

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- July 25, 1978

The regular meeting of the Planning Commission was called to order at 5:45 PM in the Auditorium of the Electric Building, 301 West Avenue.

Present

Miguel Guerrero, Chairman
Leo Danze
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
James Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Luther Polnau, Supervising Planner
Craig Bell, Planner
Mac Allen, Public Works
Jim Connor, Engineering
Joe Lucas, Water & Wastewater
John Meinrath, Legal
Jo Ann Salas, Clerk, Planning Dept.

ZONING

C14-78-105	TOM W. BRADFIELD, DONALD H. CUMMINS and ROBERT MULLER, JR. 2099-1101 Loop 1 (MoPac), 1398-1200 Loop 1, 1213-1209 Spyglass Drive 901-831 Loop 1, 702708 Columbus Drive	<u>Interim "A" and Interim "A" Residence,</u> <u>1st H & A to "B" Residence, "O" Office,</u> <u>2nd H & A, "O" Office and "GR" General</u> <u>Retail, 3rd H & A "O" and "GR", 4th</u> <u>H & A and "GR", 5th H & A.</u>
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Mr. Lillie explained this was on the agenda the first part of July and was postponed in order to have additional time to work with applicant. This application consists of over 108 acres of undeveloped land and includes around 7,000 linear feet of MoPac south of Zilker between Zilker and 360 on the south and between MoPac and Barton Creek. There are ten tracts involved a total of 22.79 acres is proposed for the "O" Office use district. The height and area proposed for the requested office zoning is as follows:

Tract 1: 3.49 acres, 3rd H & A	Maximum Building Height	120 feet
Tract 7: 10.92 acres, 4th H & A	Maximum Building Height	200 feet
Tract 8: 2.67 acres, 2nd H & A	Maximum Building Height	60 feet
Tract 10: 5.71 acres, 1st H & A	Maximum Building Height	35 feet

A total of 47.08 acres of general retail zoning is requested for tracts 2, 3, 4, 5 and 6. The acreage and requested height and area limitations are as follows:

Tract 2: 2.74 acres, 5th H & A requested,	Maximum Building Height	60 feet
Tract 3: 16.98 acres, 4th H & A requested,	Maximum Building Height	200 feet
Tract 4: 19.98 acres, 2nd H & A requested,	Maximum Building Height	60 feet
Tract 5: 6.5 acres, 3rd H & A requested,	Maximum Building Height	120 feet
Tract 6: .88 acres, 1st H & A requested,	Maximum Building Height	35 feet

Tract 9 is the largest tract comprising 40.24 acres of land. The requested zoning is "B" Residence.

Since all tracts are proposed for "B" Residence or less restrictive use, apartment units at 40 to the acre could hypothetically be developed on all the acreage. Assuming all the acreage was developed at "B" Residence, the 108.11 acres would yield a total of 4,324 units. Under "BB" Residence, 2,162 units could be developed.

The impact of possible development if this application is approved will be significant and set strong precedent for future development along MoPac. Three major areas of consideration should be examined prior to final determination of the land use pattern. They are: (1) MoPac traffic impact and access analysis, (2) environmental constraints and impact on the Barton Creek watershed and surrounding area, and (3) the present capability and future needs of water and wastewater if the land is totally developed. The following comments reflect current positions which have been taken by the State and by the City Council on MoPac and utility services.

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Traffic flow and access to and from these tracts is significant. The Urban Transportation Department (UTD) is conducting an analysis of the impact of possible traffic to existing and future roadways. A major consideration which will be taken into account is the position of the Policy Advisory Committee of the Austin Transportation Study and Commissioner Ann Richards to discourage strip development and to limit access to the fewest locations as possible along the proposed MoPac. The analysis was not complete in time for this meeting.

The Environmental Resource Management Department (ERM) has reviewed the application for zoning and made various recommendations. The main point stressed by ERM is to preserve the integrity of the Barton Creek Canyon from a visual point of view as well as from an ecological one. Suggested methods to meet that goal are conservation easements, no development on slopes greater than 15%, limited cutting and filling, environmentally sensitive street design and a minimum of 250 foot building separation from the travel lanes of MoPac Expressway. The proposed development occurs within the Edwards Aquifer recharge zone and therefore to minimize polluting effects of urban stormwater runoff only low density development should occur with minimum impervious cover. Other methods to minimize environmental impacts are: an erosion sedimentation plan; stormwater detention; grease or sand filter on lots and 30% impervious coverage. In addition ERM notes that detailed site plans are required by the Department and Citizen's Board of Natural Resources and Environmental Quality for more in-depth comment.

The availability of water and wastewater to the proposed development is being determined by the Water and Wastewater Department. An analysis was not completed in time for this meeting.

While many of the aforementioned items are not zoning issues, the City and applicant must recognize the importance of these factors to the future use of the tracts themselves and to the maintenance and preservation of the environmental features of the general area of which the land is a part. There is no precedent in this area for zoning which permits buildings higher than 35 feet. Blanket zoning permitting greater than 1st H & A should be discouraged where possible. Location of structures and signs should be planned and selectively zoned to avoid sign competition and visual pollution of Barton Creek Canyon along MoPac.

The policy to encourage more intense uses at major intersections is an established zoning policy applied throughout Austin. Discouraging strip development where possible has been a general policy by the City Council and this Commission. The Policy Advisory Committee of the Austin Transportation Study and County Commissioner Richards also support this policy.

Existing apartment zoning has been limited to "BB" Residence, or about 20 units to the acre, with the exception of case C14-69-209. On large acreage, such as at the intersection of MoPac and Loop 360, density was further restricted to 15 units to the acre. Because of the proximity to Barton Creek and the overall environmentally sensitive terrain, the minimization of runoff and impervious coverage should be handled through decreased densities.

