

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- July 26, 1977

The meeting of the Commission was called to order at 5:30 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman
Freddie Dixon
Gabriel Gutierrez, Jr.
Sid Jagger
Sally Shipman
Bernard Snyder
Bill Stoll
James G. Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor Current Planning
Charles Graves, Director of Engineering

Absent

Mary Ethel Schechter

ZONING

C20-77-004

Zoning Ordinance Amendment

To amend Section 45-41(f) of the City Code.
(Residential Buffering)

Mr. Richard Lillie, Director of the Planning Department, explained that the Commission had previously considered a zoning ordinance that would require a deeper building set back on the rear property line to protect residences from higher intensity development. The recommendation that was acted on by the Commission dealt with two items with which the legal staff had problems. The Commission indicated in their draft that where the applicant did not agree to meet these standards, that a site plan would be required, showing the Commission how the set back would be accomplished. The Legal Department feels that rather than arbitrarily requiring a site plan, it should be made a part of the ordinance as a special permit requirement or deleted because it would be an ordinance requirement. The second item in the Commission's draft was a provision that at the approval of both property owners, the fence or landscape buffer would not have to be provided. The Legal Department indicates that an ordinance requirement cannot be waived. The staff suggests this provision be deleted altogether. The Building Inspection Department has requested that (f) (2) be amended to delete that portion stating that the strip may not be used for any business activity. It would be difficult to inspect and enforce all such properties. Reference was also made that the height of the plant material at maturity should be six feet or higher but that original installation of plant materials should be somewhat less.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

A majority of the members agreed to amend the original draft and discussed the various options open to the Commission.

COMMISSION VOTE:

After discussion of the draft and the comments by the Legal staff it was decided to amend the original as follows:

1. To amend section (f) (2) to read, "A ten (10) foot strip of landscape. This strip may not be paved and must be landscaped and be maintained."

C26-77-001Zoning Ordinance Amendment Cont'd

2. To amend section (f) 2.6 to read, "A landscape screen consisting of plant material of the evergreen variety a minimum of two and one-half (2.5) feet in height at the time of installation and achieving minimum height of six (6) feet at maturity and planted on four (4) foot centers. All such landscaped screens shall be permanently maintained to produce a dense visual barrier.
3. To amend section 45-28 to require a special permit if landscaping is other than that provided in section 45-41 (f).
4. To delete the provision permitting a waiver by property owners.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder, Stoll, Vier and Ms. Shipman.

ABSENT: Ms. Schechter

THE MOTION PASSED BY A 8-0 VOTE.

PUBLIC HEARINGSC11-77-013Transit and Transportation

Determination of the number of parking spaces required for an automobile repair shop to be located at the northwest corner of Hidalgo Street and Springdale Road, as required by Section 45-30(12) of the Austin City Code.

Mrs. Evelyn Butler of the Planning staff explained to the Commission members that this was a request of Mr. Ernest B. Herrera for a determination of the number of on-site parking spaces to be provided for employee and customer parking at the Atlas Automotive Spring and Alignment Service located at 3535 East Seventh Street. A 65 ft. by 80 ft. addition is proposed to the existing structure and the business will employ a maximum of six mechanics, one helper one bookkeeper, and the owner. The site plan shows 18 parking spaces inside the building and 21 spaces to be provided on the tract outside the building. Based on the ratio that has been established of six parking spaces per mechanic a total of 36 spaces should be provided. With eighteen spaces provided inside the building, eighteen spaces should be provided on the site outside the building. The staff recommends a minimum of eighteen on-site parking spaces be provided for employee and customer parking. Mr. Herrera stated that this was not a request to expand but merely to add enough room to take care of the business they now have.

