

## CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--May 24, 1977

The meeting of the Commission was called to order at 5:30 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman  
Barbara Chance\*  
Freddie Dixon  
Gabriel Gutierrez, Jr.  
Jean Mather  
Bill Stoll

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervisor, Current Planning  
Walter Foxworth, Planner  
Lois Kluck, Subdivision Clerk  
Ted Nauman, Water and Wastewater Design Eng.  
Charles Graves, Public Works Engineering  
Dona Jakubowsky, Administrative Secretary

Absent

Sid Jagger  
Dean Rindy

\*Arrived at 5:48 PM

## PLANNING COMMISSION

Regular Meeting -- May 24, 1977

## PRELIMINARY SUBDIVISIONS

C8-75-32 Village Nine at Anderson Mill  
Millcreek Parkway and Anderson Mill Road

The applicant is requesting reapproval of this preliminary plan. The staff recommends approval subject to the same conditions of original approval dated October 31, 1975. After further discussion the Commission

VOTED: To RE-APPROVE the preliminary plan subject to the same conditions of original approval.

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

C8-76-08 Cherry Creek, Phase VII, Section I  
West Gate Boulevard and Burnt Oak Lane

The staff reported that this preliminary plan consists of 9 acres with 44 lots, the average lot size being 70' x 115' and the density being 2.4 lots per acre.

This is a revision of a portion of the preliminary plan as approved by the Planning Commission on April 19, 1977. The staff recommends approval with the following conditions:

1. Sidewalks required along both sides of Westgate Blvd.; Whispering Oaks Drive and West Hill Drive and on one side of Blueberry Hill and Broken Oak. Appropriate note on final plat and fiscal arrangements required.
2. Urban construction standards will be required with appropriate fiscal arrangements.
3. Require modification of existing preliminary at the southeast corner to provide for connection of street shown as West Hill Drive to Manassas Road in Southwest Oaks, Section 1 as agreed to by owner.
4. Change name of West Hill Drive and Blueberry Hill Drive because of duplications. Also, show suffix for Broken Oak such as street, drive, lane, etc. Also, show Westgate Boulevard as West Gate (2 words) Boulevard.
5. Connection required to city water and sewer systems.
6. Waterway development permit may be required prior to final approval.
7. Show boundary survey.
8. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE VII, SECTION I, subject to all of the departmental requirements.

CS-76-08 Cherry Creek, Phase VII, Section I---continued

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

CS-76-81 Balcones Woods, Section Four (Amended Plat)  
Balcones Woods Drive and Alhambra Drive,

The staff reported that this preliminary plan consists of 3.73 acres with 8 lots, the average lot size being 80' x 115' and the density being 2.14 lots per acre.

This is a revision of a portion of Balcones Woods, Section Four which was APPROVED by the Planning Commission on January 25, 1977 with the following recommendations:

1. A 200' setback from the centerline of the railroad.
2. Provisions for noise abatement construction.
3. Provisions for water retention in the drainage plans.

The staff recommendations based on ordinance requirements and departmental reports is to APPROVE with the following conditions:

1. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
2. Sidewalks will be required on both sides of Balcones Woods Drive and Calle Verde Drive. Appropriate note required on the final plat.
3. Show 100 year flood plain data.
4. Waterway development permit required prior to final approval.
5. Building elevation note required on final plat.
6. Sidewalk curb ramps required at street intersections.
7. Show correct ownership to the north.
8. Contours required to be not more than 100 horizontal feet apart.
9. Connection required to city water and sewer systems.
10. Maximum retention of existing trees is recommended.
11. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BALCONES WOODS, SECTION FOUR (AMENDED PLAT) subject to all of the departmental requirements DELETING recommendations 1, 2 and 3.

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

C8-77-21      A Resubdivision of Lot B, Block F, Lamplight Village, Section One  
Lamplight Village Avenue and Parmer Lane

The staff reported that this preliminary plan consists of 3.18 acres with 9 lots, the average lot size being 70' x 120' and the density being 2.83 lots per acre.