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STAFF RECOMMENDATION

The following zoning pattern is recommended:

1. Grant 1st Height and Areas on Tract 1, 3, 4, 5, 7, 8, 9 and 10.
2. To exclude tracts 2 and 6 from consideration or be retained as "A" residential, because of the lack of depth and accessibility problems. Land use and access should be worked out in more detail with adjoining owners to avoid, as much as possible, inappropriate driveway access and strip development.
3. To recommend a reduction in the size of Tract 2 by increasing Tract 1: decreasing Tract 5 by increasing Tract 10 to reduce the effect to strip commercial zoning on MoPac frontage. Recommend to grant "GR" General Retail on Tracts 3, 4 and 5 as recommended.
4. To grant "O" Office on Tracts 1, 7, 8 and 10 as recommended in #3.
5. To deny "B" Residence and grant "BB" Residence on Tract 9.

Applicant has agreed to amend to recommendation of staff. The Commission should consider further the possibility of restricting the density on the entire acreage to 15 units. Further comments and recommendations by the Urban Transportation Department and/or Commission and ERM and/or the Citizen's Board of Natural Resources and Environmental Quality might also be considered before finalizing a formal recommendation to the City Council. Subdivision will also need to take place. Many of the points/consideration made by the various City Departments at this hearing can be further examined and may become recommendations and requirements through the subdivision process and obtaining of a creek permit.

The action of the City Council in 1976 on the Zilker Park lift station will require that all tracts developed more intensively than single-family residential lots are required to file a special permit.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Tom Bradfield, applicant

PERSONS APPEARING IN OPPOSITION

Mary Jane Bode

Betty Hendricks

Philip Blackerby

Henry Benedict

Lewis Parker, Knights of Columbus

Mr. Popovitch

Beth Sebesta, Barton Hills Neighborhood Association

Philip Blackerby, for Mr. Thompson, Travis Audubon Society

Robert Jenkins

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Maureen McReynolds stated that density is a concern because of the increased impervious coverage in this area. She felt it would be helpful to see a site plan and to be able to work out specifically water quality protection measures on each tract. Mr. Lillie explained that every tract that is not used for single-family development will require a special permit and a site plan approved by the Planning Commission; it will be reviewed through the subdivision process and again for a special permit with notices and public hearing. Mr. Guerrero stated additional information would be needed on the traffic impact. Loe Lucas explained the water and wastewater lines that would service the area, stating there might be some problems, but nothing that could not be worked out. The developer at this time would bear the cost and there would be no expenditure to the City, under the present policy. Mrs. Shipman asked if the Zilker lift station would be able to handle this and there was discussion of the City policy in this regard. Ben Alley explained that MoPac was approximately three years from completion and would consist of four express lanes with no frontage roads. Driveways or public streets would be allowed temporary access to the express lanes until such time as frontage roads are needed. There also was discussion of buffering along 360, especially for sound.

COMMISSION ACTION

Mr. Bradfield indicated a willingness to limit height and density as suggested by the Planning Department. He discussed the entire area and the plans therefor. Speaking in opposition, Representative Mary Jane Bode expressed concern for commercial development and felt it would be hazardous to have additional traffic on MoPac at this time. Betty Hendricks spoke for the citizen board of the Environmental Review Board stating that this area is unique in environmental qualities and is also unique in its treasured recreational values along Barton Creek. The Impact Review Committee recommends that the planned zoning be approved on Tracts 1, 3, 5, 7, and 8 as discussed. They felt very strongly, however, that the proposed zoning change on Tract 9 should be disapproved at this time because of steep slopes and ravines and its close proximity to Barton Creek. The proposed zoning change on Tract 4 should be disapproved and felt it could better be developed as "0" zoning. Phillip Blackerby expressed concern of the environment of the creek, the view, strip development, and high densities. He discussed some proposed development in the area and expressed concern that too many apartments generate a demand for too many retail establishments and too many retail establishments will lead to traffic congestion, noise, pollution, more runoff, City investment in stop lights, etc. He felt there should be an attempt to prevent a "sea of apartments" in this area, pointing out East Riverside Drive as an example. He felt that Tract 8 should not be developed at all, Tract 4 should be developed office, expressed concern for apartments on Tract 9, explaining that single-family residences would be consistent with existing local uses. He expressed concern for Barton Creek Park, pointing out that apartment units on the steep slopes would destroy a beautiful piece of land with a beautiful view. Henry Benedict discussed some environmental problems, pointing out the bird and wildlife habitat, the destruction of ground cover, the alteration of existing drainage patterns which would lead to soil erosion and creek silting. He felt this could have an irreversible affect

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on the ecological viability of the entire Barton Creek greenbelt. He pointed out the aesthetic and environmental degradation of the greenbelt itself as well as its value as a recreational area. He expressed concern for the Edwards Underground Aquifer recharge zone. He felt this would set a precedent and it would be impossible to maintain a single-family integrity, this would contribute to a decline of the downtown Austin business district. He requested that all current zoning restrictions in this area be continued until the office of ERM has released its Barton Creek Watershed report and all final decisions have been reached regarding the completion of MoPac, the widening of Robert E. Lee Road, and the construction of the Barton Skyway to Lightsey Road bridge; that Tract 8 retain its present zoning and that a line to continue its northern boundary be extended east for an environmental easement; that Tract 9 be zoned exclusively for single-family residences if it is to be rezoned at all. Lewis Parker speaking for the Knights of Columbus expressed concern for Tract 4 and stated he would have to have protection for security reasons. He pointed out the wildlife is already gone and a major highway is now through the area. Robert Popovitch expressed concern for the development as well as the creek itself. Beth Sebesta expressed concern for the kind of development that would take place and the affect it would have on the creek, as well as the entire neighborhood. She pointed out the increased runoff, what would happen to Barton Springs over the years, increased noise as well as visual pollution. It was requested that all development along the bluff area be single-family dwellings. She expressed concern for the traffic through the neighborhood as well as commercial development. She requested the entire area that fronts on the creek be reconsidered for single-family dwellings. Phillip Blackerby, speaking for Mr. Thompson of the Travis County Audubon Society expressed grave concern for Barton Creek and Barton Springs Pool.