CITIZEN COMMUNICATIONWRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Ernest B. Herrera (Applicant)

PERSONS APPEARING IN OPPOSITION

None

C11-77-013 Transit and Transportation Cont'd

COMMISSION ACTION:

The members reviewed the information presented. Mr. Gutierrez moved the application for 18 spaces for customer and employee parking be approved. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To APPROVE 18 spaces for customer and employee parking for the automobile repair shop to be located at the northwest corner of Hidalgo Street and Springdale Road, as required by Section 45-30(12) of the Austin City Code.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder, Stoll, Vier and
Ms. Shipman
ABSENT: Mr. Jagger and Ms. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

PUBLIC SERVICES

C12-77-001 Public Services
Consideration of Water and Wastewater
Approach Main for West Rim

Mr. Richard Lillie, Director of the Planning Department, explained to the Commission that this item is a request for continued consideration of water and wastewater approach main for the West Rim subdivision. It originally came before the Commission in April and was postponed by vote of the Commission to allow the staff to undertake a report that would address four questions raised by the Environmental Department; those being the total area that would be served by the proposed lines at full capacity; the existing roadway capacities and the possible need to upgrade these roads to accommodate further development; projected school capacity needs; and the fiscal impact on the City to provide services to this area.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

*Representatives of Lake Austin Hill Country Neighborhood Association

Commissioner Ann Richards

PERSONS APPEARING IN FAVOR

Don Bird (for Applicant)

PERSONS APPEARING IN OPPOSITION

John Scanlan, Representing Commissioner Ann Richards

Jackie Jacobson, 207 Skyline Drive

Thomas Leach, 3821 West Lake Drive

Mr. and Mrs. Frank C. Schléicher, 1505 Ridgecrest Drive

Guy A. and Eileen Thompson, 1 Shady Brook Cove

Richard W. Tims, 1503 Ridgecrest Drive

Dr. Marilyn Waite, 1405 The High Road

(*Requested delay until August 30, 1977.)

C12-77-001 Public Services Cont'd

COMMISSION ACTION:

Mr. Don Bird, representing the applicant, stated he did not think there was any valid reason for postponing this issue any longer. Mr. Vier stated he did not see any reason why it was necessary to postpone the case further; and would like to hear any concrete evidence that the project should not go through and the approach main should not be approved at this time. Mr. Gutierrez suggested the opposition explain why they wished another postponement and then consider the issue. The opposition requested delay due to the fact they had not had sufficient time to study the report and the request is for that purpose. After discussion, Mr. Gutierrez stated he was of the opinion that if the case is again heard on August 30 that a decision be reached at that time and no further postponements be granted. Mr. Jagger stated he did not think the Commission should not hear any of the case unless they heard the entire case. Mr. Jagger moved the case be postponed until August 9 at 7:00 PM Mr. Guerrero asked Mr. Lillie if it would be possible to get a fiscal impact of this project in two weeks. Mr. Lillie replied that the department would do everything possible to do it. The comment will include the estimated cost to serve the area and the revenues which might be anticipated inside or outside the city limits. He assured the Commission the department would do whatever they could to see the information was provided by that date. The motion was seconded by Mr. Gutierrez.

COMMISSION VOTE:

To POSTPONE the request to August 9.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder, Stoll, Vier
 and Ms. Shipman.
ABSENT: Ms. Schechter.

THE MOTION PASSED BY A 7-1 VOTE.

OTHER BUSINESS

C3-77-001 Environment
 Waterway Development Permit
 Application 77-05-3284 for the
 Clarksville area.

Charles Graves, Director of Engineering, explained to the Commissioners that Section 29-3.1 of the City Code (Chapter 29) is commonly known as the creek ordinance. Waterway development permits are issued under that terms of this ordinance and one of the requirements as written into this ordinance is that in the event any waterway which has a 100-year storm requirement of 300 cubic feet per second or more is to be enclosed or opened, it must have the approval of the Planning Commission prior to the issuance of a waterway development permit. Much of the work in the Clarksville area is to realign and acquire additional street and drainage rights-of-way; to generally straighten out the utility system, the drainage system, and the street system. The system that is needed to be enclosed is that portion between West Lynn and Charlotte Street. Mr. Graves recommended approval of this section. The improvements are in conformance with the Clarksville Plan adopted by the Planning Commission and the City Council.

C3-77-001 Environment Cont'd

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Charles Graves, Director of Engineering

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

The Commission was in agreement with the testimony as presented.

COMMISSION VOTE:

Mr. Gutierrez moved approval of the staff recommendation. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Gurrero, Gutierrez, Jagger, Snyder, Stoll, Vier and Ms. Shipman

ABSENT: Ms. Schechter.

THE MOTION PASSED BY A 8-0 VOTE.

