

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- October 24, 1978

The regular meeting of the City Planning Commission was called to order at 5:40 p.m. in the City Council Chambers, 301 West Second Street.

Present

Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Absent

Miguel Guerrero, Chairman
Leo Danze

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
Albert de la Rosa, Legal Department
John Meinrath, Legal Department
Jim Gotcher, Building Inspection
Joe Lucas, Water and Wastewater
Joe Ternus, Director of Urban Transportation
Ouida Glass, Senior Secretary

C14-78-062 Consideration of U.S. 183 Area Study

Mr. Lillie discussed the 183 area and the problem with zoning. He pointed out that a lot of citizens did not agree with the recommendation of the study and the action as a result thereof. The City Council had referred it back for the staff to do additional work. He explained that the Department simply did not have the staff or the resources to proceed with the entire area but did consider some small areas. He stated that the Legal Department had advised that a public hearing and notices would be required and that the three residential areas are scheduled for public hearing on November 6.

CITIZEN COMMUNICATION

PERSONS APPEARING:

Edward Lauffer, 11901 Highland Oaks Trail
C.A. Lynn, 5804 Sierra Leon
Jane Schrader, 11602 Bell Avenue
Larry M. Deuser, 11800 Mustang Chase

COMMISSION ACTION

There was discussion of the boundary lines. Clyde Lynn representing the Northwest Oaks Neighborhood Association stated this has been under study since May; the citizens have cooperated; and they are still faced with delays and no action. He requested that if the entire area cannot be considered, that it be amended to include only that part for the Northwest Oaks Neighborhood Association and to include their entire area. He stated they wanted to be protected by permanent zoning; did not wish to see the continued creeping of commercialism and industrialization.

NO ACTION WAS TAKEN.

C14p-67-003 Austin Construction Service, Inc.: A 55-unit apartment dwelling
901 E. Oltorf group called "Council Ridge"

Mr. Lillie explained that this special permit is for 55 units and applicant is now requesting that the clubhouse room be converted to a dwelling unit. The group will be converted to condominiums. The staff would recommend approval.

COMMISSION VOTE

Mr. Dixon moved and Mrs. Schechter seconded the motion to approve the change to the special permit in accordance with staff recommendations and ordinance requirements.

C14p-67-003 Austin Construction Service, Inc. (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 6-0.

C14p-73-024 NPC Realty Co.: Request for revision on original special permit
C14p-78-003 Woodhollow Drive and Hart Lane boundary

Mr. Lillie explained this request was to change the boundary of the original special permit and the staff would recommend approval.

COMMISSION VOTE

Mr. Jagger moved to approve the request to change the boundary of the original special permit in accordance with staff recommendations. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-78-56 Cotton Texas, Ltd.: Name Change
C14p-78-027 Cotton Texas, Ltd.: A 390-unit apartment dwelling group
Name Change

Mr. Lillie explained that applicant had requested the name be changed to Spice Forest and the staff would so recommend.

COMMISSION VOTE

Mr. Jagger moved to approve the request for the name to be changed to Spice Forest. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-034 Charles Key: A 96-unit apartment dwelling group called
2201 Willow Creek "Chimneyhill Apartments."
and Anken Drive
Request to revise

Mr. Lillie explained this request is to shift the mix of one and two bedroom apartment units in this special permit and that the staff would recommend approval.

COMMISSION VOTE

Mr. Dixon moved to approve the request to revise this special permit in accordance with staff recommendations and ordinance requirements. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C12-78-019 Public Services
Consideration of a 10-inch wastewater
approach main for The Meadows of Travis Oaks

Mr. Lillie explained this request is for a 10-inch wastewater approach main that would extend from an existing line in the Western Oaks area westerly to a new subdivision. He discussed the approach mains in the area that had been approved.

CITIZEN COMMUNICATION

PERSONS APPEARING

J.W. Smith

COMMISSION ACTION

There was discussion of the approach mains in the area and how this would tie in to the already existing pattern. There also was discussion of the size of the line. Mr. Smith felt it should be a minimum of a 12-inch line, and recommended it be adequate to serve the complete area and not just a few lots. There was discussion of the proposed route for the extension of William Cannon Drive and the relationship to the proposed approach main.

COMMISSION VOTE

Mr. Jagger moved to approve the 10-inch wastewater approach main for The Meadows of Travis Oaks. Mr. Dixon seconded the motion.