There was discussion of density for the entire area, as well as the Barton Creek Watershed study. Maureen McReynolds stated that some developers had proposed to meet the Lake Austin standards as an interim measure and good faith effort.

COMMISSION VOTE

Mrs. Shipman moved that this application is premature, recommendations be postponed until the Commission has, in writing, a MoPac traffic impact and access analysis report concerning the impact on the Barton Creek watershed and surrounding area, also a report in writing from the Water and Wastewater Department on the present capability and future needs of water and wastewater if this land is totally developed. In addition, in the traffic impact analysis, a written comparison of the traffic impact if these tracts are zoned no greater than "O" Office, all else with a less intensive use, Tract 3 "O" Office, Tract 5 "O" Office and all other tracts "A" -- a comparative analysis of that and compared with the staff recommendation and the recommendation the applicant has offered. Also, no action be taken on this until the Barton Creek Watershed study is complete, reference to Water and Wastewater comments in writing compared to the adopted Council policy. We are talking about Tract 1 - "A", omit 2; "O" for 3; "O" for 4; "O" for 5; omitting 6, "A" for 7; omitting 8; "A" for 9; and "O" for 10. Mrs. Schechter seconded the motion.

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Mr. Stoll offered a substitute motion. Based upon the hearing and information presented by the Environmental Board and neighborhood, he moved staff recommendations be approved as agreed to by the applicant with the following exceptions: That on Tract 4 deny "GR" but grant "O" Office, that action be postponed on Tracts 8 and 9 and that a covenant be added to restrict density permitted on the entire acreage to 15 units per acre. Mr. Vier seconded the substitute motion.

Motion made and passed to take up action on the substitute motion versus the original motion. Mrs. Schechter felt action should be postponed for at least 30 days in order for the City departments to have impact studies ready. Mr. Stoll felt the Planning Commission would see this two more times, with a special permit and a subdivision. He felt to postpone would only delay the same situation again. He felt the plan to be a very good one. Mrs. Shipman expressed opposition to the motion, but stated she could understand the reasons therefor since the applicant has waited 20 years. She expressed opposition to the "GR" zoning on Tract 4. She felt the proposed shopping center is in direct conflict with the downtown revitalization, expressed concern for driveway access from the "GR" tracts. She felt this should be looked into on a broad prospective before the fact instead of after the fact. She expressed concern for the lift station in regard to speculative zoning. Mr. Vier did not think zoning on the periphery had anything to do with downtown revitalization.

AYE: Snyder, Stoll and Vier.

NAY: Dixon, Guerrero, Schechter and Shipman.

ABSENT: Danze and Jagger.

THE SUBSTITUTE MOTION FAILED BY A VOTE OF 3-4

The Commission then discussed the original motion. Mrs. Shipman restated the motion that the request be postponed until written material showing a comparative analysis on the applicant's request as has now been amended and a less intensive use of the land, with the greatest use of any tract being "O" Office being submitted. The traffic analysis should address these issues. An environmental analysis based on that criteria, and the water and wastewater questions. Mr. Vier expressed concern that an applicant not be penalized for coming in with a larger area. There was discussion of thirty days being time enough; not more than sixty days. Mr. Bradfield indicated he did not mind a 30-60 day postponement. The question then was called and the Commission voted.

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

ABSENT: Danze and Jagger.

THE MOTON PASSED BY A 7-0 VOTE.

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The following items were taken on a consent motion by Mr. Dixon to approve in accordance with departmental recommendations, seconded by Mr. Snyder:

<u>C10v-78-017</u>	<u>Street Vacation</u>
	Portion of MoPac right-of-way
<u>C10v-78-018</u>	<u>Street Vacation</u>
	Jorwoods Drive
<u>C10v-78-019</u>	<u>Street Vacation</u>
	Easy Street
<u>C10v-78-021</u>	<u>Street Vacation</u>
	Austin Mall - Highland Mall Blvd.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier
ABSENT: Jagger

THE MOTION PASSED BY A VOTE OF 8-0.

<u>C10v-78-020</u>	<u>Street Vacation</u>
	Portion of Jollyville Road

Mr. Lillie, Planning Director, explained that this should be pulled from the agenda.

NO ACTION WAS TAKEN.

<u>C12-78-004</u>	<u>Public Services</u>
	Consideration of a wastewater approach main for Four Seasons Sec. 2

Mr. Lillie explained that the Department should have received a letter requesting this be pulled from consideration.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR - none

PERSONS APPEARING IN OPPOSITION

Pat Callan, representing Walnut Creek Homeowners Association

COMMISSION ACTION

It was explained that a solution with Mr. Neans regarding this project had not been obtained, and that Mr. Neans was requesting the Planning Commission to postpone action until something could be worked out. Mr. Callan requested this item be taken off the commission agenda.

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C12-78-004 (cont'd.)

COMMISSION VOTE

Mrs. Shipman moved to postpone this request indefinitely. Mr. Dixon seconded the motion.

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

ABSENT: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-010 Public Services

Consideration of an 8-inch wastewater approach main for Sunridge South Subdivision

Mr. Lillie explained this is a request for approximately 280 feet of eight-inch wastewater approach main to serve 46 out of 84 lots in the proposed Sunridge South Subdivision. The balance of 38 lots will be served by other existing lines. The cost of this main should be borne by the owner at no cost to the City.

COMMISSION VOTE

Mr. Dixon moved to approve the eight-inch wastewater approach main for the Sunridge South Subdivision. Mrs. Schechter seconded the motion.

AYE: Dixon, Schechter, Shipman, Stoll and Vier.

ABSENT: Danze, Guerrero, Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 5-0.