CITY PLANNING COMMISSION

Regular Meeting -- July 26, 1977

PRELIMINARY SUBDIVISIONS

C8-76-43 Travis Oaks Estates
 Gibson Drive and Kohlers Trail

The staff recommends postponement as agreed to by the owner for further percolation and core tests as required by the Health Department. The Commission then

VOTED: To POSTPONE the preliminary plan of TRAVIS OAKS ESTATES indefinitely.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier
 Ms. Shipman

ABSENT: Mr. Jagger and Ms. Schechter

C8-76-79 Pflugerville Northwest, Section One
 Pflugerville Loop and Ramble Creek Drive

The staff reported that this preliminary plan consists of 52.17 acres with 25 lots, the average lot size being 150' by 526' and the density being .47 lots per acre.

The staff's recommendations based on departmental reports are as follows:

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer therefor.
2. Connection required to Manville Water Supply Corporation water system. Letter required from Manville stating arrangements have been made by the owner to serve this subdivision with water.
3. Health Department approval required for septic tank use prior to preliminary approval.
4. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Manville water system.
5. Waterway development permit required prior to final approval.
6. Drainage and utility easements as required.
7. Minimum building slab elevation note required on the final plat.
8. Variance required on the length of Cool Creek Trail cul-de-sac. Recommend to grant because provision for future extension is provided.
9. Variance required on the length of block adjoining the creek. Recommend to grant because of topography and low density.
10. Show survey tie across Pflugerville Loop and verify the 70' R.O.W. shown.
11. Based on schematic plan of adjoining tracts, Wards Springs Drive should be 60' in width. (R.O.W.)

C8-76-79 Pflugerville Northwest, Section One

12. Some revisions will be required in the schematic plan of adjoining tracts at a later date and prior to submission of preliminary plans for such tracts.
13. Contour lines required to be not more than 100 horizontal feet apart.
14. Show 25' building setback line from Wards Springs Drive on all abutting lots.
15. Cul-de-sac required at the north end of Cool Creek Trail.
16. No sidewalks required. (Suburban)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of PFLUGERVILLE NORTHWEST, SECTION ONE subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Mr. Jagger and Ms. Schechter

C8-77-31 Lost Creek Estates, Phase 1
Travis Cook Road and Lost Creek Blvd.

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.

C8-77-31 Lost Creek Estates, Phase 1---continued

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. Recommend to grant variance to delete requirements for water and permit individual water wells with Health Department approval.
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. (Note required on final plat.)
16. Minimum centerline radius of 300' or otherwise approved by Urban Transportation and Engineering Departments for Lost Creek Boulevard and Travis Cook Road 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.

C8-77-31 Lost Creek Estates, Phase 1---continued

*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.

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 APPROVE the preliminary plan of LOST CREEK ESTATES, PHASE 1 subject to all of the departmental requirements DELETING Environmental Resource Management's Comments Numbers 2, 3 and 5 and MODIFYING their Comment No. 6 to read "Once street construction has been completed, any remaining disturbed area should be graded and seeded with native or exotic grasses or vegetation, where applicable and stabilized where not applicable" and DELETING Item No. 20.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman

ABSENT: Ms. Schechter

C8-77-41 Oak Forest West
 Old U.S. 183 and Broad Oaks Drive

The staff reported that this preliminary plan consists of 13.47 acres with 45 lots, the average lot size being 70' x 140' and the density being 3.3 lots per acre.

