

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- March 28, 1978

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

Present

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

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervisor of Current Planning  
David Hutton, Planning Department  
Bill Lowery, Urban Transportation  
John Meinrath, Assistant City Attorney

Jo Ann Salas Clerk B

The meeting adjourned at 7:55 p.m.

\*Left meeting at 7:30 p.m.

\*\*Arrived at 5:40 p.m.

16 005  
C2o-78-007      Amendment to Chapter 45 of the Austin City Code  
                  (Zoning Ordinance)

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to set a public hearing to review issuing building permits within National Register Districts. This has been referred back to the Planning Commission from the City Council with the request that property owners in the National Register Districts be notified.

COMMISSION VOTE

Mrs. Schechter moved to set a public hearing at 6 p.m., May 9, 1978, to consider amending the ordinance to authorize a review of building permits within National Register Districts. Mr. Danze seconded the motion.

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

ABSENT:        Mr. Snyder.

OUT OF THE ROOM: Mr. Dixon.

C2o-78-006      Amendment to Chapter 45 of the Austin City Code  
                  (Zoning Ordinance)

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to set a public hearing to consider contract parking by special permit and contract parking in a specific geographical location where many enforcement problems have arisen.

COMMISSION VOTE

Mrs. Schechter moved to set a public hearing at 6 p.m., May 9, 1978, to consider amending Chapter 45 of the Zoning Ordinance to permit public and commercial parking in "B" Residence, "O" Office, and "LR" Local Retail by special permit. Mr. Danze seconded the motion.

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

ABSENT:        Mr. Snyder.

OUT OF THE ROOM: Mr. Dixon.

C1-77            Minutes

To Approve Planning Commission Minutes  
August 9, 1977, and September 13, 1977  
(No Action taken at March 14, 1978, meeting).  
June 14, 1977  
October 11, 1977  
January 10, 1978  
Draft of Zoning Minutes from  
March 7 and 8, 1978, Hearings

Cl-77 Minutes (continued)

Mr. Dixon moved to approve the minutes of the June 14, 1977, Planning Commission meeting.

AYE: Messrs. Dixon, Guerrero, and Jagger.

ABSTAIN: Messrs. Danze, Stoll and Vier.  
Mmes. Schechter and Shipman.

ABSENT: Mr. Snyder.

THE MOTION PASSED BY A 3-0-5 VOTE.

(The record will show the persons abstained since they were not at that time members of the Planning Commission.)

Mrs. Schechter then moved to approve the minutes of August 9, 1977, September 13, 1977, October 11, 1977 (which were received five, six, and seven and one-half months later), the minutes of January 10, 1978, March 7, and March 8, 1978, with corrections as noted. Mr. Guerrero seconded the motion.

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

ABSENT: Mr. Snyder.

THE MOTION PASSED BY A VOTE OF 8-0.

PLANNING COMMISSION

Regular Meeting --- March 28, 1978

PRELIMINARY SUBDIVISIONS

C8-77-117      Arroyo Seco  
Drycreek Drive & Mountainclimb

The staff reported that this preliminary plan consists of 8.241 acres with 30 lots, the average lot size being 75' x 110', and the density being 3.6 lots per acre.

The staff recommends approval with the following conditions based on current departmental reports and previous Plat Review Committee recommendations:

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 the final plat.
5. 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.
6. Connection required to the city water and wastewater systems.
7. Minimum centerline radius for residential streets is 200'.
8. Contours required to be not more than 100 horizontal feet apart. Additional contours required in the southeast corner of this tract.
9. Show existing drainage facilities.
10. Change name of Paseo Del Toro Circle.
11. Sidewalks required one side of Paseo Del Toro, Paseo Del Toro Circle and Paseo Del Toro Cove and subdivision side of Dry Creek Drive, Mountainclimb Drive and Hillbrook Drive.
12. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
13. Zoning rollback required from "O", "LR" and "C" back to "A" prior to final approval.
14. Subdivision required to conform to Lake Austin Standards. Previous report indicated that the subdivision complies with all standards except for allowable impervious cover for which the Commission granted a variance to permit thirty-seven (37) percent coverage.
15. Recommend a deed restriction be required prohibiting driveway access to Dry Creek Drive from lots 9, 10, 11, 17 & 18.
16. City wastewater service will not be available until completion of the Dry Creek approach main. A wastewater subsequent user fee will be required prior to connection.
17. A restriction is required on final plat prohibiting occupancy until connection is made to the City of Austin wastewater system.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Arroyo Seco subject to departmental requirements as recommended by the staff. Staff deleted item #7.

