

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- November 22, 1977

The meeting of the Planning Commission was called to order at 5:45 p.m. in the City Council Chambers, 301 West Second Street.

PRESENT

Miguel Guerrero, Chairman
*Freddie Dixon
James Vier
Bernard Snyder
Bill Stoll
Sally Shipman
Mary Ethel Schechter

ALSO PRESENT

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Walter Foxworth, Planner III
Dr. Maureen McReynolds, Director,
Environmental Resource Management
Lois Cluck, Clerk B

ABSENT

Sid Jagger

*Left at 7:00 p.m.

CITY PLANNING COMMISSION

Regular Meeting -- November 22, 1977

PRELIMINARY SUBDIVISIONS

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

The staff reported that this preliminary plan consists of 270.07 acres with 92 lots, the average lot size being 210' x 425' and the density being .34 lots per acre.

The Plat Review Committee met on November 9, 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.
2. Health Departments approval required for septic tank use and water wells prior to preliminary approval.
3. No sidewalks required. (suburban)
4. Letter of approval required from Water District #14.
5. Show survey tie to centerline of Circle Drive and verify the 40' dedication shown.
6. Approved street names required on all streets.
7. Street connection, as indicated in blue on plat, required between Lots 22 and 23, Block 2. This was a requirement of the original preliminary.
8. Waterway development permit required prior to final approval.
9. 100 year flood plain data required.
10. Recommend no cul-de-sac be required on unnamed street stubbing out to the southwest. (Francis Bones Batla)

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of GRAPE CREEK ESTATES pending Health Department approval for septic tank use and individual water wells.

AYE: Messrs. Guerrero, Dixon, Vier and Snyder; Mmes. Shipman and Schechter
ABSENT: Mr. Jagger
OUT OF ROOM: Mr. Stoll

PRELIMINARY SUBDIVISIONS---Continued

C8-77-84 Bello Vista
 Scenic Drive and Sunhill Drive

The staff reported that this preliminary plan consists of 27 acres with 51 lots, the average lot size being 80' x 150' and the density being 1.89 lots per acre.

The Plat Review Committee met on August 31, 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.
2. Show block numbers on preliminary plan.
3. Sidewalks required on one side of all streets.
4. Sidewalk note required on final plat. No fiscal arrangements required. (in city)
5. Dedication and construction of street required across the Bowman Tract to Tanglewood Trail along with this final plat.
6. Show lot number and proposed use for the Taylor Slough Tract.
7. Additional R.O.W. required on Scenic Drive as it functions as a neighborhood collector. Additional R.O.W. to be determined by Urban Transportation and Engineering Departments based on paving and sidewalk locations related to topography and existing trees..
8. Show survey tie across Scenic Drive and Matthews Drive.
9. Waterway development permit required prior to final approval.
10. All streets required to intersect at or near 90 degrees.
11. City Council approval for water approach mains required prior to preliminary approval.
12. Additional easements required at a later date.
13. Street name changes required.
- *14. Environmental Resource Management's comments and a letter from the Citizens Board of Natural Resources and Environmental Quality are on file with the City of Austin Planning Department.

*These are not ordinance requirements and cannot be required unless agreed to by the owner.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of BELLO VISTA pending Council approval of the water approach main as agreed to by the owner and engineer. (Approach Main hearing is December 12, 1977)

AYE: Messrs. Guerrero, Dixon, Vier, Snyder and Stoll.
 Mmes. Shipman and Schechter

ABSENT: Mr. Jagger

PRELIMINARY SUBDIVISIONS---Continued

C8-77-90 Resubdivision of Western Hills, Lots 18 thru 49 and Lot 66
William Cannon Drive and Lost Valley

The staff reported that this preliminary plan consists of 52.5 acres with 162 lots, the average lot size being 60' x 108' and the density being 3.09 lots per acre.