C12-78-019 Public Services (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 6-0-1.

C12-78-020 Public Services

Consideration of an eight-inch wastewater
approach main for The Village of Angus Valley

Mr. Lillie explained this is to provide an 8 mile sanitary sewer service for a tract of land consisting of approximately 24 single family lots. The staff would recommend approval.

PERSONS APPEARING

Larry M. Deuser - questions

COMMISSION ACTION

Larry Deuser questioned whether or not the size of the main would be adequate for handling the necessary units and also questioned the percentage of city participation. He also wanted to know whether or not the tract across Angus Valley Road would be included and what their cost would be. Joe Lucas of the Water and Wastewater Department explained this would be of no cost to the city and discussed possibilities for the other property in the immediate area. There was discussion of a new resolution that had been passed by the City Council regarding participation in approach mains and Mr. Deuser recommended that the Water and Wastewater Department and also the Planning Department advise developers of new resolutions such as this if and when they occur.

COMMISSION VOTE

Mr. Jagger moved and Mr. Dixon seconded the motion to approve the eight-inch wastewater approach main for The Village of Angus Valley.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C7p-78-007 Sale of City Property

Consideration of the sale of city property
located at 1610-1618 Summit Street
1611-1619 South I.H. 35

C7p-78-007 Sale of City Property (cont'd.)

Mr. Lillie explained that this tract is zoned "A" Residential and requested that it be postponed to November 14 to be heard in conjunction with the request of the South River City Citizens to present their Master Plan.

COMMISSION VOTE

Mrs. Shipman moved to postpone this request to November 14. Mrs. Schechter seconded the motion.

AYE: Dixon Jagger, Schechter, Shipman, Snyder, and Stoll.

ABSENT: Danze and Guerrero.

OUT OF THE ROOM: Vier.

THE MOTION PASSED BY A VOTE OF 6-0.

C2o-78-013 Off-Street Parking Exemption

- a. To consider modification of the boundary of Area II in the 1300 Block of Lavaca
- b. To consider modification to the amount of exemption of off-street parking requirements in the area between 15th Street and Martin Luther King, Jr., Blvd., and Guadalupe and Colorado Streets (a section of Area II).

Mr. Lillie explained this was a request to modify the boundary and the amount of exemption of a portion of the off-street parking plan. Mr. Joe Ternus, Director of the Urban Transportation Department, discussed the proposed changes for Area II in the 1300 Block of Lavaca as well as the percentage of exemption for the area between 15th Street and Martin Luther King, Jr., Blvd., and Guadalupe and Colorado Streets. He stated they would recommend the boundaries of Area II in the 1300 Block of Lavaca be changed, but would not recommend to modify the amount of exemption in the section of Area II.

COMMISSION VOTE

Mr. Jagger moved to modify the boundary of area II in the 1300 Block of Lavaca and that there be no change to the amount of exemption for the off-street parking requirements in the area between 15th Street and Martin Luther King, Jr., Blvd., and Guadalupe and Colorado Streets. Mrs. Shipman seconded the motion.

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

ABSENT: Danze and Guerrero

THE MOTION PASSED BY A VOTE OF 7-0.

C2o-78-016 Zoning Ordinance
To consider amending the zoning
ordinance relating to dog kennels

Albert De La Rosa of the Legal Department discussed the background to the problem relating to dog kennels and a complaint that had been filed with the Building Inspection Department regarding a large kennel in a residential area which was determined not to be in violation of the present zoning ordinance. The City Council requested the Legal Department to look into the matter and to report back. He explained the City Council did not wish to restrict the number of dogs that could be maintained but did wish to resolve the ambiguities in the current zoning ordinance. He discussed the suggested amendments as proposed and recommended the definition of kennel to be "any lot or premise on which dogs are kept, raised, or boarded primarily for profit and gain." He discussed the zoning and requirements that must be met for dog kennels and recommended Example A with the amendment.

COMMISSION ACTION

There was discussion of the three examples that had been submitted, as well as the zoning and requirements that would be necessary for each. Mr. Stoll expressed favor with Example C.

COMMISSION VOTE

Mr. Snyder moved to recommend Example A with amendments. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-1.