C8-77-41 Oak Forest West---continued

The Plat Review Committee met on May 25, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Cul-de-sac required at the west end of Windydale Drive.
4. Sidewalks required along one side (specify) of all streets, with appropriate fiscal arrangements and note on final plat.
5. Proposed property trade with Lyndon Crider required to be completed prior to final approval with Mr. Crider participating in final plat to dedicate the proposed short street.
6. Zoning change required from "I-AA" to "A" Residence prior to final approval for duplex use as proposed.
7. Improvements to the oak forest Lift Station and receiving main required prior to wastewater service being available to this subdivision.
8. Waterway development permit required prior to final approval.
9. 100 year flood plain data required.
10. Drainage and utility easements as required.
11. Minimum building slab elevation note required on the final plat.
12. Show 25' building setback line from proposed Woodcrest Drive on Lots 14-17 and a 15' setback on Lot 18.
13. Owner has agreed to provide a 6' privacy fence along the south boundard of this subdivision to be maintained by the property owners until Woodcrest Drive adjacent thereto is dedicated and constructed to urban standards.
14. Recommend hand rails be provided adjacent to sidewalk on Forest Springs Trail where same crosses the drainage structure.
15. All streets required to intersect at or near 90 degrees.
16. Change names of Forest Springs Trail, Greenhaven Circle, Windydale Drive, Lyndon Drive and Short Street because they are duplications.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of OAK FOREST WEST subject to all of the departmental requirements MODIFYING Item No. 11 to read "Minimum building slab elevation note required on the final plat on lots adjacent to waterways" and to DELETE Item No. 14.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

Planning Commission, Austin, Texas

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3A, 3B-1, 3C-1, 3D, 6A-2 + 6B-2
C8-77-42 Resubdivision Lots 3D, 6A-2, 6B-2 and 6B-3, Austin Mall
 Middle Fiskville Road and Huntland Drive

The staff reported that this preliminary plan consists of 33.01 acres with 3 lots, the average lot size being 8.25 acres per lot and the density being .09 lots per acre.

The Plat Review Committee met on May 18, 1977 and recommended approval with the following conditions:

1. Vacation of existing portion of Highland Mall Boulevard between proposed location and Middle Fiskville Road required prior to final approval.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
3. Connection required to the city water and wastewater systems.
4. Sidewalks required on both sides of Highland Mall Boulevard, on the south side of Huntland Drive, and on the west side of Middle Fiskville Road. Appropriate note required on the final plat.
5. Waterway development permit required prior to final approval.
6. Drainage and utility easements as required.
7. Show survey tie across Middle Fiskville Road and Huntland Drive.
8. Minimum building slab elevation note required on the final plat.
9. Water detention note required on final plat.
10. Provide location of existing structures, drainage facilities, and utility service lines to Building Inspection Department prior to final approval.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the RESUBDIVISION OF AUSTIN MALL subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman

ABSENT: Ms. Schechter

C8-77-43 Rio Robles
 Lisa Drive and Charlotte Drive

The staff recommends postponement as agreed to by the owner so that additional septic system tests could be made as required by the Health Department. The Commission then

VOTED: To POSTPONE the preliminary plan of RIO ROBLES until August 23, 1977 for additional septic system tests.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier
 Ms. Shipman

ABSENT: Mr. Jagger and Ms. Schechter

C8-77-45 Block A, Wagon Crossing, Section Three
Stassney Lane and Jacaranda Drive

The staff reported that this preliminary plan consists of 3.97 acres with 19 lots, the average lot size being 65' x 110' and the density being 4.73 lots per acre.

This is a revision of an earlier preliminary plan changing from a Planned Unit Development plan to a conventional subdivision layout. The staff's recommendations are based on departmental reports as follows:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Change name of Wagon Circle.
4. Drainage and utility easements as required.
5. Recommend access to Stassney Lane be prohibited from Lots 6, 8 and 16.
6. Sidewalks required on the east side of Jacaranda Drive, the north side of Stassney Lane and one side (specify) of Wagon Circle.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BLOCK A, WAGON CROSSING, SECTION THREE subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman

ABSENT: Ms. Schechter

C8-77-46 Northwood IV
Cedar Post Road and Parkland Drive

The staff reported that this preliminary plan consists of 60.54 acres with 185 lots, the average lot size being 80' x 110' and the density being 3.05 lots per acre.

This is a revision of an earlier preliminary plan which involves only minor modifications. The staff's recommendations are based on the departmental reports as follows:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Waterway development permit required prior to final approval.
4. Minimum building slab elevation note required on the final plat.