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

PRELIMINARY SUBDIVISIONS---continued

C8-78-17      Cherry Creek, Phase VII, Sec. 3-7  
                 Westgate Blvd. & Manassas Drive

The staff reported that this preliminary plan consists of 134 acres with 496 lots, the average lot size being 115' x 75', and the density being 3.70 lots per acre.

On February 8, 1978 the Plat Review Committee recommended approval with the following conditions:

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 the final plat.
5. All lots required to have an adequate building site, exclusive of setback lines and drainage easements.
6. 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.
7. Connection required to the city water and wastewater systems.
8. Variance required on the length of blocks C, R, & W. Recommend to grant.
9. Show survey tie across Longview Road and provide for 60' of R.O.W. or 30' from centerline. (Alignment may change at southerly end because of the cemetery.)
10. Minimum centerline radius for arterial streets is 600'.
11. Minimum centerline radius for collector streets is 300'.
12. Minimum centerline radius for residential streets is 200'.
13. Sidewalks required on both sides of Westgate Blvd., Albridge Drive, Manassas Drive and Torquay Drive, west of West Gate Blvd. and on one side of all other internal streets and on the subdivision side of Longview Road.
14. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
15. Derbyshire Circle and Swinden Cove should have only one name.
16. Show correct spelling of Swinden and Loundes (Swindon & Lowndes).
17. Recommend modifications of preliminary plan as shown on overlay sketch to extend Albridge Drive (a 60' collector street) westerly to Longview Road to provide adequate access and circulation and eliminate street into cemetery.
18. The alignment of Torquay Drive required to be adjusted so as to eliminate off-set at West Gate Blvd.
19. Vacation of Janwoods Drive west of Inridge Drive required (at owners expense) prior to final approval of blocks A & B.
20. Council approval required for water and wastewater approach mains.

PRELIMINARY SUBDIVISIONS---continued

C8-78-17 Cherry Creek, Phase VII, Section 3-7

RECOMMEND DISAPPROVAL PENDING COUNCIL APPROVAL OF WATER AND WASTEWATER APPROACH MAINS FOR THIS SUBDIVISION.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Cherry Creek, Phase VII, Section 3-7 as recommended by the staff pending approach main approval.

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

C8-78-19 Freestone Circle  
Dessau Road & Freestone Drive

The staff reported that this preliminary plan consists of 12.2 acres with 50 lots, the average lot size being 70' x 100', and the density being 4.10 lots per acre.

On March 1, 1978 the Plat Review Committee recommended approval with the following conditions:

1. Show all lot dimensions.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. All lots required to have an adequate building site, exclusive of setback lines and drainage easements.
6. 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.
7. Connection required to the city water and wastewater systems.
8. Variance required on the length of outside block. Recommend to grant because of topography and adequate circulation is provided.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to city water and sewer systems.
10. Show future R.O.W. line on Dessau Road 60' from existing centerline with a 25' front setback line, and a 15' side street setback on lots 1 and 46.
11. Show survey tie across Dessau Road and provide for 45' of R.O.W. from centerline.
12. Sidewalks required on one side of all streets including east side of Dessau Road.
13. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
14. All lots required to comply with ordinance requirements for width and area for sewered lots.
15. Show contour basis. U.S.G.S. or City Standard Datum.

PRELIMINARY SUBDIVISIONS---continued

C8-78-19 Freestone Circle

16. Recommend no direct driveway access be permitted onto Dessau Road from lots 47, 48, 49 & 50, and that an access easement be provided at the rear of such lots for access.
17. Council approval required for wastewater approach main.
18. Street should have only one name. Freestone Drive is satisfactory.

RECOMMEND DISAPPROVAL PENDING COUNCIL APPROVAL OF THE REQUIRED WASTEWATER APPROACH MAIN.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Freestone Circle as recommended by the staff pending approach main approval.