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

1. This subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines are required to be constructed to city standards with appropriate fiscal arrangements made.
2. Connection required to city water and wastewater systems.
3. Waterway development permit required prior to final approval.
4. Drainage and utility easements as required.
5. Sidewalks are required on both sides of William Cannon Drive, Western Drive between Lost Valley Drive and Stage Coach Trail, Lost Valley Drive from south property line to Western Drive, Stage Coach Trail from William Cannon Drive to Western Drive, and on one side of all other streets.
6. Sidewalk note is required on final plat. Fiscal arrangements for sidewalk construction required for all sidewalks located outside City of Austin.
7. All lots required to have an adequate building site, 50' x 50' exclusive of setback lines and drainage easements.
8. A restriction prohibiting access to William Cannon Drive from abutting lots required on final plat.
9. The area labeled "Proposed Alley" should be changed to "Driveway Easement" unless it is dedicated to the public and developed according to city standards.
10. Vacation of existing streets which do not coincide with proposed streets required to be vacated prior to final approval.
11. A stub street is required from Stage Coach Trail to adjoining property through Lot 23, Block A.
12. Variance on length of block required for Block A. Recommend to grant due to topography and relationship to Williamson Creek.
13. Minimum building slab elevation note required on final plat for all lots west of and north of Lost Valley.

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PRELIMINARY SUBDIVISIONS---Continued

C8-77-90 Resubdivision of Western Hills, Lots 18 thru 49 and Lot 66

14. Stage Coach Trail, south of William Cannon Drive, required to be 60' in width R.O.W. Owner agreed to this at the pre-application stage.
15. Zoning change required for duplex lots prior to final approval.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RESUBDIVISION OF WESTERN HILLS, LOTS 18 THRU 49 AND LOT 66 subject to all of the departmental requirements and GRANTING the variance in Item No. 12.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

C8-77-91 Pecan Meadows
Old U.S. Highway 183 and Pecan Meadows Drive

The staff reported that this preliminary plan consists of 90.25 acres with 221 lots, the average lot size being 85' x 130' and the density being 2.45 lots per acre.

The Plat Review Committee met on August 10, 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 made.
2. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water distribution system and a sewer collection and treatment system approved by the City of Austin, Texas Water Quality Board and state and local Health Departments.
3. Waterway development permit required prior to final approval.
4. 100 year flood plain data required.
5. Sidewalks required along both sides of Pecan Meadows Drive and Finis Drive and along one side of all other streets.
6. Sidewalk note is required on final plat. Fiscal arrangements for sidewalk construction required for all sidewalks outside of the City of Austin.
7. Minimum building slab elevation note required on final plat for lots abutting waterway.
8. Change name of Hampton Trail, Emily Circle, Scott Circle and Pecan Meadows Drive.

PRELIMINARY SUBDIVISIONS----Continued

C8-77-91 Pecan Meadows

9. Show lot number and 25' building line on lot indicated to be used for the wastewater treatment facility.
10. Centerline radius to meet established standards required on all curves.
11. Environmental Resource Management recommends:
 - *a) Retaining trees over 5" diameter where possible.
 - *b) Retention of storm water runoff in commercial areas.

*These are not ordinance requirements and cannot be required unless agreed to by owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of PECAN MEADOWS subject to all of the departmental requirements.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

C8-77-93 Whippoorwill Acres

Williamson County Road 174 and Breakaway Road.

The staff reported that this preliminary plan consists of 82.73 acres with 33 lots, the average lot size being 300' x 305' and the density being .4 lots per acre.

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

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to Williamson County standards for acceptance for maintenance with appropriate bond posted with County Engineer.
2. Recommend to grant a variance on scale of preliminary plan and also to grant a variance on the scale of the final plat subject to Williamson County acceptance of such scale.
3. Waterway development permit required prior to final approval.
4. 100 year flood plain data required.
5. Health Department approval required for septic tanks and water supply prior to preliminary approval.
6. Drainage and utility easements as required.
7. Variance required on the length of Grandridge Trail cul-de-sac. Recommend to deny and require extension of such street to the east property line.
8. Variance required on the length of all blocks. Recommend to grant because of low density.

PRELIMINARY SUBDIVISIONS---Continued

C8-77-93 Whippoorwill Acres

9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well or water system and septic tank system approved by City and County Health Departments.
10. No sidewalks required. (Suburban)
11. Change name of Whippoorwill Lane.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of WHIPPOORWILL ACRES, subject to all of the departmental requirements and GRANTING the variances in Items No. 2, 7 and 8.

AYE: Messrs. Guerrero, Vier and Stoll; Mmes. Shipman and Schechter
 ABSTAIN: Mr. Snyder
 ABSENT: Messrs. Jagger and Dixon

C8-77-94 Breakaway Park

Williamson County Road 174 and Breakaway Road

The staff reported that this preliminary plan consists of 116 acres with 43 lots, the average lot size being 230' x 290' and the density being 2.7 acres per lot.