C8-77-46 Northwood IV---continued

5. Drainage and utility easements as required.
6. Sidewalks required on both sides of Parkland Drive and Cedarpost Road and on one side (specify) of all other streets, with appropriate fiscal arrangements and note on final plat.
7. Variance required on the length of Blocks A and E. Recommend to grant because of topography and adequate circulation will be provided.
8. Show all building setback lines.
9. Evidence required from the County that Del Robles Road has been accepted for maintenance prior to final approval, or Lots 15, 23 and 28 required to be combined with other lots for frontage on a public street.
10. Show all lot dimensions.
11. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
12. Show centerline curve data on curved streets.
13. Change names of Cedarpost Road and Northbrook Drive.
14. Show all street names.
15. All lots required to comply with ordinance requirements for frontage and width on cul-de-sacs.
16. Recommend the stub street extending westerly at the northwest corner as agreed by the applicant to be 64' in width. (R.O.W.)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHWOOD IV subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSNET: Ms. Schechter

C8-77-47 Cherry Mountain, Phase II:
Wild Cherry Drive and Lookout Peak

The staff reported that this preliminary plan consists of 33.59 acres with 16 lots, the average lot size being 300' x 350' and the density being .48 lots per acre.

The Plat Review Committee met on June 29, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
2. Health Department approval has been given for septic tank use.
3. Health Department approval has been given for individual water wells.

C8-77-47 Cherry Mountain, Phase II---continued

4. Variance required on the length of Lookout Peak cul-de-sac. Recommend to grant because of topography and provision for extension is made.
5. Waterway development permit required prior to final approval.
6. 100 year flood plain data required.
7. Minimum building slab elevation note required on the final plat.
8. Drainage and utility easements as required.
9. Section One (1) required to be recorded prior to this section to dedicate Wild Cherry Drive.
10. All lots required to have a minimum width of 60'.
11. Lookout Peak required to have a minimum centerline radius of 200'.
12. No sidewalks required. (Suburban)
13. Change name of Wild Cherry Drive and add suffix to Lookout Peak, such as drive, lane, street, etc.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CHERRY MOUNTAIN, PHASE II subject to all of the departmental requirements as listed and in Item #13 Wild Cherry Drive is acceptable but will change Lookout Peak to "Peak Lookout".

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSNET: Ms. Schechter

C8-77-48 Lakeway, Section 24
Hurst Creek Road and Explorer

The staff reported that this preliminary plan consists of 173 acres with 363 lots, the average lot size being 95' x 140' and the density being 2.10 lots per acre.

The Plat Review Committee met on June 22, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
2. Connection required to Lakeway MUD water and wastewater systems.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lakeway M.U.D. water and sewer system.

C8-77-48 Lakeway, Section 24---continued

4. Variance required on the length of blocks over 1200' long. Recommend to grant because of topography and adequate circulation will be provided.
5. Hurst Creek Road, Cedar Drive and Morning Cloud required to be constructed to County collector street standards; all others to residential street standards.
6. Variance required to permit preliminary scale to be 1" = 200'. Recommend to grant because of plat size at required scale; final plat must be 1" = 100'.
7. Waterway development permit required prior to final approval.
8. 100 year flood plain data required.
9. Drainage and utility easements as required.
10. Minimum building slab elevation note required on the final plat.
11. Show survey tie across existing portion of Hurst Creek Road and verify 60' R.O.W.
12. Show all street names.
13. Minimum centerline radius for collector streets is 300' and 200' for residential streets.
14. Show proposed ownership of park lot 25 for purposes of taxation, maintenance and use. Also show building setback line on such lot.
15. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
16. Contours required to be not more than 100 horizontal feet apart.
17. Letters required from Texas Water Quality Board and Texas Department of Health Resources approving connection of this subdivision to the existing sewer treatment plant.
18. Letter of approval for water and sewer service required from Lakeway M.U.D.
19. All intersections required to be at or near 90 degrees.
20. No sidewalks required. (Suburban)
21. Change name of all streets except Hurst Creek Road, Tellus, Morning Cloud, Acapulco Court, Adventurer and Plum Court.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 24 subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier; Ms. Shipman

ABSENT: Ms. Schechter

C8-77-49 Lakeway, Section 26-C
Duck Lake Lane and Rolling Green

The staff reported that this preliminary plan consists of 16.7 acres with 9 lots, the average lot size being 95' x 150' and the density being 0.47 lots per acre.