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

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

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

On November 9, 1977 the Plat Review Committee 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 and maintenance with appropriate bond posted with the county.
2. Health Departments approval required for septic tank use and water wells prior to preliminary approval.
3. No sidewalks required. (suburban)
4. Letter of approval required from Water District #14.
5. Show survey tie to centerline of Circle Drive and verify th 40' dedication shown.
6. Approved street names required on all streets.

PRELIMINARY SUBDIVISIONS---continued

C8-77-09      Grape Creek Estates

7. Street connection, as indicated in blue on plat, required between Lots 22 and 23, block 2. This was a requirement of the original preliminary.
8. Waterway development permit required prior to final approval.
9. 100 year flood plain data required.
10. Recommend no cul-de-sac be required on unnamed street stubbing out to the southwest. (Francis Bones Batla)

After further discussion, the Commission then

VOTED:      To APPROVE the preliminary plan of Grape Creek Estates subject to departmental requirements as recommended by the staff.

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

C8-78-20      Dessau Acres  
         Dessau Road & Crystal Bend Drive

The staff reported that this preliminary plan consists of 27.17 acres with 42 lots, the average lot size being 150' x 120', and the density being 1.5 lots per acre.

On January 28, 1978 the Plat Review Committee recommended approval with the following conditions:

1. Drainage and utility easements as required.
2. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
3. Connection required to Manville Water Supply Corporation. Letter required from such Corporation stating arrangements have been made by the owner to serve this subdivision with water. Such letter required prior to final approval.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Variance required on the length of most northerly block. Recommend to grant because circulation is adequate and low density.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Manville Water Supply Corporation water system and a septic tank and system approved by the local (city and county) Health Departments.
7. Show survey tie across Dessau Road and provide for 90' of R.O.W.
8. Contours required to be not more than 100 horizontal feet apart. Additional contours required above the 724 contour line.
9. No sidewalks required. (suburban)



PRELIMINARY SUBDIVISIONS---continued

C8-78-20 Dessau Acres

10. Minimum centerline radius for Dessau Road is 400'.
11. 90' of R.O.W. (45' from centerline) required for Crystal Bend Drive east of Dessau Road.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Dessau Acres as recommended by the staff pending Health Department approval for septic tank use. The preliminary plan is to appear before the Commission in two weeks as requested by the Engineer for the applicant.

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

C8-78-16 The Old Country  
Dies Ranch Road & Griffin Drive

The staff reported that this preliminary plan consists of 98.39 acres with 104 lots, the average lot size being 150' x 220', and the density being .95 lots per acre.

On February 15, 1978 the Plat Review Committee recommended approval with the following conditions:

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 the final plat.
5. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer; if required by Williamson County.
6. Williamson County and Austin-Travis County Health Department approval required for septic tank use prior to preliminary approval.
7. Williamson County Health Department approval required for individual water wells prior to final approval.
8. Variance required on the length of most blocks. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the local (city and county) Health Departments and a septic tank and system approved by the local (city and county) Health Departments.

PRELIMINARY SUBDIVISIONS---continued

C8-78-16      The Old Country

10. Show survey tie across Dies Ranch Road & Old County Road and provide for 35' of R.O.W. from centerline on Dies Ranch Road and 25' from centerline on Old County Road.
11. Minimum centerline radius for residential streets is 200'.
12. No sidewalks required. (suburban)
13. Evidence required from Williamson County that Dies Ranch Road and Old County Road have been dedicated and accepted for maintenance by the County prior to final approval.
14. Recommend a restriction be required on final plat prohibiting further resubdivision of lots and limiting use to single family---until sanitary sewer is available. Owner agreed to this at preapplication meeting.
15. Contours required to be not more than 100 horizontal feet apart.
16. No sidewalks required. (suburban)
17. Change names of Leon Lane and Cork Lane and show name for Old County Road.
18. Urban Transportation recommends that street construction plans be approved by Williamson County Engineer prior to final approval.
19. Show name of adjacent owner across Dies Ranch Road and Old County Road on preliminary plan.

RECOMMEND DISAPPROVAL PENDING AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT APPROVAL OF PERC AND CORE TESTS FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED:      To DISAPPROVE the preliminary plan of the Old Country as recommended by the staff pending Health Department approval for septic tank use.