C12-78-007 Public Services

Consideration of an 18" and 15" wastewater approach main for Oak Park Subdivision

Mr. Lillie explained this is a request for the construction of approximately 1,300 feet of 18-inch wastewater approach main and 500 feet of 15-inch main outside the city limits. It is intended to serve the Oak Park Subdivision at an approximate cost of \$103,000. The cost to the City would be approximately \$80,500 if annexed within one year.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR: Jack Bellamy, representing applicant

PERSONS APPEARING IN OPPOSITION: Ken Manning

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C12-78-007 Public Services (cont'd.)

COMMISSION ACTION

There was discussion of the approach main policy and how it applies to annexation. Ken Manning suggested the Commission might look at revising the approach main policy regarding cost sharing inside the city vs. outside preferred growth corridor.

COMMISSION VOTE

Mr. Dixon moved to approve the 18-inch and 15-inch wastewater approach main for the Oak Park Subdivision. Mr. Stoll seconded the motion.

AYE: Dixon, Schechter, Shipman, Stoll and Vier.

ABSENT: Danze, Guerrero, Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 5-0.

C7a-78-001 Annexation

58.724 Acres of Land. (A portion of Great Hills VII).

Mr. Lillie explained this is a request by Cotton Texas, Ltd. to annex approximately 42 acres of land located north of Loop 360 and west of Great Hills Trail. The staff has added a portion of Loop 360, for a total of 58.7 acres of land.

COMMISSION ACTION

There was discussion of the fiscal note and how this would affect the city.

COMMISSION VOTE

Mr. Dixon moved to annex the 58.724 acres of land, a portion of Great Hills VII. Mr. Vier seconded the motion.

AYE: Dixon, Schechter, Shipman, Stoll, and Vier.

ABSENT: Danze, Guerrero, Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 5-0.

Mr. Dixon moved and Mr. Vier seconded the consent motion to approve the following in accordance with staff recommendations:

C7a-78-002 Annexation

9.55 acres of land. (USGS stream Gage and Sampler Station at Barton Creek at Loop 360).

C7a-78-003 Annexation

Annexation of IH-35 to Pflugerville Exit.

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

THE MOTION PASSED BY A VOTE OF 5-0.

Mr. Lillie explained the following are amendments to special permits being downgraded in number of units and in density and that more open space is provided. The staff recommends approval. They were taken on consent motion by Mr. Dixon to approve in accordance with staff recommendations and ordinance requirements. Mrs. Schechter seconded the motion.

C14p-78-034 Charles Key: A 120-unit apartment dwelling group called "Chimney Hill", 2201 Willow Creek & Anken Dr.

C14p-78-003 NPC Realty Company: Revision of site plan for 109-unit apartment dwelling group called "Edgecliff at Northwest", 7200 Woodhollow Drive

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

THE MOTION PASSED BY A VOTE OF 5-0.

C20-76-008 Chapter 29
Consideration of amendment to Chapter 29
of the Rivers, Lakes Watercourses --
Codes of the City of Austin.

Charlie Graves, Director of Engineering and Mr. John Meinrath discussed the proposed amendment, the desired changes, and the reasons therefor.

COMMISSION VOTE

Mr. Dixon moved to recommend to the City Council adoption of amendments to exempt single-family and two-family developments; strike on Page 2 "drawn on tracing paper or tracing linen"; except for structural excavation." to cut and fill restrictions for building lots, on page 5; page 7, Section 29-55.5, strike that part of the sentence dealing with spacing of signs; and amend Section 29-55.9 on page 8 regarding application for permits and change wording accordingly to Chapter 29 of the Rivers, Lakes Watercourses -- Codes of the City of Austin.

Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

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C20-76-008 Lake Austin Growth Management Plan
Recommendation to City Council

Bill Stoll explained that the subcommittee had worked on this for some time and the committee was now ready to submit their recommendations to the Planning Commission for consideration and referral to the City Council. He stated they were recommending, in essence, that the principles in this plan be used as a planning guide for all future ordinances and development standards but not be endorsed per se as the plan for the Lake Austin Watershed, but must be taken into consideration.

COMMISSION ACTION

There was then discussion regarding the removal of Item 2 (C), page 12, and it was agreed to do so. The second sentence of the second paragraph on Page 11 was deleted and sentence three changed to read "the operation of privately owned systems...". The entire paragraph two under Item 2 on Page 8 is to be underlined.

COMMISSION VOTE

Mr. Stoll moved that the subcommittee report now as amended be approved and endorsed by the Planning Commission and sent to the City Council.

Mr. Dixon seconded the motion and requested the work done by the subcommittee and the ad hoc group be recognized and their appreciation shown. Mrs. Shipman requested this be submitted to the Council as quickly as possible for action.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier.
OUT OF THE ROOM: Jagger.

MOTION PASSED BY A VOTE OF 8-0.

R200 Comprehensive Plan
Consider wording clarification to
Chapter IV of the Comprehensive Plan in
Preparation for transmittal to City Council

Mrs. Shipman stated that the subcommittee met with the City Manager last week regarding concerns the Manager's office had regarding Chapter IV and any comments they had to make prior to City Council action. The Manager's office had asked that the word "principles" be inserted in place of the word "policies" and the subcommittee felt this to be appropriate. Another item of concern was for the area of the Edwards Aquifer so that standards would be the same for the City as for the Texas Water Development Board. There was discussion of some changes to the wording of the text.

R200 Comprehensive Plan (cont'd.)

COMMISSION ACTION

Mrs. Shipman moved to accept the document as it is now written and unanimously endorse it to the City Manager to accompany the original cover letter that was submitted. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C1-78 Minutes

Approve Planning Commission Minutes
July 5, 1978
July 6, 1978
July 18, 1978 (worksession)

Mrs. Schechter moved to approve the minutes with corrections as noted. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

PRELIMINARY SUBDIVISIONS

C8-78-68 Beecaves Woods, Section Three
Walsh Tarlton Ln. & Tammarron Blvd.