The Plat Review Committee met on March 2, 1977 and recommended approval with the following conditions:

1. Fiscal arrangements required along with the final plat for sidewalks along the north side of Parmer Lane; the west side of Lamplight Village Avenue and along the north side of Lamplight Village Circle. Sidewalk note required on the final plat.
2. Additional R.O.W. required on Parmer Lane; 45' from the existing centerline. Show survey tie.
3. Show future R.O.W. line for Parmer Lane 100' from existing centerline and show a 25' building setback line from the future R.O.W. line.
4. Recommend a note be required on the final plat prohibiting driveway access onto Parmer Lane.
5. Show building setback line on all lots; 25' from front streets and 15' from side streets for corner lots.
6. Show R.O.W. width of all streets and radius of cul-de-sac.
7. Identify proposed use of all lots on preliminary plan if not for single family.
8. Requires connection to Lamplight Village water and sewer system. (No septic tanks permitted.)
9. Need a letter from the Texas Water Quality Board and from the Texas Department of Health Resources approving this addition to the existing sewage treatment plant.
10. Drainage and utility easements as required.
11. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards (urban), with appropriate fiscal arrangements.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of A RESUBDIVISION OF LOT B, BLOCK F, LAMPLIGHT VILLAGE, SECTION ONE, subject to all of the departmental requirements.

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

C8-77-22 Timberline III  
Spyglass Drive and Timberline Cove

The staff reported that this preliminary plan consists of 4.94 acres with 21 lots, the average lot size being 70' x 100' and the density being 4.25 lots per acre.

The Plat Review Committee met on March 23, 1977 and recommended approval with the following conditions:

1. Waterway development permit required prior to final approval.
2. Sidewalks required on the subdivision side of Spyglass Drive and on one side (specify) of Timberline Drive. Appropriate note required on final plat.
3. All lots required to have an adequate building site (50' square area behind the building setback line) exclusive of setback lines and drainage easements.
4. Fiscal arrangements required for construction of streets, drainage, sidewalks, and utilities to city standards because the subdivision is classified as urban.
5. 100 year flood plain data required.
6. Drainage and utility easements as required.
7. Wastewater service is subject to the Barton Creek Lift Station capacity allocations.
8. An adequate building setback from the bluff along Barton Creek should be required to avoid visual intrusion along the creek and the adjacent greenbelt. If such a setback from the bluff is required, Lots 19, 20, 21 or the southernmost lots, should be dropped or relocated since there is only a minimum amount of room from the building setback along Spyglass Drive to the bluff line.
9. Pier and beam construction should be required on lots which have slopes of 25% and greater to avoid major cuts and fills.
10. Provisions should be made for the safety of residents along the bluff.
11. The area on top of the bluff to the property line along the creek should be placed in a conservation easement. This was verbally agreed to by the owner when the city purchased the adjoining park.
12. Minimum building slab elevation note required on the final plat.
13. Site plan required to comply with subdivision memo E-76-21 prior to final plat release, if any creek alterations are made.
14. Identify the conservation easement on final plat and define the restrictions therefor.
15. Change the street name of Timberline Cove.
16. Show existing storm sewer facilities.

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C8-77-22 Timberline III---continued

ADDITIONAL COMMENTS ON THE PRELIMINARY PLAN

Environmental Resource Management - See memo as on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To CONTINUE the hearing in 30 DAYS in order to allow the developer and the appropriate departments to discuss the ramifications of the variances proposed for Timberline III and IV.

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

C8-77-23 Shady Hollow, Section III  
Brodie Lane and Doe Run

The staff reported that this preliminary plan consists of 52 acres with 143 lots, the average lot size being 80' x 120' and the density being 2.75 lots per acre.

The Plat Review Committee met on January 12, 1977 and recommended approval with the following conditions:

1. Brodie Lane will be required to be constructed to urban standards with 90' of R.O.W. and 44' of paving.
2. Sidewalks required on the west side of Brodie Lane and on one side (specify) of all other streets. Appropriate note required on final plat and fiscal arrangements required.
3. Recommend note be required on final plat prohibiting access to Brodie Lane from adjoining lots.
4. All lots required to have an adequate building site exclusive of building line and drainage easement.
5. Subdivision required to be served by a sewer treatment plant and collection system, (no septic tanks) and connection required to city water system.
6. A variance required on the length of the block adjoining Slaughter Creek. Recommend to grant because of topography.
7. Waterway development permit required prior to final approval.
8. Due to the geologic sensitivity of the area, in order to protect the water quality of the Edward's Aquifer,, Environmental Resource Management recommends that the standards promulgated in the T.W.Q.B. Order No. 75-0128-20, Article III, Section B, Subsection 15 be met. When the standards conflict with city policy, the intent of the criteria can still be met. The main purpose is to minimize the ex-filtration of sewage into the limestone which would percolate to the water table.