C2o-78-017 Zoning Ordinance
Consider resolution to request consultant
assistance for the drafting of a new zoning
ordinance

Mr. Lillie explained this item for the purpose of requesting consultant assistance to the department. Mrs. Shipman felt obligated to submit this request to the Council in a work session and not in open council meeting. Mr. Jagger suggested that a letter from the Chairman to the Mayor and Council with the resolution might be submitted. Mr. Dixon felt there were enough delays; it needed to go directly to the Council as quickly as possible. There was discussion of the time that might be involved and where the monies would come from.

20-78-017 Zoning Ordinance (cont'd.)

COMMISSION VOTE

Mr. Dixon moved that this proceed with deliberate speed; that the Chairman submit a letter with the resolution attached thereto the Mayor and members of the Council and that the Chairman or his designee present the request to the Council. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

R200 Review Policy on MUD/Package Treatment Plant

Mrs. Shipman explained that the committee needed to meet again before coming to the Commission with a full recommendation.

COMMISSION ACTION

Mrs. Shipman moved that the Commission be presented information concerning the City Council policy on municipal utility districts for their information and that the subcommittee reconvene to finalize the draft policy. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R200 1978-1995 Annexation Plan

Consider procedures to complete the report
with the inclusion of a third pattern

Mr. Lillie explained that the Council, at the request of the Planning Commission, had referred the annexation plan back to the Commission and that they had expressed interest in the creation of a third option. He suggested a subcommittee be appointed to work with the staff. Volunteers were Messrs. Dixon and Snyder and Mrs. Shipman. The subcommittee is to be appointed at a later time since Mr. Guerrero is ill. The members indicated an interest in completing the Plan prior to start of next year's C.I.P.

NO FURTHER ACTION TAKEN.

C1-78 Minutes
To Approve Planning Commission Minutes
September 26, 1978
October 2, 1978
October 3, 1978
October 10, 1978
October 17, 1978 (Worksession)

Mrs. Schechter moved to approve the minutes as corrected.

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

THE MOTION PASSED BY A VOTE OF 7-0.

PRELIMINARY SUBDIVISIONS

C8-76-80 Thoroughbred Estates
 FM 812 and Clinger Road

Evelyn Butler explained the owner has requested to be heard. She discussed the background of this case and pointed out there had been problems with septic tank approval. Mr. Leroy Lange, representing the applicant, stated applicant has tried to get this preliminary plat approved, explained that some short forms had been approved out of this same tract of land. He explained they had obtained Health Department approval of percolation tests on these tracts, and that those tests were made by reputable engineering firms. He stated there just has to be an alternative. If this type test is not acceptable by the Health Department, then there must be some system that will be acceptable to the Health Department rather than just to tell us no, the land cannot be developed. He again stated applicant deserved some alternative whereby the land can be developed, and asked that the situation be worked out between applicant, the Planning Department and the Health Department to arrive at some way whereby they can develop this land. He pointed out that it was being developed in five, ten, twenty, and fifty-acre sizes; there must be some way to put in a septic system that would work on tracts of land such as this. Applicant believes there is.

This tract consists of 526.55 acres of land with 24 lots, with density being 0.045 lots per acre, or an average of 21.95 acres per lot.

The staff recommends disapproval of this preliminary plan pending Health Department approval for septic tank use and submits the following report:

1. Cul-de-sac required at the west end of Juniper Draw.
2. Waterway development permit required prior to final approval.
3. Variance required for length of all blocks. Recommend to grant because of density.

C8-76-80 Thoroughbred Estates (cont'd.)

4. Additional R.O.W. required on Moore Road, 35' from existing centerline.
5. Health Department approval required for septic tank use prior to approval of this preliminary plan. Every lot on a final plat requires approval.
6. Recommend connection to Water District 12. Need letter of approval from Water District #12.
7. New lots which front on existing streets may be short formed.
8. Drainage and utility easements as required.
9. 25 year flood plain required to be dedicated as drainage easement.
10. Show existing drainage facilities.
11. Minimum building slab elevation note required on the final plat(s).
12. No channelization permitted to alter or relocate natural drainageways unless plans are approved by Engineering Department.
13. Lot lines should be more clearly shown so as to be easily distinguished from all other lines on the plan.
14. All streets required to be constructed to County standards for acceptance for maintenance and performance bond required by the County for such construction.
15. Show centerline radii on curved streets.