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

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to Williamson County standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
2. Recommend to grant a variance on scale of preliminary plan and also to grant a variance on the scale of the final plat subject to Williamson County acceptance of such scale.
3. Waterway development permit required prior to final approval.
4. 100 year flood plain data required.
5. Health Department approval required for septic tanks and water supply prior to preliminary approval.
6. Drainage and utility easements as required.
7. Variance required on the length of Kuskokwim Road, cul-de-sac. Recommend to grant because of low density.

PRELIMINARY SUBDIVISIONS---Continued

C8-77-94 Breakaway Park

8. Variance required on the length of several blocks. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well and septic tank system approved by city and county Health Departments.
10. No sidewalks required. (Suburban)
11. Change name of Post River Road.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BREAKAWAY PARK subject to all of the departmental requirements and GRANTING the variances in Items No. 2, 7 and 8.

AYE: Messrs. Guerrero, Vier and Stoll; Mmes. Shipman and Schechter

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Jagger and Dixon

C8-77-95 Beecave Woods, Section Two
Walsh Tarlton Lane and Beecaves View

The staff reported that this preliminary plan consists of 39.63 acres with 102 lots, the average lot size being 80' x 130' and the density being 2.6 lots per acre.

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

1. Subdivision is classified as urban requiring that all streets, drainage, sidewalks, water and wastewater lines be constructed to city standards with appropriate fiscal arrangements.
2. The area located south of the drainage way is within the City of Austin. Proposed use of 9.01 acres of the area within the city is proposed for duplexes. The zoning case has been filed and will be heard by the Planning Commission December 6, 1977. Zoning for the proposed use must be finalized prior to final approval of that part of the plan.

PRELIMINARY SUBDIVISIONS---Continued

C8-77-95 Beecave Woods, Section Two

3. Connection is required to city water and wastewater systems. Assurance must be given that connection to the wastewater system can be made and that the system has adequate capacity to provide for the subdivision.
4. Waterway development permit is required prior to final approval.
5. Drainage and utility easements as required.
6. Sidewalks are required on the east side of Walsh Tarlton Lane, on south side of Beecave View, and on one side of all other streets.
7. Sidewalk note required on final plat. Fiscal arrangements for sidewalk construction required for all sidewalks located outside City of Austin.
8. Street name changes as required.
9. The bridge structure on Walsh Tarlton will eventually have to be rebuilt. New structure should provide for a pedestrian underpass for students in this subdivision.
10. Show survey tie across Walsh Tarlton Lane and provide for 80' of R.O.W. for north-south portion and 60' for east-west portion.
11. If park area is to be dedicated to the City of Austin, acceptance by the City is required.
12. Zoning change required to "A" Residence prior to final approval for the duplex lots.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BEECAVE WOODS, SECTION TWO subject to all of the departmental requirements MODIFYING Walsh Loop to exit onto Walsh Tarlton Lane at the north side of the loop. Such intersection to be no less than 150' centerline to centerline from French Creek Drive.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

PRELIMINARY SUBDIVISIONS---Continued

C8-77-96 Pflugerville Northwest, Section Two
 Pflugerville Loop and Ramble Creek Drive

The staff has recommended postponement of this preliminary plan as requested by the owner. The Commission then

VOTED: To POSTPONE the preliminary plan of PFLUGERVILLE NORTHWEST, SECTION TWO indefinitely as requested by the owner.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

C8-77-98 The Homestead, Section Two
 Great Divide Drive and Overland Pass

The staff reported that this preliminary plan consists of 174.20 acres with 90 lots, the average lot size being 200' x 300' and the density being .5 lots per acre.

The Plat Review Committee met on February 25, 1976 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. Recommend extension of Ottenhome Drive south to Maberry property line as indicated on plat review print.
3. Variance required on the lengths of blocks B, D, E, F & G. Recommend to grant if recommendation listed in Item 2 is incorporated because of low density.
4. Variance required on the length of Carbine Circle and Stage Stop Circle. Recommend to grant because of topography and density.
5. Health Department approval for septic tanks required prior to preliminary approval.
6. Indicate water supply. Health Department approval is required for private wells. If a private system is proposed the State Health Department must approve plans and specifications for the system prior to final approval.
7. 100 year flood plain data required.
8. Waterway development permit required prior to final approval.
9. No sidewalks required. (Suburban)
10. The stub street name Overland Pass as recorded in The Homestead will have to be changed by the Commissioner's Court.