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

C8-78-23      Park Hills West  
         Appaloosa Run & Highway 1826

The staff reported that this preliminary plan consists of 542 acres with 73 lots, the average lot size being 470' x 470', and the density being .134 lots per acre.

On January 25, 1978 the Plat Review Committee recommended approval with the following conditions:

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 the final plat.

PRELIMINARY SUBDIVISIONS---continued

C8-78-23      Park Hills West

5. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
6. Health Department approval required for septic tank use prior to preliminary approval.
7. Health Department approval required for individual water wells prior to final approval.
8. Variance required on the length of most blocks. Recommend to grant because of low density and topography.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the local (city and county) Health Departments and a septic tank and system approved by the local (city and county) Health Departments.
10. Show survey tie across F.M. 1826 and provide for 50' of R.O.W. from centerline.
11. Minimum centerline radius for collector streets is 300'.
12. Minimum centerline radius for residential streets is 200'.
13. No sidewalks required. (suburban)
14. Change name of Park Hills West Drive.
15. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'. Recommend final be submitted in sections at proper scale of 1" = 100'.
16. All street intersections required to be at or near 90 degrees.
17. Recommend 400' centerline radius on the 100' R.O.W. section of curve on Park Hills West Drive.
18. County Engineer approval required for construction of Ireland Drive across earthen dam between blocks J & K.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED:      To DISAPPROVE the preliminary plan of Park Hills West pending receipt of the Health Department report and also to permit the applicant to communicate with the adjacent property owner to consider street plans that effect both properties.

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

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---FILED AND CONSIDERED

C8-78-15      Cima Serena Village  
Balcones Drive & Cima Serena Drive

The staff reported that this preliminary plan consists of 19.41 acres with 3 lots, the average lot size being 6+ acres, and the density not being applicable.

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

1. Summermorn Drive required to be dedicated and constructed for access.
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 the final plat.
6. Detention note required on final plat.
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.
8. Connection required to the city water and wastewater systems.
9. Restriction required on final plat prohibiting access to Cima Serena Drive.
10. Variance required on the length of the block. Recommend to grant because of site plan approval.
11. Sidewalks required both side of Summermorn Drive and one side of Cima Serena Drive.
12. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
13. All proposed driveway locations required to be approved by Urban Transportation.
14. Subdivision must conform to the approved special permit site plan.
15. Show subdivision across Cima Serena Drive (Serena Woods) on Lundgren tract.
16. Show survey tie across Cima Serena Drive to Serena Woods Subdivision and provide 60' R.O.W. from existing north line.
17. Recommend driveway access to MoPac Blvd. be limited to one point.
18. Change name of Summermorn Drive to correspond with name approved on adjoining subdivision to the south.
19. Round all intersection corners.
20. Show names of owners of adjacent lots in Summerwood P.U.D. to the west on preliminary plan.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Cima Serena Village subject to departmental requirements as recommended by the staff.

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

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-15      Cima Serena Village

the Commission then

VOTED:      To DISAPPROVE the final plat of Cima Serena Village pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, plat corrections, and street name changes.

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

C8-78-22      Walnut Crossing  
                 Duval Road and Scribe Drive

The staff reported that this preliminary plan consists of 43.90 acres with 139 lots, the average lot size being 70' x 110', and the density being 3.17 lots per acre.

On January 18, 1978 the Plat Review Committee recommended approval with the following conditions:

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 the final plat.
5. 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.
6. Connection required to the city water and wastewater systems.
7. Variance required on the length of Peddle Path cul-de-sac. Recommend to grant because of topography.
8. Variance required on the length of blocks A & C. Recommend to grant because of topography.
9. Decision to locate Parmer Lane (200' R.O.W.) along this portion of Duval Road required prior to final approval.
10. Schematic plan required on the balance of the tract PRIOR to submission of a final plat.
11. No access restriction required on final plat for lot adjoining Duval Road.
12. Show survey line across Duval Road and provide for 45' of R.O.W. from centerline with future R.O.W. line 100' from centerline and a 25' set-back line from the future R.O.W. line.
13. Show all street names.
14. Minimum centerline radius for collector streets is 300'.
15. Minimum centerline radius for residential streets is 200'.
16. Sidewalks required on both sides of Scribe Drive and on one side of all other streets including the south side of Duval Road.
17. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)

PRELIMINARY/FINAL COMBINATION PLATS---continued

C8-78-22 Walnut Crossing

18. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
19. The 25 year flood plain required to be dedicated as a drainage easement.
20. Residential streets required to have a minimum tangent (straight section) between reverse curves.
21. Show easement for existing wastewater main.
22. Show names of adjoining owners on the preliminary plan.
23. Change name of Gate Way.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Walnut Crossing subject to departmental requirements as recommended by the staff, with the conditions listed in the report and to GRANT the variances in numbers 7 & 8.