The staff reported that this preliminary plan consists of 49.8 acres with 123 lots, the average lot size being 90' x 140', and the density being 2.5 lots per acre.

The staff hereby submits the following comments based on ordinance requirements and departmental recommendations from the May 24, 1978 Plat Review Meeting and subsequent departmental reports:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on final plat.
5. Relocate northern portion of Headwater Lane to the west approximately 50 feet to avoid creek channel.
6. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
7. 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 therefore.
8. Variance required for length of Blocks C, D and E. Recommend to grant because of topography and existing development.
9. Minimum center line radius for Seneca Drive is 300 feet. (Northernmost curve does not comply).
10. Sidewalks required on both sides of Walsh-Tarlton Lane, Seneca Drive, and Thousand Oaks Drive; subdivision side of Tamarron Blvd. and one side (specify) of all 50' R.O.W. streets.
11. Sidewalk location note required on final plat. No fiscal arrangements required (inside city).
12. P.U.D. lot must contain a minimum area of five acres.
13. Show survey tie across Walsh-Tarlton Lane at both point of intersection with proposed subdivision and indicate R.O.W. widths.
14. Show survey tie across Foxfire Drive at intersection with proposed subdivision and verify R.O.W. width shown.

C8-78-68 Beecaves Woods (cont'd.)

15. Letter required from Jagger and Associates, Inc. prior to final plat approval indicating agreement to extend Seneca Drive to an ultimate connection with Tamarron Blvd.
16. Schematic plan required on balance of tract to relate to existing approved preliminary plan and proposed collector street system.
17. Main line advance required for natural gas service.
18. Maximum sustained grades (more than 300 feet) for 50 foot R.O.W. streets is 20% (recommend 15%), 60 foot R.O.W. street -- 15%, and Walsh-Tarlton Lane -- 18%.
19. Recommend no driveway access onto Walsh-Tarlton Lane from P.U.D. lot, except as a private street which could require approval as a part of P.U.D. process.
20. P.U.D. site requires approval of separate subdivision and special permit site plan.
21. Revise alignment of Seneca Drive to eliminate reverse curves between Spring Valley Drive and Holly Hill Drive.
22. Provide minimum of 50 feet of tangent on Foxfire Drive at intersection of Wychwood Loop.
23. Owner required to participate in the improvement to Walsh-Tarlton Lane and drainage structure at French Creek Drive near school site as a part of the overall plan of Beecave Woods which abuts same.
24. Tamarron Trail required to have 60 feet R.O.W.
25. Require a minimum tangent of 50 feet between reverse curves on Woodacres Drive.
26. Show note on final plat prohibiting driveway access onto Tamarron Blvd. from Lots 12-18, Block E and Lot 13, Block C.
27. Change names of Woodacres Drive, Spring Valley Drive and Seneca Drive.
28. Label contours.
29. Submit letter from owner to Chairman of Planning Commission requesting appropriate variances and stating reasons for such request.
30. Show correct spelling for Walsh-Tarlton Lane.
31. Connection required to the City water and wastewater systems.

C8-78-68 Beecaves Woods (Cont'd.)

- #1 RECOMMEND DISAPPROVAL PENDING AGREEMENT FROM ADJOINING OWNER TO EXTEND SENICA DRIVE (60' COLLECTOR STREET) TO TAMARRON BLVD. IN SOME FASHION TO COMPLETE CIRCULATION PATTERN FOR SUCH STREET AND SUBMISSION OF SCHEMATIC PLAN REQUIRED IN

After further discussion, the Commission then

VOTED: To APPROVE the alternate preliminary plan of Beecaves Woods, Section Three subject to departmental requirements as recommended by the staff and to grant the variances and to delete items 15, 24 and #1.

AYE: Stoll, Vier, Danze, Shipman and Schechter.

ABSTAIN: Jagger

ABSENT: Guerrero, Dixon and Snyder

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS -- FILED AND CONSIDERED

C8-78-66 McKalla Drive Business Park
 Burnet Rd. N. of Rutland Drive

The staff reported that this preliminary plan consists of 19.9 acres with 6 lots, the average lot size being 300' x 500' (3.3 acres), and the density being 0.30 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the June 7, 1978 Plat Review Meeting and subsequent departmental reports:

1. Zoning change (ordinance passage by City Council) required prior to recording of final plat.
2. Show name of proposed cul-de-sac.
3. Drainage and utility easements as required.
4. 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.
5. Connection required to City of Austin water and wastewater systems.
6. Sidewalks required on subdivision side of McKalla Place and F.M. 1325 and on both sides of proposed cul-de-sac. Recommend variance to delete sidewalks on McKalla Place and on proposed cul-de-sac because of type of development proposed.

C8-78-66 McKalla Drive Business Park (cont'd.)

7. Variance required on length of proposed cul-de-sac. Recommend to grant because of existing development, location of proposed railroad spur, and large lots proposed.
8. Submit letter from owner to Chairman of Planning Commission requesting appropriate variances and stating reasons for such request.
9. Main line advance required for natural gas service.
10. Show note on final plat restricting driveway access from Lots 1 and 3 onto F.M. 1325.
11. Show existing easements on Lots 1 and 3.
12. Show McKalla Drive as McKalla Place.
13. Waterway development permit required prior to final plat approval.
14. Show survey tie across McKalla Place and F.M. 1325 and verify R.O.W widths shown.
15. Sidewalk note required on final plat. No fiscal arrangements required (inside city).

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of McKalla Drive Business Park subject to departmental requirements as recommended by the staff and to grant the variance.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Schechter & Shipman.

The Commission then

VOTED: To DISAPPROVE the final plat of McKalla Drive Business Park pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, and connection required to city water and wastewater systems.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Schechter & Shipman.

C8-78-69 Beaconridge West
 S. 1st Street & Mairo St.