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PRELIMINARY SUBDIVISIONS---Continued

C8-77-98 The Homestead, Section Two

11. Street name changes as required.
12. Easements as required.
13. Definition of conservation easement required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE HOMESTEAD, SECTION TWO subject to departmental requirements DELETING Items No. 2 and 5 (Health Department has approved subdivision for septic tank use) and GRANTING the variance in Items No. 3 and 4.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

C8-77-99 Northwest Balcones
Old Lampasas Trail and Talleyran Drive

The staff reported that this preliminary plan consists of 68.30 acres with 157 lots, the average lot size being 90' x 140' and the density being 2.30 lots per acre.

The Plat Review Committee met on September 21, 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.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Minimum building slab elevation note required on the final plat for lots abutting drainageway.
5. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
6. Connection is required to a sewage treatment plant and collection system. Plans and specifications for such facility required to be approved by the Director of Water and Wastewater Department and State Health Department. A permit for the facility is required from the Texas Water Quality Board prior to final approval.

PRELIMINARY SUE DIVISIONS-----Continued

C8-77-99 Northwest Balcones

7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water distribution system and a sewer collection and treatment system approved by the City of Austin, Texas Water Quality Board, state and local Health Departments.
- *8. Environmental Resource Management comments:
 - a) Recommends wastewater treatment plans be reviewed by Environmental Board if connection to Spicewood at Balcones sewage treatment plant or maintenance by Spicewood at Balcones personnel is planned.
 - b) Also recommend land disposal of effluent.
 - c) Impervious coverage data needed for proper analysis.
9. Sidewalks required along both sides of Talleyran Drive and along one side of all other streets. Variance requested to delete sidewalks. Recommend to deny.
10. Fiscal arrangements and sidewalk note required on final plat. (outside city)
11. Show survey tie across Old Lampasas Trail and provide 35' from existing centerline.
12. Maximum sustained grade permitted for Talleyran Road to be 15% for 300'.
13. Street name changes required.
14. Variance required on length of Blocks D, E and H. Recommend to grant because of topography.
15. City Council approval of one or two water approach mains required prior to preliminary approval.
16. Subdivision is located in the Lake Austin Watershed and review of the subdivision related to the currently proposed standards is on file with the City of Austin Planning Department.

*These are not ordinance requirements and cannot be required unless agreed to by the owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHWEST BALCONES subject to the departmental requirements GRANTING the variance in Item No. 14 and DENYING the variance requested in Item No. 9 and DELETING Items No. 8 and 15.

AYE: Messrs. Guerrero, Vier and Snyder. Ms. Schechter

NAY: Mr. Stoll and Ms. Shipman

ABSENT: Messrs. Jagger and Dixon

PRELIMINARY SUBDIVISIONS---Continued

C8-77-100 Onion Creek, Section Four
 I.H. 35 and Onion Creek Parkway

The staff reported that this preliminary plan consists of 29.2 acres with 2 lots, the average lot size being 14.6 acres and the density being .07 lots per acre.

The staff recommends approval of the preliminary plan subject to 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.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. Variance required on length of block to the north. Recommend to grant because of existing development and circulation is adequate.
6. Contours required to be not more than 100 horizontal feet apart.
7. Sidewalks required along both sides of Boca Raton Drive and along one side of I.H. 35 and Onion Creek Parkway. Owner requested to delete sidewalk requirement on I.H. 35. Recommend to grant.
8. Fiscal arrangements and sidewalk note required on final plat. (outside city)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of ONION CREEK, SECTION FOUR subject to all of the departmental requirements GRANTING the variances in Items No. 5 and 7.

AYE: Messrs. Guerrero, Stoll and Snyder; Mmes. Shipman and Schechter
 ARSTAIN: Mr. Vier
 ABSENT: Messrs. Jagger and Dixon

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS

C8-77-83 Southampton, Section One
 Brodie Lane and Minnie Street

The staff reported that this preliminary plan consists of 31.91 acres with 141 lots, the average lot size being 60' x 115' and the density being 4.4 lots per acre.