Mr. Snyder questioned and Mr. Lange replied that it was not economically feasible for tracts of this size to bring in a package treatment facility. John Meinrath, speaking in behalf of the Health Department, discussed possible alternatives that might allow Mr. Puett to develop this property in the way he would like to and that is the new septic tank regulations which have been under way, under study, and under preparation for about a year now. He explained that the County is developing regulations also and hoped they would be compatible. He explained there is a recommendation that will go before the City Council which will permit ET systems which would permit this property to be developed without requiring a septic tank. There is an alternative proposal to permit on a large lot basis and he felt this to be a very real alternative that would enable the property to be developed without requiring a package treatment plant or without requiring installation of septic tanks. This property is not suited for septic tanks and he would recommend that some attention be given this alternative, and requested that Mr. Puett postpone his plans long enough for this alternative to become a reality.

Mr. Snyder questioned whether or not the approval of the short form subdivisions, was in fact, a mistake. Mr. Meinrath explained that when it became clear that Mr. Puett intended to develop the entire tract as a subdivision, the Health Department does not approve regular subdivisions at perc rates for which they will approve short forms. This was confirmed by Mr. Rogers. The perc rates of the entire tract are not compatible with

C8-76-80 Thoroughbred Estates (cont'd.)

perc rates that are normally accepted for subdivisions. Mr. Snyder questioned whether or not a precedent was being set by short forming. Mr. Meinrath explained they should not have been short formed; that the short forms were an accommodation to Mr. Puett and probably they have come back to haunt us. He explained he felt that is a fact that we all recognize, that in an effort to accommodate Mr. Puett as much as we could, the short forms were approved, but when it became apparent what was happening, that he intended to short form the entire tract if he could, it appeared to us that he was subverting the requirements of the subdivision ordinance and at that point we just had to bite the bullet.

Mr. Snyder asked how soon Mr. Meinrath felt it would be before this ordinance is adopted. Mr. Meinrath stated he had hoped it would be enacted six months ago, but that he honestly could not tell now, but would guess within a few months. He stated he did know the City staff is working very closely with the County staff for the City and County to adopt ordinances in their respective jurisdictions that are compatible and that is the major problem right now. Mr. Snyder explained that this was a problem as he sees it and stated he did not see how Mr. Puett would be willing to go along with this unless he knows that there is something, or if we could set some kind of deadline. Mr. Stoll explained that it is now up to the Council to have the hearing and to act. Mr. Meinrath explained that it has not as yet been presented to the Council, but would probably be presented some time in November. Mr. Stoll explained that it is at the Council level at this point and perhaps the Commission could urge the Council to consider it as soon as possible.

Mr. Snyder moved that the Commission delay action for six months on this application and that we urge the council to act as promptly as they can.

Evelyn Butler explained this subdivision has been disapproved in the past pending clearance from the Health Department for sanitary sewer facilities, whether they be septic tank or otherwise, so actually, the Commission could just disapprove again. It would have the same effect.

Mr. Snyder then changed his motion that the Commission disapprove this subdivision due to the problem with the septic tanks and to urge the Council to approve the new ordinance regarding septic tanks as soon as they can. Mrs. Schechter seconded this motion.

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

THE MOTION PASSED BY A VOTE OF 6-0

C8-78-74 Lost Creek Estates, Ph. 1-B
The end of Mist Creek Drive
and Winding Creek Crive

This preliminary plan consists of 24.70 acres with nine lots, the average lot size being 250' x 350' for a density of 0.36 lots per acre.

The staff review committee met on June 28, 1978 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 therefor posted with the County Engineer.
2. Connection required to Lost Creek M.U.D. water system. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to: Lost Creek M.U.D. water system and a septic tank system approved by the Austin-Travis County Health Department.
4. Restriction required on final plat prohibiting sewage holding tanks.
5. Variance required on the length of Misty Creek Drive and Winding Creek Drive cul-de-sac(s). Recommend to grant because of: Topography and Low Density.
6. Variance required on the length of the block. Recommend to grant because of topography and low density.
7. No sidewalks required for Suburban subdivision.
8. Waterway development permit required prior to final plat approval.
9. Drainage and/or public utility easements as required.
10. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
11. The 25-year flood plain required to be dedicated as a drainage easement.
12. Natural gas service is not available.
13. Construction plans on roadway and drainage required to be submitted to County Engineer prior to final plat approval.
14. Restriction required on final plat limiting use to single family until wastewater service is available.
- *16. Recommend environmental, greenbelt or conservation easement from center line of waterways to top of bluff.
- *17. Recommend restrictive covenant restricting lots to single story structures and prohibiting resubdivision of lots. Show record reference of such restrictive covenant on plat.
- *18. Recommend that erosion control methods be utilized during construction (e.g. use of hay bales, erosion control burns and silt basins). Recommend that disturbed areas be reseeded with native vegetation.