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

ABSTAIN: Messrs. Jagger and Danze

OUT OF ROOM: Messrs. Dixon and Snyder

the Commission then

VOTED: To DISAPPROVE the final plat of Walnut Crossing pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates and plat corrections.

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

ABSTAIN: Messrs. Jagger and Danze

C8-78-13 The Ric & Terri Subdivision  
Tom Kemp Lane & T & N. O. Railroad

The staff reported that this preliminary plan consists of 22.54 acres with 2 lots, the average lot size not being applicable and the density not being applicable.

Staff recommends approval with the following conditions based on 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. 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. Recommend variance to permit suburban construction standards (no paving, curb & gutter, no sidewalks, no drainage structures, and no water and wastewater lines) because this tract became urban while owner was working out platting problems.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-13      The Ric & Terri Subdivision

5. Williamson County and Austin-Travis County Health Department approval required for septic tank use prior to preliminary approval.
6. Williamson County Health Department approval required for individual water wells prior to final approval.
7. Cul-de-sac required at the north end of Tom Kemp Lane.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the Williamson County Health Department and a septic tank and system approved by the Williamson County & Austin-Travis County Health Departments.
9. No sidewalks required. (suburban) If Commission grants variance in #4 above.
10. Show contour lines on preliminary plan along Tom Kemp Lane from Railroad to southwest corner of lot 2.
11. Show location sketch on preliminary plan.
12. Show contour datum on preliminary plan-U.S.G.S. or City Standard.
13. Owner of Penn Estate 0.03 acre tract adjoining Railroad required to join in (sign) final plat to dedicate required R.O.W. for Tom Kemp Lane.
14. Letter from Williamson County Commissioner identifies Tom Kemp as "Kemp Lane".

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the Ric & Terri Subdivision subject to departmental requirements as recommended by the staff and to GRANT a variance on the requirement for a cul-de-sac as listed in item #7.

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

OUT OF ROOM: Mr. Guerrero

the Commission then

VOTED: To DISAPPROVE the final plat of the Ric & Terri Subdivision pending compliance with departmental requirements.

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

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The Commission then

VOTED: To DISAPPROVE the following Planned Unit Development pending fiscal arrangements, current county tax certificates, sidewalk note, street name changes, connection to Lost Creek M.U.D., limit access to Lost Creek Blvd. from lots 1 & 24; driveway approval required and provide area for recording data of Home Owners Association; plat must agree with approved site plan.

AYE: *? File #5* Messrs. Guerrero, Dixon, Stoll, Vier, Jagger, Snyder and Danze  
Mmes. Schechter and Shipman

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following four (4) final plats have been before the Commission in the past and have met all departmental requirements and recommends approval for the following subdivision plats. The Commission then

VOTED: To APPROVE the following final subdivisions.

<u>C8-78-12</u>	<u>La Costa, Phase 2, Section 1</u>
	Atkinson Road & I.H. 35
<u>C8-76-76</u>	<u>Southland Oaks</u>
	Brodie Lane
<u>C8-78-14</u>	<u>Kramer Lane Industrial Park III</u>
	Kramer Lane & Donley Dr.

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

The Commission then

VOTED: To APPROVE the following final subdivision.

<u>C8-77-95</u>	<u>Bee Cave Woods, Section 2</u>
	Walsh-Tarlton Lane & Beecaves View

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

ABSTAIN: Messrs. Jagger and Vier



FINAL SUBDIVISION PLATS---FILED AND CONSIDERED---continued

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

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements, sidewalk note, plat corrections and street name changes.

C8-75-32                      Village Nine at Anderson Mill  
Anderson Mill Road & Mill Creek Pkwy.