The Plat Review Committee met on July 27, 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.
2. Round off property corners at intersection of Brodie Lane and Minnie Street.
3. Waterway development permit required prior to final approval.
4. 100 year flood plain data required.
5. Minimum building slab elevation required on the final plat for lots abutting drainageway.
6. Show survey tie across Brodie Lane and provide for 90' R.O.W. (45' from existing centerline)
7. Variance required on length of Block A. Recommend to grant because circulation is adequate.
8. Sidewalks required on both sides of Rock Creek Lane and on one side of all other streets.
9. Sidewalk note required on final plat. No fiscal arrangements required. (in city)
10. All street names must change except for Haverhill Drive.
11. Show ownership of property north of Haverhill Drive.
12. Correct west property line of B. F. Priest tract as related to this subdivision.
13. Haverhill Drive may need to be shifted westward to provide adequate lot depth for future development of the abutting property to the north based on the corrected property line required in Item No. 12.
14. Variance required on length of Blocks D and E combined to eliminate Haverhill Drive. Recommend to grant because adjoining owner does not need or want this access.

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PRELIMINARY/FINAL COMBINATION SUBDIVISIONS---Continued

C8-77-83 Southampton, Section One

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SOUTHAMPTON, SECTION ONE
subject to the departmental requirements DELETING Item
No. 13 and GRANTING the variances in Items No. 7 and 14.

AYE: Messrs. Guerrero, Dixon, Vier and Snyder; Mmes. Shipman and Schechter

ABSENT: Mr. Jagger

OUT OF ROOM: Mr. Stoll

the Commission then

VOTED: To APPROVE the final plat of SOUTHAMPTON, SECTION ONE.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter

ABSENT: Messrs. Jagger and Dixon

C8-77-88 Housing Authority Subdivision
Eberhart Lane and Merriwood Drive

The staff reported that this preliminary plan consists of 8.29 acres with 27 lots, the average lot size being 80' x 125' and the density being 3.26 lots per acre.

The Plat Review Committee met on June 8, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban requiring that all streets, drainage, sidewalks, water and wastewater lines be constructed to city standards with appropriate fiscal arrangements.
2. Connection is required to city water and wastewater systems.
3. Waterway development permit is required prior to final approval.
4. Drainage and utility easements as required.
5. Sidewalks are required on the north side of Eberhart Lane, south side of Shadow Bend and on the east side of Merriwood Drive.
6. Sidewalk note is required on final plat.
7. Show all proposed uses other than single family.

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS---Continued

C8-77-88 Housing Authority Subdivision

8. Clearly identify Lot 15, its proposed use and ownership. Proposed use must comply with zoning at time of final approval. Zoning is currently I-A.
9. Show survey tie across Eberhart Lane and provide 60' of R.O.W.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of HOUSING AUTHORITY SUBDIVISION until December 19th at 5:30 p.m. so that the applicant and engineer may be present for the hearing.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

the Commission then

VOTED: To POSTPONE the final plat until preliminary action has been taken.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following final plats:

<u>C8-77-35</u>	<u>Woodbridge, Section Two</u>
	Hermitage Drive
<u>C8-77-67</u>	<u>Austin High Tennis Center</u>
	Mopac Boulevard
<u>C8-77-71</u>	<u>Dove Springs, Phase 3</u>
	Nichols Crossing and Brassiewood Drive
<u>C8-77-86</u>	<u>The Arbors</u>
	Summerside Drive and Summer Morning Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
 ABSENT: Messrs. Jagger and Dixon

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The staff reported that the following final plats are appearing before the Commission for the first time and it is recommended that these plats be disapproved pending compliance with departmental requirements as on file with the City of Austin Planning Department. The Commission then

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

C8-77-73 Dove Springs, Phase 4
Nuchols Crossing and Brassiewood Drive
C8-77-89 Cherry Creek, Phase VII, Section 2
Westgate Boulevard
C8-77-97 Oak Hill Industrial Park, Section 2
Industrial Oaks Boulevard

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

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

C8-77-74 Woodhaven
French Creek Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, current city and county tax certificates, sidewalk note, plat corrections and street name changes.

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and waterway development permit and GRANTING the name change as requested to LAGUNA LOMA.