The Staff reported that this preliminary plan consists of 14.195 acres with 70 lots, the average lot size being 55' x 110', and the density being 4.93 lots per acre.

C8-78-69 Beaconridge West (cont'd.)

The staff recommends approval of this preliminary plan with the following conditions, based on ordinance requirements, departmental recommendations from the June 21, 1978 Plat Review meeting and subsequent departmental reports:

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. Connection required to the City water and wastewater systems.
3. Waterway development permit required prior to final approval.
4. Show survey tie across S. 1st Street to S. First Street Addition and dedicate (if needed) 90' R.O.W. therefrom.
5. Curves 3-4, 5-6 and 9-10 required to be approved by Urban Transportation Department.
6. Label building setback line dimensions from S. 1st Street.
7. Show 20' building setback line from S. 1st St. instead of a 15' building line and a 5' additional setback line as shown on lots 1, block A and lot 1, block C.
8. Modify sidewalk location note to include the subdivision side of S. First Street.
9. Fiscal arrangements required for sidewalks (outside city).
10. Restriction required on final plat prohibiting driveway access onto S. First Street from the lots in this subdivision.
11. Main line advance required for natural gas service.
12. Retain gas line easements in the subdivision.
13. Travis County development permit required prior to start of site development.
14. 25' setback line required from both streets on lots 6 and 14, block B. (through lots)
15. Reverse setback lines on lot 32, block A and lot 1, block C.
16. Variance required on length of block A. Recommend to grant because of topography and use of adjoining property.

C8-78-69 Beaconridge West (cont'd.)

17. Variance required on the depth of lots 13 and 15, block B as related to building site. (Ordinance requires a minimum depth of 75' to allow for a 50' x 50' area behind the front setback line for a building site.) Recommend to grant if developer agrees that such lots provide an adequate building site exclusive of setback lines

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Beaconridge West subject to departmental requirements as recommended by the staff and to delete item #14 and to GRANT the variances.

AYE: Guerrero, Dixon, Stoll, Jagger, Snyder, Danze, Shipman & Schechter
ABSTAIN: Vier

The Commission then

VOTED: To APPROVE the final plat of Beaconridge West

AYE: Guerrero, Dixon, Stoll, Jagger, Snyder, Danze, Shipman & Schechter
ABSTAIN: Vier.

C8-78-70 Cherry Creek, Phase 6, Section 5
Westgate Blvd. & Berkley Ave.

The staff reported that this preliminary consists of 3.189 acres with 12 lots, the average lot size being 70' x 140', and the density being 3.76 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports:

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 therefrom.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. Minimum building slab elevation note required on final plat.
6. Brickford Cove required to intersect with Westgate Blvd. at or near 90° angle.
7. Driveway access required to be approved by the Urban Transportation Department. Recommend that there be no driveway access onto Westgate Blvd. and that lots 3, 4 and 5 be served by a private drive from Berkley

C8-78-70 Cherry Creek Phase 6 (cont'd.)

- Ave. along the east side of lots 1, 3, and 4.
8. Main line advance required for natural gas service.
 9. Show location of center line of existing waterway.
 10. Label all easements. Show existing easements (if any) with appropriate record reference.
 11. Sidewalks required on subdivision side of Westgate Blvd. and Berkley Ave., and one side (specify) of Brickford Cove.
 12. Connection required to City of Austin water and wastewater systems.
 13. Identify double dashed line along north and east side of subdivision.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Cherry Creek, Phase 6, Sec. 5 subject to departmental requirements as recommended by the staff and to delete item #6 and the last sentence in item #7.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Schechter and Shipman
ABSTAIN: Danze

The Commission then

VOTED: To DISAPPROVE the final plat of Cherry Creek, Ph. VI, Section 5 pending fiscal arrangements, compliance with departmental requirements, sidewalk note, plat corrections and street name changes.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Schechter and Shipman
ABSTAIN: Danze

C8-78-71 Quail Valley, Sec. 1
Quail Blvd.

The staff reported that this preliminary plan consists of 17.47 acres with 81 lots, the average lot size being 60' x 120' and the density being 4.64 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports:

1. All internal lots required to be a minimum of 50 feet wide at the building line and for all points 50 feet behind the building line. Lots 42, 43 and 44, Block A do not comply. Suggest combining these three lots into two lots.

C8-78-71 Quail Valley Section One (cont'd.)

2. Reverse building setback lines for Lot 45, Block A and Lots 1 and 33, Block B.
3. Topographic contours required to be not greater than 100 horizontal feet apart.
4. Sidewalks are required on both sides of Quail Boulevard and one side (specify) of Countryside Drive.
5. Variance required on length of Block A. Recommend that variance be granted due to existing development, except as indicated in #7 below.
6. Submit letter from owner to Chairman of Planning Commission requesting appropriate variances and stating reasons for such request.
7. Recommend that Countryside Drive be extended to Philgren tract at northeast border of proposed subdivision to provide for adequate traffic circulation.
8. Quail Boulevard required to have minimum center line radius of 300 feet.
9. Countryside Drive required to have minimum center line radius of 200 feet for curve at northwest corner of proposed subdivision.
10. Waterway development permit required prior to final plat approval.
11. 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.
12. Connection required to the City of Austin water and wastewater systems.
13. Sidewalk note required on final plat. No fiscal arrangements required (inside city).
14. Show all lot dimensions.
15. Urban Transportation Department approval required for "bubbles" on Countryside Drive.
16. Zoning rollback required from "BB" to "A" prior to final approval, OR Dedicate 60' R.O.W. on all streets and provide sidewalks on both sides of all streets.

After further discussion, the Commission then

C8-78-71 Quail Valley Section One (cont'd.)

VOTED: To APPROVE the preliminary plan of Quail Valley, Section One subject to departmental requirements as recommended by the staff and to delete items #7 and 8 and add to item #1, or approve the variance on lot width subject to Board of Adjustment action and add to item #16 - and provide a twenty-foot wide easement at the rear of lots 42 and 43 - on which no building or driveway will be permitted and zoning rollback to "A" Residential as noted on preliminary plan.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Shipman & Schechter

ABSTAIN: Danze.