C8-77-23 Shady Hollow, Section III---continued

- \*9. Environmental Resource Management recommends that at least six (6) inches of topsoil be provided on all improved turf surfaces to effect filtration of runoff.
- \*10. Environmental Resource Management recommends that deed restrictions prohibit the use of nitrate-base fertilizers.
- \*11. Environmental Resource Management recommends dedication of the 100 year flood plain as a conservation easement.
- 12. Drainage and utility easements as required.
- 13. Owner is required to participate in bridge crossing cost of Slaughter Creek for Brodie Lane.
- 14. Site Plan to comply with subdivision memo E-76-21 required before release of final plat.
- 15. Minimum slab elevation note required on final plat.
- 16. Change names of Red Hawk Trail, Red Hawk Circle, Twin Fawn Circle, Twin Fawn Trail and Running Elk Trail. Change Honey Creek Trail to Doe Run.
- 17. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards (urban) with appropriate fiscal arrangements.

\*These items are not ordinance requirements and cannot be required unless owner agrees.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SHADY HOLLOW, SECTION III, subject to departmental requirements INCLUDING Item No. 8 unless we do not have the authority to do so, DELETING Comment No's. 9, 10 and 11.

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

C8-77-25 Scenic Brook West Commercial  
State Highway 71 and State Highway 290

The staff reported that this preliminary plan consists of 21.29 acres with 2 lots, the average lot size being 10 acres and the density being .093 lots per acre.

This is a revision of the preliminary plan of Scenic Brook West approved by the Planning Commission on June 10, 1968. The staff recommends approval with the following conditions:

C8-77-25 Scenic Brook West Commercial---continued

1. Drainage and utility easements as required.
2. Fiscal arrangements required for sidewalks along both sides of Oak Meadow Drive and along the south side of State Highway 71 and along the west side of State Highway 290.
3. Subdivision is urban and requires fiscal arrangements for construction of streets, drainage, sidewalks and utilities to city standards. (urban)
4. Tract noted park and tract noted wastewater treatment plant site required to be platted along with this subdivision.
5. Show use proposed on each lot.
6. Variance required on length of both blocks. Recommend to grant because of existing development and proposed use.
7. Show 100 year flood plain data.
8. Waterway development permit required prior to final approval.
9. Preliminary drainage plans required to be submitted to and approved by Engineering Department prior to final approval.
10. Building slab elevation note and detention note required on final plat.
11. Show existing drainage facilities.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of SCENIC BROOK WEST COMMERCIAL pending Health Department and Texas Water Quality Board approval for expansion of the existing sewer treatment plant.

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

C8-77-26 Timberline IV  
 Barton Skyway and Spyglass Drive

The staff reported that this preliminary plan consists of 7.77 acres with 21 lots, the average lot size being 70' x 145' and the density 2.70 lots per acre.

The Plat Review Committee met on April 27, 1977 and recommended approval with the following conditions:



C8-77-26 Timberline IV---continued

1. Additional R.O.W. may be required on Barton Skyway.
2. Sidewalks required on the subdivision side of Spyglass Drive and on one side of Dana Cove and Flora Cove.
3. Waterway development permit required.
4. All lots required to have a building site exclusive of the building line and the drainage easement.
5. Recommend a note be required on final plat prohibiting driveway access to Barton Skyway from adjoining lots, and to grant a variance on double frontage Lots 18-21.
6. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards (urban) with appropriate fiscal arrangements. Connection required to city water and sewer systems.
7. Show survey tie across Barton Skyway.
8. Letter from Sid Jagger clarifying allocations of capacity of Zilker Park Lift Station.
- \*9. Recommend the 100 year flood plain be dedicated as a conservation easement.
- \*10. The site is on the recharge to the Edwards Aquifer in a heavily faulted region capable of rapid recharge by stream flow and precipitation. Environmental Resource Management is recommending the density be reduced in order to reduce the amount of impervious cover.
- \*11. Lots 7 and 8 should be combined to provide more building area outside of the 100 year flood plain.
- \*12. All construction on slopes of 25% and greater should be on pier and beam.
- \*13. Environmental Resource Management recommends that 30' streets be considered in order to reduce the amount of impervious cover and provide more building area out of the 100 year flood plain.
- \*14. The area within the 100 year flood plain should be identified as a conservation easement with restrictions identified.
15. Site plan required to comply with subdivision memo E-76-21 prior to final approval.
16. Building slab elevation note required on final plat..
17. Drainage and utility easements as required.
18. A public hearing will be required for wastewater main extension across park property.