C8-77-72 Lakeside
Laguna Vista Drive and Lakeshore Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

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

C8-77-92 Oak Forest, Section 5
Fireoak Drive and Piney Point

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The staff reported that the owner of the following planned unit development has requested that a portion of the plat be vacated. The Planning Department recommends this request be granted. The Commission then

VOTED: To VACATE a portion of the following P.U.D.

C814-77-002 Summerwood, Phase 2, Section 1
Steck Avenue

AYE: Messrs. Guerrero, Vier and Stoll; Mmes. Shipman and Schechter

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To APPROVE the following P.U.D. as all the requirements have been complied with.

C814-77-007 Summerwood, Phase 2, Section 2
Steck Avenue and Summerside Drive

AYE: Messrs. Guerrero, Vier and Stoll; Mmes. Shipman and Schechter

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Jagger and Dixon

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following ten (10) short form plats have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-70-204 Lake Shore Annex No. 1
West Lake Drive and Lakeshore Drive

C8s-77-157 The Children's Home Subdivision
West 38th Street and Avenue B

C8s-77-215 Resubdivision of Lots 17-24, Block 21, Hyde Park
East 42nd Street and Avenue G

C8s-77-230 Silent Ridge
Commanders Point Drive and Agarita Road

C8s-77-251 The Ruhama Addition
Larchmont Drive

C8s-77-240 Commerce Square
Lamar Boulevard and Nelray Boulevard

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

C8s-77-242 Mount Addition

F.M. 2244 south of St. Stephens School Road

C8s-77-249 The Resubdivision of Lot 3, Block A, Northwest Hills, Section 14-C

North Hills Drive and Thorncliffe Drive

C8s-77-254 L. E. Foster Addition

East 17th Street and Salina Street

C8s-77-265 The Planergy Resubdivision

Martin Luther King, Jr. Boulevard

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To APPROVE the following short form plat but to authorize the staff to HOLD the plat until the off-site wastewater easement is obtained.

C8s-77-218 Sam Robinson Subdivision

Burnet Road south of Rockwood Lane

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To APPROVE the following two (2) short form plats and to GRANT the variance on the signature of the adjoining owner.

C8s-77-104 First Resub. E. 200' of Block A, Lot 3, Summit Oaks

Jollyville Road east of Bell Avenue

C8s-77-258 Killingsworth Acres

Cameron Road

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

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SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The staff reported that the following short form 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 six (6) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-236 Garcia Subdivision
Guadalupe Street and West 46th Street
C8s-77-255 Jacob Bauerle Addition
South Lamar and Oxford Avenue
C8s-77-266 Inshallah Addition
East 43rd Street and Eilers Avenue
C8s-77-267 Tierra Chicana Addition
Scenic Loop
C8s-77-268 Northwest Recreation Center
Northland Drive and Shoal Creek Boulevard
C8s-77-269 Hemphill Acres
West Dittmar Road

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

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

C8s-77-248 Angus Valley Number 2-A
Duval Road and Angus Road

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following two (2) short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department and current county tax certificates.

C8s-77-256 Resubdivision of Lots 80 & 81, Avalon D
East 32nd Street and Hollywood Avenue

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

C8s-77-262 Resubdivision No. 2 of Block B, Longhorn
Business Park No. 2
F.M. 1325 and Brockton Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current county tax certificates and additional R.O.W.

C8s-77-257 Spicewood Office Park
Spicewood Springs Road and Mesa Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, current county tax certificates and a letter from Water District #10 for approval of water service.

C8s-77-76 F. C. Maseles Addition
The High Road and Cedar Bend

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variances on lot width, to DELETE fiscal for sewer and to DELETE fiscal requirements for fire hydrant.

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SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

C8s-77-152 Manana West, Section 3
Pearce Road and Manana Court

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, easements, compliance with departmental requirements as on file with the City of Austin Planning Department and council approval of approach main required prior to approval.

C8s-77-259 Rutland-Lemmon Ltd. Addition, Section 3
Lamar Blvd. and Rutland Drive

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current county tax certificates and a letter from the owner requesting to exclude the balance of the tract.

C8s-77-260 Fire Academy and Training Facility Subdivision
Pleasant Valley Road

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates and GRANTING the variance on the signature of the adjoining owner.

C8s-77-261 McCoy-McLain Subdivision
Barton Hills Drive east of Trailside

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED---Continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and GRANTING the variance on the signature of the adjoining owner.

