and appropriate redevelopment of underused land within the city must be a part of this alternative.

With active encouragement of in-fill development, some characteristics listed under the draft Redistribution would be changed. The downtown would not necessarily diminish as an active retail, service and cultural center; older neighborhoods could stabilize and remain viable residential areas, not losing population to the suburbs; housing stock in the inner portions of the city could reverse the trend toward deter

C2-77-002 Master Plan--Contd.

ioration and provide a variety of residential choices. Many of these policies already found in Chapter II address such issues as:

- Protect and preserve the desirable image and character of neighborhoods and districts (120.0)
- Protect residential areas from excessive levels of noise pollution and physical danger from traffic (123.1)
- Stabilize taxes on residential property in older neighborhoods through improved zoning controls (441.3)
- Research alternatives available to tax property on the actual use verses the potential market value (513.2)
- Provide incentives and research toward improved design, construction and financing of new housing (513.3)
- Expedite the construction of new public housing (522.2)

In addition to the goals, objectives and policies found in the document, other approaches and methods of implementation should be pursued to encourage revitalization of the existing urban area. Decisions which make a commitment to Capital Improvement Program activities within the existing city is one such method. Other examples include increased emphasis on historic preservation providing development incentives by lowering fees levied by the City for construction within the city limits, and making optimum use of available federal funds for housing and public facilities.

A commitment to such a Redistribution and Revitalization will allow the benefits of both environmental protection and a broad choice of development opportunities. It will allow for new development at the city's edges and encourage development within the city. It will allow development innovation and promote preservation of desirable existing areas.

The Planning Commission believes that the proposed Austin Tomorrow Comprehensive Plan as recommend, will provide a sound growth management process and a viable set of development strategies.

Respectfully,

Miguel Guerrero, Chairman
City Planning Commission

C2-77-002 Master Plan--Contd.

COMMISSION ACTION:

The members reviewed the information presented and discussed several suggestions for changes. The members then agreed upon the following amendments:

- insert Page IV-14 of the Plan draft into the draft letter with selected items added from Page IV-19 (as modified);
- change Item 10 on Page A-16 of the Plan draft to add ". . . unless deemed consistent with growth management objectives." at the end of the statement;
- omit sentence referring to ridership on the last item on Page IV-14 to make the statement consistent with the new alternatives;
- modify statement 2, Page IV-14 to say, "Most new single family residential will occur inside the city limits and contiguous areas outside the city limits."

Mr. Dixon made a motion that the Commission consider a combination alternative of Redistribution and Limited Expansion as stated in the draft letter with the changes and modifications that have been made, and that the final revised draft will come back to the Commission for final approval before submitting it to the City Manager. Mr. Gutierrez seconded the motion. Discussion then turned to setting a meeting date for the final draft to be presented to them and it was agreed to meet on Friday, March 25, 1977 at 7:00 PM. Mr. Jagger felt an additional statement was needed to say that development would be contiguous to growth in the city. Ms. Chance suggested that the following statement be added to the draft: "Growth will be contiguous to existing development and policies and discourage leap-frogging and urban sprawl". Mr. Gutierrez disagreed with that statement, saying that growth should be made as contiguous as possible but should not have to be contiguous to other growth. Mr. Rindy stated it would be consistent with the rest of the Plan, but he was still in favor of adopting the Limited Expansion alternative. Ms. Chance changed the statement to say, "Growth should be contiguous to existing development and policies would discourage leap-frogging and urban sprawl". Mr. Dixon said that he accepted that as an amendment to his motion. Ms. Mather seconded the amended motion.

COMMISSION VOTE:

To APPROVE a combination alternative of Redistribution and Limited Expansion as stated in the draft letter with the changes and modifications that have been made, subject to final review and approval on March 25, 1977.

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

THE MOTION PASSED BY A 6-1-1 VOTE.

C2-77-002 Master Plan--Contd.

COMMISSION ACTION:

Ms. Chance made a motion to approve the entire Plan draft as modified by the draft letter. Ms. Mather seconded the motion.

COMMISSION VOTE:

To APPROVE the entire Plan draft as modified by the draft letter.

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

THE MOTION PASSED BY A 7-0-1 VOTE.

C14-77-019 City Council (By Planning Dept.): "D" Industrial, 3rd H & A to
Lots 2, 3, 4, 5 & 6 Block 1 and "A" Residential, 1st H & A
Lots 13 & 14, Block 2, G.M. Brass (as amended)
 Subdivision and the adjoining
 vacation Brass Street and alley

This was a review of a site plan on property owned by Continental Water Conditioning Company of Austin, G.M. Brass Subdivision, which was postponed from the meeting of March 8, 1977.

COMMISSION ACTION:

The members reviewed the information presented. The applicant, Mr. Jack Smith, presented the members with the site plan that was requested. Mr. Jagger made a motion to zone the west half of Lot 2 "A" Residential, and the front 10 feet "A" Residential, except for the areas of two driveways, and zone the remainder of the tract "DL" Light Industrial. Ms. Mather seconded the motion.

COMMISSION VOTE:

To DENY the request of the City Council (by Planning Department) for a zoning change from "D" Industrial, 3rd H & A to "A" Residential, 1st H & A (as amended) on the entire tract, but to GRANT "A" Residence, 1st H & A on the western half of Lot 2 and the front 10 feet of the entire tract for the areas for two driveways, and "DL" Light Industrial, 1st H & A on the remainder of the tract.

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

THE MOTION PASSED BY A 6-0 VOTE.

C1-77 Minutes

COMMISSION ACTION:

Ms. Chance made a motion to approve the February 8, 1977 and February 22, 1977 Planning Commission minutes and the zoning portion of the March 1, 1977 and March 8, 1977 Planning Commission minutes for release to the City Council. Ms. Mather seconded the motion.

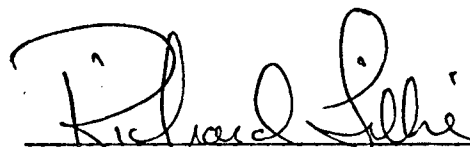
COMMISSION VOTE:

To APPROVE the Planning Commission minutes of February 8, 1977 and February 22, 1977 and the zoning portion of the minutes of March 1, 1977 and March 8, 1977 for release to the City Council. .

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

THE MOTION PASSED BY A 5-0 VOTE.

THE MEETING ADJOURNED AT 2:10 AM.



Richard R. Lillie
Executive Secretary