* This is not an ordinance requirement and cannot be required unless agreed to by owner.

The staff recommends approval of items 1 through 15; the owner does not agree

C8-78-74 Lost Creek Estates, (Cont'd.)

with items 16, 17 and 19.

After further discussion, the Commission then

VOTED: To approve the preliminary plat subject to departmental requirements including Items 1 through 15, and requested that when this final plan comes in for action that ERM submit more detailed comments concerning their recommendations.

AYE: Jagger, Schechter, Shipman, Snyder, Stoll, Vier.

ABSENT: Danze, Guerrero

OUT OF ROOM: Dixon

THE MOTION PASSED BY A VOTE OF 6-0

C8-78-103 Sunridge South II
Meadow Lea Drive & Wishing Well Drive

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the August 23, 1978, Plat Review meeting and subsequent departmental reports. The staff recommends to delete item 9.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to the City of Austin water and wastewater systems.
3. Sidewalks required on both sides of Meadow Lea Drive, one side (specify) of Wishing Well Drive.
4. Appropriate sidewalk location note required on final plat inside city limits.
5. Waterway development permit required prior to final plat approval.
6. Show 100-year flood plain data on the preliminary plan.
7. Drainage and/or public utility easements as required.
8. The 25-year flood plain required to be dedicated as a drainage easement.
9. Schematic plan required on the balance of the J. Fritts tract to be submitted with preliminary. (was not submitted)
10. 660 contour line incorrectly labeled 670.
11. Water approach main charge of \$69.00 required prior to final approval.
12. Show Boggy Creek Road as Dittmar Road on location sketch.
13. Main line advance required for natural gas service.

After further discussion, the Commission then

C8-78-103 Sunridge South II (cont'd.)

VOTED: To APPROVE the preliminary subdivision and to delete Item 9.

AYE: Jagger, Schechter, Shipman, Snyder, Stoll, Vier
ABSENT: Danze, Guerrero
OUT OF ROOM: Dixon

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-104 Great Hills Street Dedication "C"
Continental Club Pkwy. & Golden Hills Circle

The staff recommended disapproval of this preliminary plan pending Lake Austin Ordinance review and compliance. No hearing was held. The Commission then

VOTED: To DISAPPROVE the preliminary plan pending Lake Austin Ordinance review and compliance.

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

C8-78-105 Buckingham Estates Ph. III
S. 1st & Great Britain Blvd.

The staff recommended disapproval pending Council approval of the water approach main. The wastewater approach main is a CIP item that has already been scheduled in the first year and is no longer necessary. No hearing was held.

The Commission then

VOTED: To DISAPPROVE the preliminary plan subject to City Council approval of the water approach main.

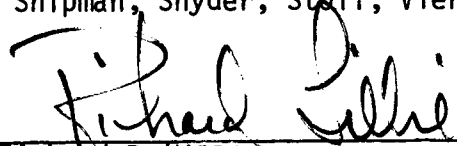
AYE: Jagger, Schechter, Shipman, Snyder, Stoll, Vier.
ABSENT: Danze, Guerrero
OUT OF ROOM: Dixon.

R105-78 Subdivision Memorandum
Short Form and Final Subdivisions as listed on the
Subdivision Memorandum. Action taken at the meeting.

The Planning Commission considered the items listed on the Subdivision Memorandum and took the action as indicated.

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

The meeting adjourned at 8 PM.


Richard R. Lillie, Executive Secretary

October 24, 1978 14

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																PLANNING RECOMMENDATION	ACTION	
				County	St. Name	Approval	Tax Cert	E.R.M.	Bldg.	Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban			Trans.
C8- 78 246	OLD SHORT FORM SUBD'S. Cont'd. Resub. of Lot 5, Blk. E, Summit Oaks Conrad Rd. & Bell Ave.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X
78 249	Austin Business Park Research Blvd. & Peyton Gin Rd.	-	-	NR	X	4&5	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X
78 264	Grove Subdivision, No. 2 Montopolis Dr.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X
78 265	The Sloan Addition, Section 2 E 38 th & Airport Blvd.	-	-	NR	X	4&5	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X
78 266	Resub. of Lots 2 & 3, Jacob Bauerle Addition Oxford Ave. & Lamar Blvd.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X
78 281	Resub. of Lots 9, 10 & 11, Blk. B, Country Club Gardens 7 Marigold Terrace	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	X	X	NR	X