C8s-77-263 Warren-Holmans Subdivision
F.M. 1325 south of Braker Lane

AYE: Messrs. Guererro, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, additional R.O.W. and a letter from the owner requesting a variance on the signature of the adjoining owner.

C8s-77-264 The Constancio Subdivision
James Casey Street south of Radam Lane

AYE: Messrs. Guerrero, Vier, Stoll and Snyder; Mmes. Shipman and Schechter
ABSENT: Messrs. Jagger and Dixon

<u>C14-77-150</u>	<u>Trinity Homes, Inc.</u>	<u>"AA" Residence, 1st H & A to</u>
	(by Dale Hill)	<u>"A" Residence, 1st H & A</u>
	11741-11763 Jollyville Road	

Mr. Richard Lillie, representing the Planning Staff, explained that this tract fronts on Jollyville Road in northwest Austin. A minor residential street deadends into the tract on the east. It is undeveloped except for a residence at the southwest. Subject request is for "A" which will permit duplexes in addition to single-family residences is compatible with the area development, the existing street access and with the "A" approved by the City Council along Bell Avenue.

Mr. Lillie also explained that this meeting was not a public hearing. On November 1, 1977 the Commission closed the public hearing and postponed action on this zoning request until today, November 22.

C14-77-150 Trinity Homes, Inc.---Continued

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Dale Hill (representing applicant)

PERSONS APPEARING IN OPPOSITION

Judy Walker

Edward Lauffer

Robert D. Bledsoe

Art Smith

Rachel Smith

Marlyn Williamson

Joy Medders Britton

J. D. Britton

Danny Eudy

A. W. Seiter, Jr.

Mrs. A. W. Seiter, Jr.

Robert L. Falk

Wilma Falk

Thomas A. Ohlendorf

Jane Schrader

Nancy McGowan

Trudy Lynn

Joanne Folta

COMMISSION ACTION:

The Commission heard the testimony presented on the results of the meeting between the applicant and the neighbors and discussed the concern and the problems the neighborhood will have such as increased traffic problems, increased density and the unit cost of duplexes as opposed to the cost of single family homes. Mrs. Shipman expressed her opinion that the zoning should be evaluated when the site plan comes before them. Mr. Vier stated the site plan would be before the Commission in the form of a subdivision plat and that the meeting would be a public hearing.

COMMISSION VOTE:

Mr. Stoll moved to re-open the hearing for a later date. Motion dies.

COMMISSION VOTE:

Mr. Vier moved to approve the request from "AA" 1st to "A" Residence 1st H & A subject to a site plan and a minimum of 2,200 square feet per duplex structure. Mr. Snyder seconded the motion.

AYE: Messrs. Guerrero, Dixon, Vier, Snyder and Stoll

Mmes. Shipman and Schechter

ABSENT: Mr. Jagger

THE MOTION PASSED BY A 7-0 VOTE.

C2o-77-003Zoning Ordinance

To amend Chapter 45 of the Austin City Code
to establish criteria for Historic Districts

Mr. Lillie informed the members that the proposed ordinance had been included in their packets. The staff discussed the text and made several suggestions to clarify the draft. Anna Drayer of the Landmark Commission was present to answer questions the Commission, staff and citizens had.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Chuck Christensen

Anna Drayer

Arthur Hamilton

Britt Kennard

Ken Manning

George Boutwell

William Garfield

Kim Williams

PERSONS APPEARING IN OPPOSITION

William Terry Bray

Richard W. McCullough

Mrs. Ralph Hanna

COMMISSION ACTION:

The Commission heard the comments expressed by the citizens appearing and discussed their concerns.

COMMISSION VOTE:

Mrs. Shipman moved to send the draft onto the City Council with their endorsement of approval. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-016Public Services

Consideration of a Wastewater Approach
Main for Legett Tract Subdivision

Mr. Richard Lillie referred the Commission to information submitted by Mr. Johnson of the Water and Wastewater Department. He explained that the proposed Legett Tract will have approximately 17 lots on a 5 acre site.

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C12-77-016 Public Services---Continued

The proposed approach main will extend from the southwest corner of the Legett Tract to Hillstone Drive. The Legett Tract is the only tract that will be served by the proposed approach main.