After further discussion, the Commission then

VOTED: To CONTINUE the hearing in 30 DAYS in order to allow the developer and the appropriate departments to discuss the ramifications of the variances proposed for Timberline III and IV.

C8-77-26 Timberline IV---continued

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

C8-77-27 Twelve Point Twenty-Five (12.25) Addition  
Guadalupe Street and Corbin Court

The staff reported that this preliminary plan consists of 9.924 acres with 7 lots, the average lot size being 100' x 210' and the density being .705 lots per acre.

The Plat Review Committee met on April 6, 1977 and recommended approval with the following conditions:

1. All collector streets required to have 300' centerline radius. Recommend a variance on Guadalupe Street because of existing alignment to the north and south.
2. Sidewalks required on both sides of Corbin Court, Guadalupe Street and on the east side of Lamar Blvd.
3. Curb and gutter will be required on the east side of Lamar Boulevard if not already in place.
4. Driveway permits will be required for every lot.
5. Recommend "C" zoning be required to be rolled back to "B" zoning on Lots 4 and 5.
6. Show survey tie across North Lamar Blvd. and verify the 120' right-of-way shown.
7. Waterway development permit required prior to final approval.
8. Pending "BB" zoning for Lots 1-4 required to be completed, (Council passage of ordinance) prior to final approval.
9. Connection required to city water and sewer systems. The subdivision is required to be constructed to city standards (urban) with appropriate fiscal arrangements being required.
10. Show 100 year flood-plain data.
11. Building slab elevation note required on final plat.
12. Detention note required on final plat.
13. Site plan required to comply with subdivision memo E-76-21 prior to final approval.
14. Alignment of proposed drainage easement with existing easement required.
15. Drainage and utility easements as required.
16. Show 25' building setback line on Lot 7.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TWELVE POINT TWENTY-FIVE (12.25) ADDITION subject to all of the departmental requirements.

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C8-77-27 Twelve Point Twenty-Five (12.25) Addition---continued

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

C8-77-28 The Glenn at Thomas Springs.  
Thomas Springs Road and Glen Springs Road

The staff reported that this preliminary plan consists of 25.00 acres with 30 lots, the average lot size being 120' x 280' and the density being 1.2 lots per acre.

The Plat Review Committee met on April 27, 1977 and recommended approval with the following conditions:

1. The streets and drainage are required to be constructed to county standards for acceptance for maintenance. A performance bond will be required by the county for such construction.
2. Subdivision required to be approved by Health Department for septic tank development prior to preliminary approval.
3. Waterway development permit required prior to final approval.
4. Subdivision required to be connected to Water District #14 water system and letter of approval required from water district for service.
5. Show 100-year flood plain and dedicate 25 year flood plain as drainage easement.
6. 70' of R.O.W. required for Thomas Springs Road 35' from centerline. Show survey tie.
7. Monument a Bench Mark to U.S.G.S. Datum.
8. Change names of Glen Springs Drive, Spring Crossing and Thomas Lane.
9. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE GLEN AT THOMAS SPRINGS subject to all of the departmental requirements.

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

C8-77-30 Westwood Heights, Section Two  
Slaughter Lane and Cassandra Lane

The staff reported that this preliminary plan consists of 49.00 acres with 101 lots, the average lot size being 65' x 120' and the density being 2.00 lots per acre.