*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

Planning Commission--Austin, TX

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																	PLANNING RECOMMENDATION	ACTION						
				County	Engr.	St. Name	Approval	Tax Cert	P.R.M.	Bldg.	Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban			Trans.	Gas	Fluorid.	Ed. Wash.		
C8-	NEW SHORT FORM SUBDIVISIONS																											
78 292	J.T. Ltd. Resub. No 4 Anderson Ln. & Gessner Dr.	Oct. 24	Nov. 23	NR	X		4&5					X	X	NR	X		NR	NR	9 X	X							DISAPPROVE - 3	
78 293	Northwest Fire Station No.25 Duval Rd. W. of Angus Rd.	"	"	NR	X		4&5							NR			NR	NR	X	X							DISAPPROVE - 3	
78 294	The Noni Addition Springdale Rd. & Manor Rd.	"	"	NR	X		4&5							NR			NR	NR	9 X	X							DISAPPROVE - 3	
78 295	Anderson Mill Center Phase 3 Anderson Mill Rd. & Pecan Creek	"	"		X		5		X	X							NR	NR	X	X							DISAPPROVE - 3 & 5	Mr. Vier abstained
78 296	Nichols & Kern Subdivision Western Trails & Frontier Trail	"	"	NR	X		4&5			X	1	X	X	NR			NR	NR	X	X							DISAPPROVE - 3,4, & 5	
78 297	Nation & Jones Addition Fort View Road	"	"	NR	X									NR			NR	NR	9 X	X							DISAPPROVE - 3,4, & 5	
78 298	McKay Addition Cedar Creek Rd.	"	"		10 X	5				X		NA	NA				NR	NR	X	NA							DISAPPROVE - 3 & 5	
78 299	Michael Parten Addition Riverside Farms Rd.	"	"	NR													NR	NR									DISAPPROVE - 3	
78 300	Bluffway Addition S. Lamar & Barton Springs Rd.	"	"	NR										NR			NR	NR									DISAPPROVE - 3	

*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

October 24, 1978 15

Planning Commission--Austin, TX

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																		PLANNING RECOMMENDATION	ACTION					
				County	Engr.	St. Name Approval	Tax Cert	E.R.H.	Bldg. Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fiscal			Env.				
C8-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																											
	PRELIMINARY SUBDIVISION																											
76	Indian Summit (Revised)	-	-																								REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
72	River Hills Rd.																											
	OLD FINAL SUBDIVISION PLATS																											
77	Barrington Oaks, Section Six	-	-			X		X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	APPROVE	
102	Spicewood Springs & Oxford Dr.																											
78	Chimney Creek	-	-			X	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	REQUEST TO CHANGE SUBDIVISION NAME TO SPICE FORREST - RECOMMEND TO GRANT	
56	Loop 360																											
	NEW FINAL SUBDIVISION PLAT																											
78	Great Hills Street	Oct. 24	Nov. 22									1																
104	Dedication "C"					X						X	X					X	X								DISAPPROVE - 1,3,4,5,31 & 33	
	Continental Club Pkwy.																											
5	OLD SHORT FORM SUBDIVISIONS																											
78	Deer Creek	-	-	X	X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR								LAGMP REPORT ATTACHED CONSIDER PROBLEMS 21,23,24, & 29 - RECOMMEND (a)	
254	River Hills Road																										APPROVE	
78	620 Oaks, Section 2	-	-	9	X					X	NA	NA	11				NR	NR		NA							Driveway requirements to be checked with applicant. SEE ATTACHED FOR INFORMATION REQUESTED Urban Tran... and State.	
289	F.M. 620			X	X																						10-10-78	
78	Walsh-Hollow	-	-	NR								1															SEE ATTACHED FOR INFORMATION REQUESTED 10-10-78 P.U.D. will have to be withdrawn.	
291	Cherry Lane & Rockmoor Ave.											X	X				NR	NR		X								