The Plat Review Committee met on June 22, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer therefor.
2. Connection required to Lakeway M.U.D. water and wastewater systems.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lakeway M.U.D. water and sewer system.
4. Letter of approval for water and sewer service required from Lakeway M.U.D.
5. Waterway development permit required prior to final approval. 100 year flood plain data required.
7. Drainage and utility easements as required.
8. Minimum building slab elevation note required on the final plat.
9. All lots required to have an adequate building site, 50' x 50' for sewer lots and 60' x 50' for septic tank lots, exclusive of setback lines and drainage easements.
10. Show survey tie across Lohmans Ford Road and provide R.O.W., if necessary, for 60' R.O.W. streets.
11. Centerline radius for Rolling Green is 300'.
12. Variance required on the length of blocks with golf course. Recommend to grant because of golf course and adequate circulation will be provided.
13. Letter required from Texas Water Quality Board and Texas Department of Health Resources approving connection of this subdivision to the existing sewer treatment plant.
14. Greenbelt adjoining Duck Lake Lane is required to be 50' wide by owners agreement at Plat Review meeting. Also, by owners agreement a deed restriction prohibiting driveway access to Duck Lake Lane from Lot 3435 and retention of existing tree cover within the greenbelt.
15. Greenbelt should be made a part of adjoining lots identified as a conservation easement with deed restrictions indicated in Item No. 14.
16. No sidewalks required. (Suburban)

Planning Commission, Austin, Texas

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C8-77-49 Lakeway, Section 26-C---Continued

17. Change Duck Lake Lane to Duck Lake Drive and add drive to Rolling Green.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 26-C subject to all of the departmental requirements as listed.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following two (2) final plats have been before the Commission in the past and have met all departmental requirements and recommend approval for the following subdivisions. The Commission then

VOTED: To APPROVE the following final plats:

C8-76-17 Milwood, Section 1, Phase 1, Revised
Duval Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Snyder, Stoll and Vier
Ms. Shipman

ABSTAIN: Mr. Jagger

ABSENT: Ms. Schechter

C8-76-62 Koger Executive Center, Unit 3
Hart Lane and Executive Center Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The staff reported that the following final plats are appearing before the Commission for the first time and have not complied with all of the departmental requirements. The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, completion of departmental reports as on file with the City of Austin Planning Department and plat restrictions and corrections.

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

C8-73-102 Lookout Mountain, Section 1
Highway 71 and Lookout Mountain Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman
ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending
city tax certificates, county tax certificates, plat
corrections and street name changes.

C8-76-37 Shiloh, Section 2, Phase 1
Shiloh Drive and Seminary Ridge Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman
ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending
fiscal arrangements, completion of departmental reports
as on file with the City of Austin Planning Department,
sidewalks, label Old U.S. 183 as Jollyville Road and
pending the zoning.

C8-76-41 Oak Knoll Commercial Addition
Old U.S. Highway 183

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman
ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending
preliminary approval.

C8-76-43 Travis Oaks Estates
Kohlers Trail

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman
ABSENT: Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, city tax certificates, completion of departmental reports as on file with the City of Austin Planning Department, county tax certificates, street name changes and sidewalks.

C8-76-81 Balcones Woods, Section 4
Balcones Woods Drive and Toledo Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, completion of departmental reports as on file with the City of Austin Planning Department, plat corrections, sidewalks and show street, drive, lane designation for Canoe Brook.

C8-77-07 Hills of Lost Creek, Section 2
Lost Creek Blvd. and Cypress Point

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending city tax certificates, county tax certificates, completion of departmental reports as on file with the City of Austin Planning Department, plat corrections and street name changes.

C8-77-31 Lost Creek Estates, Phase 1
Lost Creek Blvd.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, completion of departmental reports as on file with the City of Austin Planning Department, plat corrections, street name changes and sidewalks.

C8-77-44 Forest North Estates, Phase 5
Effingham Street and Braes Valley Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, city tax certificates, county tax certificates, completion of departmental reports as on file with the City of Austin Planning Department, plat corrections and street name changes.