The Plat Review Committee met on April 27, 1977 and recommended approval with the following conditions:

1. Show intersection of Chisholm Trail south with Slaughter Lane, Westwood Lane must line up with Chisholm Trail South.
2. 90' of R.O.W. required for Slaughter Lane or 45' from centerline.
3. Sidewalks required on both sides of Cassandra Lane and on one side (specify) of all other streets. Appropriate note on final plat and fiscal arrangements required.
4. Variance required for the length of block which borders the east property line. Recommended to grant because of existing development.
5. Permit required from the Texas Water Quality Board and approval required by Texas Department of Health Resources for sewer treatment plant. Subdivision required to be connected to the city water system and to an approved sewer collection system. (No septic tanks permit).
6. Council approval of water approach main required prior to preliminary approval.
7. Waterway development permit required prior to final approval.
8. 100 year flood plain data required.
9. Street should intersect at or near right angles and all corners should be rounded off.
10. Westwood Lane, Thunder Loop and Helen Court -- street names must be changed because of duplication.
11. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards (urban) with appropriate fiscal arrangements.
12. Recommend cul-de-sac not be required at the north end of Zues Lane because of only one lot depth from an intersection on one side and extension is planned.
13. Show all building setback lines. (Lot 1 and the lot south of Lot 7) Also show lot number for the lot south of Lot 7.
14. Existing water main is not capable of delivering adequate water service to this subdivision.
15. The County may require 60' of R.O.W. on all streets.
16. Drainage and utility easements as required.
17. Off-site easements or detention may be required.
18. Building elevation note required on the final plat.
19. Show names and addresses of all adjoining and adjacent (across the street) property owners on the preliminary plan.

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C8-77-30 Westwood Heights, Section Two---continued

20. All lots required to have an adequate building site exclusive of drainage easements and setback lines.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of WESTWOOD HEIGHTS, SECTION TWO pending Council approval of the water approach main.

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

ABSENT: Messrs. Jagger and Rindy

C8-77-31 Lost Creek Estates  
Travis Cook Road and Lost Creek Boulevard

The staff reported that this preliminary plan consists of 413 acres with 70 lots, the average lot size being 5.9 acres and the density being .169 lots per acre.

The Plat Review Committee met on April 13, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban, however, it is located in an area where the "Low Density Urban Standards Policy" may be applied.
2. Recommend variance to delete requirements for curbs, gutters, sidewalks and wastewater lines as provided in the "Low Density Urban Standards Policy".
3. Recommend variance from "Low Density" policy to delete curb and gutter and sidewalk requirements on collector streets also, and to permit less than 200' frontage on a dedicated public street for Lot 12, Block 2 and Lot 1, Block 3 because of topography and because such lots are located on a cul-de-sac.
4. Restriction required on final plat prohibiting resubdivision except as provided in the "Low Density" policy.
5. Dedication and construction of Lost Creek Boulevard from existing end at Barton Creek to this subdivision required to be provided to the "Low Density" standards by the final of this section. Include such street area within outboundary of the final plat. Location and grades of such street required to be approved by the City. Should have been included in this preliminary plan.
6. 80' R.O.W. required for Lost Creek Boulevard if it is a direct extension of the existing street; if not a direct extension, a different name will be required.
7. Health Department approval required for septic tank use prior to preliminary approval.
8. Plans and specifications for the proposed water distribution system and source of water required to be approved by the State and local Health Departments prior to final approval. Water supply must be potable. Letters of approval required.

C8-77-31 Lost Creek Estates---continued

9. Cul-de-sac required to be dedicated at both ends of Yucca Trail and at the end of Phantom Trail and Sagebrush Trail where "turnaround easement" is indicated.
10. A variance is required on the length of most blocks and all culs-de-sac over 400' in length. Recommend to grant because of topography and low density.
11. Waterway development permit required prior to final approval.
12. Show 100 year flood plain data.
13. Building setback line required to be 25' from cul-de-sac R.O.W. line on Lot 1, Block 7; Lots 1 and 10, Block 4; Lot 3, Block 6; Lot 1, Block 5; Lot 1, Block 1 and Lots 1 and 2, Block 3.
14. Fiscal arrangements required for construction of the water system, streets and drainage to the "Low Density" standards prior to final approval.
15. Recommend resubdivision into lots less than two (2) acres be prohibited unless a sewer treatment and collection system is available.
16. Minimum centerline radius is 300' for Lost Creek Boulevard and Travis Cook Boulevard and 200' for all other streets.
17. Minimum R.O.W. width for all streets is 60' under the "Low Density" standards.
18. All lots required to have a building site exclusive of setback lines and drainage easements.
19. Drainage and utility easements as required.
20. Construction plans for the water system required to be approved by the Water and Wastewater Department of the city.
21. All street grades required to be approved by the Engineering Department and County Engineer.
- \*22. Environmental Resource Management recommends:
  1. No cutting, filling or removal of vegetation within the areas proposed for natural preservation.
  2. Development be kept away from visually significant hilltops.
  3. Hilltops should be protected by altering street alignment so that lots back up to them.
  4. Cutting and filling on slopes greater than 30% should be eliminated or severely restricted.
  5. During construction, erosion control methods such as the use of berms and silt basins should be used to contain runoff on each lot and street.
  6. Once street construction has been completed, any remaining disturbed area should be graded and seeded with native or exotic grasses or vegetation.