*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

October 24, 1978 16

Planning Commission--Austin, TX

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

October 24, 1978

1. Fiscal arrangements required.
2. Easements required.
3. Compliance with departmental requirements.
4. Current city tax certificates required.
5. Current county tax certificates required.
6. Sidewalk note required on plat.
7. Fiscal arrangements for sidewalks required.
8. Additional R.O.W. required.
9. Plat corrections required.
10. Street name changes required.
11. Health department approval required for septic tank use.
12. L.C.R.A. approval required for septic tank use.
13. Need letter from _____ M.U.D. for approval of water and wastewater services.
14. Need letter from Water District _____ for approval of water service.
15. Restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.
16. Council approval of approach main required prior to approval.
17. Waterway development permit required.
18. Book and page of waiver required on plat.
19. Variance required on signature of adjoining owner.
 - a) Recommend to grant with letter file
 - b) Need letter from owner
 - c) Recommend to deny
20. Variance required to exclude balance of tract.
 - a) Recommend to grant with letter in file
 - b) Need letter from owner
 - c) Recommend to deny
21. Variance required on lot width.
 - a) Recommend to grant
 - b) Recommend to deny
22. Variance required on street width.
 - a) Recommend to grant
 - b) Recommend to deny
23. Variance required to delete fiscal requirements for water service.
 - a) Recommend to grant
 - b) Recommend to deny
24. Variance required to delete fiscal for sewer.
 - a) Recommend to grant
 - b) Recommend to deny
25. Variance required to delete fiscal requirements for fire hydrant.
 - a) Recommend to grant
 - b) Recommend to deny

FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continues

26. Variance required on lot area.
 - a) Recommend to grant
 - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
 - a) Recommend to grant
 - b) Recommend to deny
28. Variance required to delete sidewalks.
 - a) Recommend to grant
 - b) Recommend to deny
29. Variance required on scale of plat.
 - a) Recommend to grant
 - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
 - a) Recommend to grant
 - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula -
estimated cost per foot x lot frontage x 2.
 - a) Recommend to grant
 - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.

TITLE: Deer Creek
FILE: C8s-78-254
DATE: 9-12-78

Review of conformance to the standards of the Lake Austin Growth Management Plan (LAGMP).

The temporary checklist is used for review of the plat.

1. Area within 100-year flood plain is designated as a conservation zone. Engineer submitting Lake Austin review materials states that this area is proposed as a drainage easement though not shown on plat at date of this review.
2. No new street R.O.W. is proposed.
3. Septic systems are proposed.
4. Building sites meet ordinance requirement.
5. Impervious Cover:

	S L O P E		
	0-15%	15-25%	25 +%
Allowable	30%	20%	10%
Proposed	4%	3%	0.1%

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

October 24, 1978

1. Fiscal arrangements required.
2. Easements required.
3. Compliance with departmental requirements.
4. Current city tax certificates required.
5. Current county tax certificates required.
6. Sidewalk note required on plat.
7. Fiscal arrangements for sidewalks required.
8. Additional R.O.W. required.
9. Plat corrections required.
10. Street name changes required.
11. Health department approval required for septic tank use.
12. L.C.R.A. approval required for septic tank use.
13. Need letter from _____ M.U.O. for approval of water and wastewater services.
14. Need letter from Water District _____ for approval of water service.
15. Restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.
16. Council approval of approach main required prior to approval.
17. Waterway development permit required.
18. Book and page of waiver required on plat.
19. Variance required on signature of adjoining owner.
 - a) Recommend to grant with letter file
 - b) Need letter from owner
 - c) Recommend to deny
20. Variance required to exclude balance of tract.
 - a) Recommend to grant with letter in file
 - b) Need letter from owner
 - c) Recommend to deny
21. Variance required on lot width.
 - a) Recommend to grant
 - b) Recommend to deny
22. Variance required on street width.
 - a) Recommend to grant
 - b) Recommend to deny
23. Variance required to delete fiscal requirements for water service.
 - a) Recommend to grant
 - b) Recommend to deny
24. Variance required to delete fiscal for sewer.
 - a) Recommend to grant
 - b) Recommend to deny
25. Variance required to delete fiscal requirements for fire hydrant.
 - a) Recommend to grant
 - b) Recommend to deny

FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continued

26. Variance required on lot area.
 - a) Recommend to grant
 - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
 - a) Recommend to grant
 - b) Recommend to deny
28. Variance required to delete sidewalks.
 - a) Recommend to grant
 - b) Recommend to deny
29. Variance required on scale of plat.
 - a) Recommend to grant
 - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
 - a) Recommend to grant
 - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula - estimated cost per foot x lot frontage x 2.
 - a) Recommend to grant
 - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.