C8-77-50 Lost Creek, Section Three
Augusta National Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following six (6) short form subdivisions have been before the Commission in the past and have met all departmental requirements and recommend approval for the following plats. The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-77-50 Resub. of Lots 1 thru 8, Blk. B, Lot 1, Blk. C and
Lots 1 thru 5, Blk. D, Arroyo Doble Estates, Sec. 1
Live Oak Cemetery Road and Arroyo Vista

C8s-77-55 Summercrest
Morrow Street at Guadalupe Street

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

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

C8s-77-108 Wade-Buell Addition
Manchaca Road
C8s-77-141 Resub. of a Portion of Lot 3, Northcross, Section Two
Burnet Road
C8s-77-158 Sunset View, Resub. of Lots 41 and 48
Anderson Lane and Tisdale Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman
 ABSENT: Ms. Schechter

The Commission then

VOTED: To APPROVE the following short form subdivisions GRANTING
 a variance on the signature requirement of adjoining owners.

C8s-77-121 Walden Park
South Lamar Blvd.
C8s-77-123 Mesa Oaks Village, Section 2
Mesa Drive
C8s-77-126 Las Cimas, Section 5
Crystal Brook Drive
C8s-77-136 Larry Jameson Subdivision
Tumbleweed Trail

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman
 ABSENT: Ms. Schechter

The staff reported that the following short form subdivisions are appearing
 before the Commission for the first time and have not complied with all of
 the departmental requirements. The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending
 completion of departmental reports as on file with the
 City of Austin Planning Department.

C8s-77-165 Rutland Drive Business Park, Section 4, Resub.
Metropolitan Drive
C8s-77-170 Anderson Professional Park
William Cannon Drive and Emerald Forest Drive
C8s-77-92 Crooked Oak Ranches
Hamilton Pool Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
 Ms. Shipman
 ABSENT: Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending city and county tax certificates.

C8s-77-132 Allen Center
Stassney Lane and Manchaca Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending completion of departmental reports as on file with the City of Austin Planning Department and plat corrections.

C8s-77-160 Timber Ridge at Greenbriar, Re-plat Lots
5, 6, 7, 8 and 9 - Second Amendment
Timber Ridge Trail

C8s-77-162 William S. Drake, Jr. Subdivision
South Congress and Industrial Blvd.

C8s-77-166 H & H Addition, Resubdivision Lot A
Ben White Blvd. and I.H. 35

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending completion of departmental reports as on file with the City of Austin Planning Department, plat corrections and additional right-of-way.

C8s-77-167 Rhodes and Puett Addition
Duval Street and E. 47th Street

C8s-77-169 Presbyterian Addition No. 2
Jackson Avenue and Bull Creek Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision
pending fiscal arrangements.

C8s-77-111 Westlake Highlands 2-A
Paisano Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivision
pending city and county tax certificates and completion
of departmental reports as on file with the City of
Austin Planning Department.

C8s-77-168 J. T. Ltd. ^{Re-}Subdivision
Anderson Lane and Gessner Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending
fiscal arrangements and completion of departmental reports
as on file with the City of Austin Planning Department
and GRANTING the variance to exclude the remainder of the
tract.

C8s-77-148 Resubdivision of Lot 4-E, Mrs. Rosa J. Spillman
Subdivision

I. H. 35 South

C8s-77-149 Indian Oaks, Section Two

McNeil Road and Blackfoot Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending city and county tax certificates, completion of departmental reports as on file with the City of Austin Planning Department and GRANTING a variance to exclude the remainder of the tract.

C8s-77-161 2nd Resubdivision of Lot 5, Northcross, Section 2
Anderson Lane and Rockwood Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending completion of departmental reports as on file with the City of Austin Planning Department, plat corrections and GRANTING a variance to exclude the remainder of the tract.

C8s-77-163 Cherry Creek, Phase VIII, Section 1-2
Westgate Blvd. & Inridge Drive

C8s-77-164 Whittington Addition
Old Gregg Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending completion of departmental reports as on file with the City of Austin Planning Department, plat corrections and GRANTING the variances to DELETE fiscal requirements for sewer because service is not available and on the lot width because of topography.

C8s-77-171 Resubdivision Lot 30, Camelot, Section 2
Castle Ridge Road and Jousting Place

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Snyder, Stoll and Vier
Ms. Shipman

ABSENT: Ms. Schechter

A handwritten signature in dark ink, appearing to read "Richard R. Lillie". The signature is written in a cursive style with a large initial "R".

Richard R. Lillie
Executive Secretary