The Commission then

VOTED: To DISAPPROVE the final plat of Quail Valley, Sec. 1 pending fiscal arrangements, compliance with departmental requirements, plat corrections and street name changes.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Shipman & Schechter

ABSTAIN: Danze.

PLANNED UNIT DEVELOPMENTS -- FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following Planned Unit Development pending fiscal arrangements, sidewalk note, plat corrections, street name changes, letter from M.U.D. for approval of water and wastewater services, and no direct access to Lost Creek Blvd. to be allowed.

C814-78-004 Valley at Lost Creek, Phase 2
Weatherwood Cove & Lost Creek Blvd.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending letter from Williamson County MUD #1 for approval of water and wastewater service.

C8-78-007 Village 15 at Anderson Mill
FM 620 & Lake Creek Pkwy.

AYE: Guerrero, Dixon, Stoll, Jagger, Snyder, Danze, Shipman & Schechter.

ABSTAIN: Vier.

The staff reported that the following final plat has been before the Commission in the past and has met all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final subdivision.

C8-78-18 The Hills of Lost Creek, Sec. 3
Lost Creek Blvd.

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter

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

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, and letter from Water District #14 for approval of water service.

C8-78-09 Hill Country, Phase One
Hwy. 71

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, shipman & Schechter.

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements and connection to City water and wastewater systems.

C8-78-10 Westcreek, Ph. 2, Sec. 1
Smith Oak Trail

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Jagger, Shipman & Schechter.

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, plat corrections, street name changes and letter from Manville Water District for approval of water service.

C8-78-20 Dessau Acres
Dessau Road

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Jagger, Shipman & Schechter.

The Commission then

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED (cont'd.)

VOTED To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, street name changes and connection to city water and wastewater systems.

C8-78-64 Walnut Crossing, Sec. 2
Scribe Drive

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Jagger, Shipman & Schechter

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, street name changes and connection to city water and wastewater systems.

C8-78-65 Westcreek, Section 5
Indian Paint Brush Dr.

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Jagger, Shipman and Schechter

The staff reported that the owner has requested to withdraw the following final plat. The staff recommends approval of the request. The Commission then

VOTED: To GRANT the request to withdraw the following final plat.

C8-78-67 Resub. of Gracywoods, Sections 3 & 4
Wiginton Dr. & Lance Lane

AYE: Guerrero, Stoll, Vier, Dixon, Snyder, Danze, Jagger, Shipman & Schechter.

SHORT FORM SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the owner has requested to vacate the plat of the following short form subdivision. The Commission then

VOTED: To GRANT the request to vacate the following short form plat.

C8s-76-206 The Woods of Anderson Mill, Sec. Two
Woodland Village Dr. & U.S. 183

AYE: Guerrero, Dixon, Stoll, Jagger, Snyder, Danze, Shipman & Schechter.
ABSTAIN: Vier.

SHORT FORM SUBDIVISION PLATS -- cont'd.

The staff reported that the following short form plats have appeared before the Commission in the past and have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following plats:

C8s-76-137	<u>Resub. of Tract One of Omega-Terrell-Lynch Subdivision</u> E. 49th St. & IH-35
C8s-78-91	<u>Taranna Subdivision</u> Spring Hill Lane
C8s-78-152	<u>Resub. of Lot 2, Cameron Plaza</u> U.S. 290 & Cameron Road
C8s-78-172	<u>J-K Mitchell Addition</u> Thrasher Lane

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter

The Commission then

VOTED: To APPROVE the following plat and to GRANT the variance to exclude the balance of the tract.

C8s-78-170	<u>The Second Resub. of Lot 1, 8711 Burnet Road</u> Burnet Road North of Polaris Ave.
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AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The Commission then

VOTED: To APPROVE the following plat and to hold the plat for R.O.W. acquisition.

C8s-78-177	<u>Salem Place 2</u> Stassney Ln. & Salem Walk Dr.
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AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The staff reported that the following short form plats have appeared before the Commission in the past and have not complied with all departmental requirements and recommends that they be disapproved. The Commission then

VOTED: To DISAPPROVE the following short form plat pending letter from Williamson Count M.U.D. #1 for approval of water and wastewater service and vacation of previous plat prior to approval.

C8s-78-83	<u>The Woods of Anderson Mill, Sec. Three</u> Woodland Village Drive
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AYE: Guerrero, Dixon, Stoll, Jagger, Snyder, Danze, Shipman & Schechter
ABSTAIN: Vier.

SHORT FORM SUBDIVISIONS -- (cont'd.)

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variances on the signature of the adjoining owner and to delete fiscal for sewer.

C8s-78-179 Brooks Place
F.M. 2244 & Kings Row

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance on lot width subject to action by the Board of Adjustment

C8s-78-200 Resub. of Lot 2, Woodcreek
Greystone Dr. & Woodhollow

AYE: Guerrero, Dixon, Stoll, Vier, Snyder, Danze, Shipman and Schechter
ABSTAIN: Jagger

The staff reported that the following short form plats are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommends the variances requested, but recommends disapproval pending completion of all other requirements. The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements and current city and county tax certificates.

C8s-78-204 Resub. of Lots 1 & 2, St. James Baptist Church Addition
Martin Luther King, Jr. Blvd.
C8s-78-213 Lung's Landing
Red River St. & E. 12th St.
C8s-78-218 Resub. of Lots 2, 3, & 4, Fred C. Morse No. 6
Burnet Rd. S. of Teakwood Drive

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The Commission then

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

SHORT FORM SUBDIVISIONS (cont'd.)