COMMISSION ACTION:

The Commission reviewed the information presented. Mr. Guerrero made a motion to approve the application. Ms. Shipman seconded the motion.

COMMISSION VOTE:

To APPROVE the wastewater approach main for Legett Tract Subdivision.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter
ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

R300 Environment: Barton Creek Watershed
Interim Development Standards: To consider recommendation of the Citizens Board of Natural Resources and Environmental Quality to apply to the proposed Lake Austin Standards in the Barton Creek Watershed on an interim basis.

Dr. Maureen McReynolds, Director of Environmental Resource Management presented the Commission with information concerning the interim controls for the Barton Creek watershed study area. She discussed briefly the continued work on the watershed study by the staff and members of the Environmental Board.

COMMISSION ACTION:

Ms. Schechter made a motion to withhold action on Barton Creek controls until the Council had acted on the proposed Lake Austin Controls. Mr. Stoll seconded the motion.

COMMISSION VOTE:

To WITHHOLD action on the Barton Creek controls until after the City Council takes action on the amendment to the Subdivision Ordinance in the Lake Austin area.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter
ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

C11-77-024Traffic and Transportation

Determination of the number of on-site parking spaces to be provided for a proposed used automobile sales establishment at 202 Chicon Street as required by Section 45-30 (12) of the Austin City Code.

Mr. Richard Lillie explained briefly the surrounding area and presented the staff report. The staff feels three employee and six customer parking spaces are adequate and recommends nine spaces be provided.

COMMISSION ACTION:

The Commission reviewed the information presented. Mr. Guerrero made a motion to postpone until the applicant could be present to provide information asked for by the Commission. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To POSTPONE until December 13, 1977 at 5:30 p.m. so that the applicant could be present.

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

THE MOTION PASSED BY A 6-0 VOTE.

C11-77-025Traffic and Transportation

Determination of the number of on-site parking spaces to be provided for commercial bus service to be located at Dobie Mall located at Whitis Avenue and 21st Street as required by Section 45-30 (12) of the Austin City Code.

Mr. Richard Lillie presented the staff report to the Commission. The staff reviewed the characteristics of the operation outlined by Mr. Goodwin representing the Greyhound and Kerrville bus companies that this service on the limited basis outlined is for University students only, who live in the area and would walk to this location. The staff recommends no customer parking be required.

COMMISSION ACTION:

The Commission reviewed the information presented. Ms. Schechter made a motion to approve the request for no parking spaces. Mr. Guerrero seconded the motion.

COMMISSION VOTE:

To APPROVE the request that no parking spaces be provided.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter
ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-015Public Services

Consideration of a water approach main
for Wedgewood, Section 2 Subdivision

Mr. Richard Lillie presented the staff report and explained that Wedgewood, Section Two will require approximately 400 feet of 8-inch water approach main for service. It is anticipated that Wedgewood, Section 2 will have two lots on an 11.6 acre site. The proposed water approach main will extend from approximately 120 feet west of the intersection of Hill Oak Drive and U.S. 290 West to the Wedgewood Section 2 Subdivision.

COMMISSION ACTION:

The Commission reviewed the information presented. There was no one present representing the owner/applicant to answer the questions asked by the members. Mr. Snyder made a motion to postpone the hearing so that the applicant could be present to answer their questions. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To POSTPONE until December 6, 1977 at 5:30 p.m.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter
ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

C20-77-001Zoning Ordinance

To amend Chapter 45-17(c)(4) of the
Austin City Code regarding Private and
parochial schools.

Mr. Richard Lillie informed the members that a draft of the proposed amendment to Chapter 45 was included in their packets. Changes suggested by members of the Commission and interested citizens were included for consideration.

COMMISSION ACTION:

The Commission reviewed the information presented. Mr. Vier made a motion to postpone the hearing until December 19, 1977 at 5:30 so that the members could review the changes and suggestions made. Ms. Schechter seconded the motion.


COMMISSION VOTE:

To POSTPONE the hearing until December 19, 1977 at 5:30 p.m.

AYE: Messrs. Guerrero, Vier, Snyder and Stoll; Mmes. Shipman and Schechter
ABSENT: Messrs. Dixon and Jagger

THE MOTION PASSED BY A 6-0 VOTE.

The meeting was adjourned at 11:35 p.m.



Richard R. Lillie
Executive Secretary