C8-77-31 Lost Creek Estates---continued

23. Change names of Yucca Trail, Sagebrush Trail, Phantom Trail and River Ridge Trail.

\* These items are not ordinance requirements and cannot be required unless the owner agrees.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of LOST CREEK ESTATES pending Health Department approval for septic tank use following review of percolation and core tests and to REQUIRE four (4) hour percolation tests only if required by current Health Department standards.

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

C8-77-33 Spicewood Estates  
Spicewood Parkway

The staff reported that this preliminary plan consists of 137.23 acres with 311 lots, the average lot size being 85' x 120' and the density being 2.28 lots per acre.

The Plat Review Committee met on April 20, 1977 and recommended approval with the following conditions:

1. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city (urban) standards with appropriate fiscal arrangements.
2. Connection required to a sewer treatment and collection system (no septic tanks) and to the city water system.
3. Waterway development permit required prior to final approval.
4. Show restrictions for the 100 year flood plain and conservation easement on final plat.
5. Recommend a variance to permit 30' of width on the neck of Lot 3, Block K if building setback line is located 25' behind Lots 2 and 4. Owner has agreed to this.
6. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
7. Sidewalks required on both sides of all collector streets and one side (specify) of all other streets. Appropriate note on final plat and fiscal arrangements required.

C8-77-33 Spicewood Estates---continued

8. A variance is required on the length of most blocks. Recommend to grant because of topography and existing development to the west.
9. A variance is required on the length of Breezy Point. Recommend to grant because of topography.
10. Minimum centerline radius for collector streets is 300' and 200' for residential streets with 75' for right angle turns. Show compliance.
11. Recommend Little Creek and Lookout Point be shifted further away from the steeper slopes to provide better building sites and driveway access to the lots.
12. All street grades required to be approved by the Engineering Department.
13. All intersections required to be at or near 90 degrees.
14. Recommend a variance on the scale of the preliminary plan because of plat size at the required scale. Final plats required to be 1" = 100'.
15. Recommend owner negotiate dedication of Sunnyside Drive out to Spicewood Parkway, if possible, prior to final approval of the northern portion of this subdivision.
16. Water system improvements required for adequate water service.
17. Letters required from the Texas Water Quality Board and Texas Department of Health Resources approving connection of this subdivision to the existing sewer treatment plant.
18. Eliminate tapered building lines.
19. Bench Mark to establish U.S.G.S. Datum.
20. Building slab elevation note required on final plat.
21. Minimum offset distance between street intersections is 150' centerline to centerline.
22. Drainage and utility easements as required.
- \*23. The information that would be required by the proposed Lake Austin interim ordinance is needed to evaluate this subdivision.
- \*24. The streets in the southern half of the tract are poorly designed to respect existing topography.
- \*25. Application to tie into the Balcones Package Treatment Plant may be opposed by Environmental Resource Management. The question will be referred to the Environmental Board.
- \*26. Water quality measures such as maximizing percolation on the lots, minimizing rainfall runoff which is diverted to streets and waterways, detention ponding and overland drainage are suggested.
27. Offsite drainage easements or letter of agreement may be required.

\*These items are not ordinance requirements and cannot be required unless owner agrees.