C8s-78-206	<u>Shubert Addition</u> Eck Lane
C8s-78-207	<u>Baker-Arnold Addition</u> F.M. 620 E. of U.S. 183
C8s-78-208	<u>Chapa's Country Acres</u> F.M. 812 N. of Creedmoor Rd.
C8s-78-209	<u>Burnet Road Business Park</u> F.M. 1325 & Upper Georgetown Rd.
C8s-78-210	<u>Pepsi Addition</u> Airport Blvd. & E. 7th St.
C8s-78-211	<u>Resub. of Lots A & D, Lamar Rundberg Village</u> Rutland Dr & Lamar Blvd.
C8s-78-214	<u>First Resub. of Lot 1, 183 Park</u> U.S. 183 & Carver Ave.
C8s-78-215	<u>Zebulon Subdivision</u> Old Bee Caves Road
C8s-78-216	<u>Resub. of Lot 5 & Part of Lot 3, J.D. White Subdivision</u> Whitecrowe Trail North of Lamar Blvd.
C8s-78-217	<u>C.N.B. Motor Bank Addition</u> S. 8th St. & Lavaca St.

AYE: Guerrero, Stoll, Dixon, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS -- FILED AND CONSIDERED

C8-77-76 Glenlake
Glenlake Dr.

The staff reported that the following preliminary plan has been approved by the Commission in the past and is appearing before the Commission for reinstatement of the preliminary plan.

Staff recommends approval based on previous and current departmental reports with the following conditions.

1. Subdivision required to be connected to a water system approved by the City Water Department and by the State and Local Health Departments with appropriate fiscal arrangements. Approval of Plan and specifications required prior to final approval.

C8-77-76 Glenlake (cont'd.)

2. Recommend variance be granted to delete fiscal requirements for curbs, gutters, storm sewer, sidewalks and wastewater lines on the local residential streets, in compliance with the provisions of the "Low Density Urban Standards" policy adopted by the Planning Commission.
3. Fiscal arrangements required to construct the main street, Glenlake Drive and Far View Drive to full urban standards, and all other streets to low density urban standards.
4. Restriction required on final plat prohibiting resubdivision except in compliance with "Low Density" policy.
5. Variance required on the length of all dead-end streets over 400' long. Recommend to grant because of topography, low density, and provision is made for future extension of two such streets.
6. Variance required on length of most blocks. Recommend to grant because of topography, low density and City Park adjoining to the south.
7. Recommend a variance on the scale of the preliminary plan because of size at required scale. Final plats required to be drawn at 1" = 100'.
8. Show survey tie across City Park Road and dedicate 40' from existing centerline for ultimate R.O.W. of 80'.
9. Waterway development permit required prior to final approval.
10. Minimum centerline radius is 300' for Glenlake Drive and 200' for all local residential streets.
11. Recommend variance to permit Lot 30, Block 3 to be less than 2 acres with less than 200' on a public street because of its proposed use. (Water treatment and storage facilities.)
12. All lots required to have an adequate building site exclusive of drainage easements and setback requirements.
13. Show 100 year flood plain data on preliminary plan.
14. Existing area grades will require special consideration on standards.
15. Monument a Bench Mark to U.S.G.S. 1929 Datum or City Standard Datum.
16. Grades of all streets required to be approved by Engineering and Urban Transportation Departments.

17. Show names and address of adjoining property owners.
18. Show name and address of Engineer or Surveyor.
19. Show centerline radii of all streets.
20. Glenlake Drive required to provide 80' r.o.w. as a major collector street for the area.
21. Health Department approval required for septic tank use prior to preliminary approval. (Approval received)
22. Drainage and utility easements as required.
23. Change the names of High Country Drive, Valley View Circle, Rock-springs Circle, Glenlake Drive, Firewheel Circle, Lantana Circle, Paintbrush Circle and Limestone Circle.
24. Turkey Creek Drive and Deerhorn Drive should all be Turkey Creek Drive.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Glenlake subject to departmental requirements as recommended by the staff and to grant the variances and to allow the use of Glenlake Drive in item #23.

AYE: Guerrero, Stoll, Vier, Jagger, Snyder, Danze, Shipman and Schechter.

ABSTAIN: Dixon.

The Commission then

VOTED: To DISAPPROVE the final plat of Glenlake pending fiscal arrangements, compliance with departmental requirements, plat corrections and street name changes.

AYE: Guerrero, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

ABSTAIN: Dixon

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements and plat corrections and to GRANT the variance to allow the roadway fill to exceed r.o.w. and to delete the sidewalk requirements on Loop 360.

C8-77-116 The Meadow
Mt. Ridge Dr. & Loop 360

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Danze, Shipman, Snyder & Schechter.

The staff reported that the following short form plat has appeared before the Commission in the past and has complied with all departmental requirements and recommends that it be approved. The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance to delete fiscal for sewer.

C8278-110 Lyndy Ranch Resub.
Spicewood Springs Rd.

AYE: Guererro, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The staff reported that the following short form has appeared before the Commission in the past and has not met all departmental requirements. The staff recommends disapproval of the following short form plat. The Commission then

VOTED: To DISAPPROVE the following plat pending plat corrections.

C8278-133 St. Matthews Subdivision
Ridge Oak Drive

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The staff reported that the following short form plats are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommends disapproval of the following plats. The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and a request that the proposed use be provided and information on whether it is appropriate to annex.

C8s-78-205 Pioneer Valley
Loop 360 North of Creek Bluff Dr.

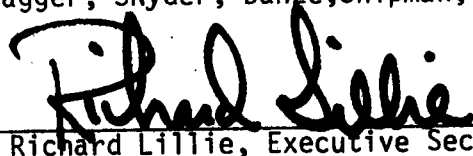
AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman & Schechter.

The Commission then

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

C8s-78-212 Innsmere
City Park Road

AYE: Guerrero, Dixon, Stoll, Vier, Jagger, Snyder, Danze, Shipman, Schechter


Richard Lillie, Executive Secretary