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C8-77-33 Spicewood Estates---continued

28. Change the names of Sunnyridge Drive, Rock's Throw, Stone's Throw, Echo Hill, Broadlawn Bend, Elmwood Lane, Rim View, Rim View Circle, Little Creek, Lookout Point and View Point because of duplication. Show suffix for Country Knoll, Breezy Point and Hideout Hill such as street, drive, lane, etc.

Additional Comments on the preliminary plan from Environmental Resource Management are on file with the City of Austin Planning Department.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of SPICEWOOD ESTATES for three (3) weeks (June 14, 1977) to permit review by the Environmental Board relating to the proposed sewer treatment plant.

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

The staff recommended that the following three (3) preliminary plans be extended for six (6) months as requested by the owner. The Commission then

VOTED: To GRANT a six (6) month extension.

C8-70-22 South Crest Park No. 3  
F.M. 812 & Clinger Road  
C8-75-28 Decker Hills Estates  
F.M. 969 & Taylor Lane  
C8-76-32 620 Oaks  
F.M. 620

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

The staff recommended that the following preliminary and final plat be withdrawn as requested by the owner. The Commission then

VOTED: To WITHDRAW the following subdivision.

C8-74-72 Lakeway Estates, Section 1  
Little Oaks Road & F.M. 620

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

## FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three (3) final subdivisions have been before the Commission in the past and have met all of the departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-76-21 West Creek, Section 1  
West Creek Dr. & Hill Forest  
C8-76-25 West Creek, Section 2  
Old Fredericksburg Road  
C8-76-55 Southwest Oaks, Section 1  
Manchaca Road

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, change Westgate Boulevard to West Gate Boulevard, connection required to Lamplight Village water and sewer system and prohibit driveway access to Parmer Lane.

C8-77-21 Lamplight Village, Resubdivision of Lot B, Block F  
Lamplight Village Drive and Parmer Lane

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, street name changes required, a no-occupancy restriction required on plat, letter of approval required from Texas Water Quality Board and Department of Health Resources to connect to the sewer treatment plant and system and connection to city water system.

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

C8-77-24 Spicewood at Balcones Village, Section 7  
Spicewood Club Drive

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

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 tax certificates.

C8-77-25 Scenic Brook West Commercial  
Highway 290 and Highway 71

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department and connection required to city water and wastewater systems.

C8-77-29 Bannockburn, Section IV  
McCarty Lane & Reaburn Drive

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

Planning Commission, Austin, Texas

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PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following Planned Unit Development pending fiscal arrangements, easements on-site and off-site, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note required on plat, restriction required on plat prohibiting driveway access to Great Hills Drive from abutting lots, street name changes and connection required to city water and wastewater systems.

C814-76-01 Great Hills VII

Great Hills Trail & Deer Valley

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

ABSENT: Messrs. Jagger and Rindy

The Commission then

VOTED: To DISAPPROVE the following Planned Unit Development pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, connection required to city water and wastewater systems, note required on plat pertaining to use of private streets by City vehicles and change Westgate Boulevard to West Gate Boulevard.

C814-77-04 Cinnamon Hollow, Section 3

Westgate Boulevard

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

ABSENT: Messrs. Jagger and Rindy. Ms. Chance

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following six (6) short form subdivisions have complied with all departmental requirements and recommended that they be approved.

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

The Commission then

VOTED: To APPROVE the following short form subdivisions.

- C8s-73-240 Courtlandt Place  
Park Plaza & I.H. 35
- C8s-76-123 North Austin Commercial Subdivision  
Reid Drive & U.S. 183
- C8s-77-33 Schirpik & Sane Tracts  
F.M. 620 & County Road 183
- C8s-77-79 Cameron Plaza  
Cameron Road & U.S. 290
- C8s-77-81 Resubdivision Lots 43-52, Old Town, Section 2,  
Phase 2, Amended  
Hemingway Street
- C8s-77-90 Weed Addition *Sidd*  
W. 10th Street

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

The Commission then

VOTED: To APPROVE the following short form subdivision and GRANTING the variance on the signature of the adjoining owner.

- C8s-77-32 Resubdivision of Lots 3 & 4 and Part of Lot 5,  
Block 4, Broadacres Subdivision  
Clay Avenue

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

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 R.O.W..

- C8s-77-97 Resubdivision Lot G-5, Northwest Hills Ranch  
D-K Ranch Road

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, easements on-site and off-site, driveway permits, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note on plat, connection required to city water and wastewater systems and plat corrections and GRANTING the variance to exclude remainder of the tract.

C8s-77-99 St. Peter's Methodist Church Subdivision  
Springdale Road

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, connection to city water system, Health Department approval required for septic tank use, plat corrections, R.O.W. and GRANTING the variance to DELETE requirements for wastewater because of inavailability.

C8s-77-100 Wild Basin Oaks  
Wild Basin Ledge

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

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, compliance with approved P.D.A., sidewalk note on plat, construct Woodcrest Drive to full urban standards with curb and gutter.

C8s-77-101 C.S.I. Addition  
U.S. 183 and Q-Ranch Road

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

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

The Commission then

VOTED: To APPROVE the following short form subdivision  
pending a memo from the Engineering Department stating  
that all requirements have been met and complied with.

C8s-77-102 Safeway Addition No. 11  
William Cannon Drive & Manchaca Road

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision  
pending compliance with departmental requirements,  
sidewalk note on plat, connection required to city  
water and wastewater systems, tax certificates, driveway  
location note on plat and detention system.

C8s-77-103 Spice-Mesa Addition  
Mesa Drive & Spicewood Springs Road

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision  
pending compliance with departmental requirements,  
plat corrections, Health Department approval required  
for septic tank use and water well and to GRANT  
the variance to DELETE requirements for wastewater  
because of inavailability and to DENY the variance  
on the signature of the adjoining owner pending  
receipt of a variance letter.

C8s-77-105 Peter's & Joyce's Addition  
Thaxton Road

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements, plat corrections and connection required to the Valley View water and sewer systems.

C8s-77-106 Resubdivision of Lot 1, Block A, Valley View  
Acres, Revised  
Highway 71

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements, connection required to city water and wastewater systems and plat corrections.

C8s-77-107 Ingrid Subdivision  
South Lamar Blvd. & Barton Springs

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with department requirements, connection required to city water and wastewater systems, plat corrections, tax certificates, and to DENY the variance on signature of the adjoining owner pending receipt of a variance letter.

C8s-77-108 Wade-Buell Addition  
Manchaca Road

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



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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements, connection required to city water and wastewater systems and tax certificates required.

C8s-77-109 Resubdivision of Lots B & C, Riverside Divide, Sec. 3  
E. Riverside Drive and South Lakeshore

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with departmental requirements, connection required to city water and wastewater systems, plat corrections required and to DENY the variance on the signature of the adjoining owner pending receipt of a variance letter.

C8s-77-110 Resubdivision of West 100 feet of Lot 2, Block 2,  
Westfield "A"  
West 12th Street & Quarry Road

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

## OTHER BUSSINESS

C11-77-012Transit and Transportation

Determination of the number of parking spaces required for an automobile repair establishment locate at 600 South Lamar Blvd., as required by Section 45-30 of the Austin City Code.

Mr. Richard Lillie told the members that this item had been reviewed by the Planning, Urban Transportation and Engineering Departments and twelve parking spaces outside the building are recommended as requested.

## COMMISSION ACTION

The members reviewed the information presented. Mr. Dixon made a motion to recommended 12 parking spaces for the Automobile repair shop. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To RECOMMEND twelve parking spaces for the automobile repair shop at 600 South Lamar Blvd, as required by Section 45-30 of the code of the City of Austin.

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

ABSENT: Messrs. Jagger and Rindy

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-002Public Services

Consideration of a water approach main for Southland Oaks Subdivision.

Mr. Richard Lillie reviewed the approach main policy with the Commission members.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Chance made a motion to postpone the application. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To POSTPONE water approach main for Southland Oaks Subdivision.

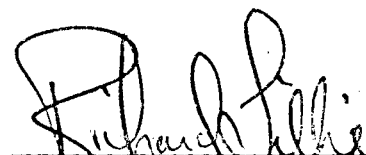
AYE: Messrs. Guerrero, Dixon, Stoll; Mmes. Chance and Mather

NAY: Mr. Gutierrez

ABSENT: Messrs. Jagger and Rindy

THE MOTION PASSED BY A 5-1 VOTE.

## ADJOURNMENT



Richard R. Lillie  
Executive Secretary