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

ABSTAIN: Mr. Vier

The staff reported that the following final plat is appearing before the Commission for the first time and has complied with all of the departmental requirements. The staff recommends approval. The Commission then

VOTED: To APPROVE the final plat subject to staff recommendations.

C8-75-20                      Woodcliff, Amended  
Cameron Road & Braker Lane

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

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, current city and county tax certificates and plat corrections.

C8-78-18                      The Hills of Lost Creek, Section Three  
Lost Creek Blvd.

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, plat corrections and street name changes.

C8-78-21                      Breakaway Park, Section Two  
Post River Road

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

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

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:

<u>C8s-77-282</u>	<u>First Resub. of Elsass Subdivision</u>
	W. 42nd St. & Burnet Rd.
<u>C8s-78-005</u>	<u>Gillis Park (Amended)</u>
	S. 1st St. & Durwood St.
<u>C8s-78-46</u>	<u>The Second Resub. of Gracywoods, Section One</u>
	Knollpark Circle & Austin Park Lane
<u>C8s-78-22</u>	<u>Northcross, Section Three</u>
	Northcross Dr. & Forest Lane

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

The Commission then

VOTED: To APPROVE the following short form plat and to grant the variances on signature of the adjoining owner, to exclude the balance of the tract, and to delete fiscal requirements for water and sewer service.

<u>C8s-77-267</u>	<u>Tierra Chicana Addition</u>
	Scenic Loop

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

The Commission then

VOTED: To APPROVE the following short form plats and to grant the variance on the signature of the adjoining owner.

<u>C8s-78-15</u>	<u>Prophet Place</u>
	Gault St. & Taulbee St.
<u>C8s-78-61</u>	<u>The H &amp; A Byrd Addition</u>
	Ledgestone Terrace

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following short form subdivisions have appeared before the Commission in the past, but have not met all departmental requirements. The staff recommends disapproval.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, sidewalk note, plat corrections, need letter from Williamson County M.U.D. for approval of water and wastewater services, and 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 and to GRANT the variance to exclude the balance of the tract.

C8s-78-20                      Village 15-A at Anderson Mill  
Lake Creek Pkwy. & Powder Mill Trail

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

ABSTAIN: Mr. Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and Health Department approval for septic tank use.

C8s-<sup>78</sup>~~77~~-44                      Royston Lane <sup>LTD</sup> ~~Subdivision~~  
I.H. 35 & Royston Lane

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements and plat corrections and to GRANT the variance on lot width.

C8s-78-53                      Resub. of Lot A, Roe Addition  
Primrose Land & Rockwood Lane

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

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

The Commission then

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

C8s-78-55                      Resub. of Lots 11 & 12, Block 31, Swisher Addition  
E. Annie & Nickerson St.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, current city and county tax certificates, plat corrections required and variance required on the signature of the adjoining owner (need letter from owner).

C8s-78-56                      Resub. of Lots 1, 2, <sup>3</sup>/<sub>4</sub> & <sup>a portion of</sup> ~~X~~, Por. Lot 4, Blk. 12-1, Fairview  
Park  
Drake Ave. & Newning Ave.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and plat corrections and to GRANT the variance on the signature of the adjoining owner.

C8s-78-64                      Resub. of South 53.50' of Lot 8, Ulit Subdivision  
Sanchez Street

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, sidewalk note and plat corrections and to GRANT the variance on the scale of the plat.

C8s-78-68                      Mesa Oaks Village, Section 2-A  
Spicewood Springs & Mesa Dr.

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

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements and sidewalk note.

C8s-78-70                      Sonesta West, Section Two  
   U.S. 183 & Oceanaire Blvd.

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

The Commission then

VOTED: To DISAPPROVE the following short form plats pending fiscal arrangements, easements, and compliance with departmental requirements.

C8s-78-81                      Schnip I  
   Polaris Drive  
C8s-78-82                      Watkins-Pettigrew Subdivision  
   S. Congress & Alpine Rd.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, additional R.O.W., and need letter from Water District (Creedmoor Maha) for approval of water service and to GRANT the variance to delete fiscal for sewer.

C8s-78-27                      Thaxton Road Subdivision  
   Thaxton Road

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

The Commission then

VOTED: To GRANT the request to vacate the plat.

C8s-77-123                      Mesa Oaks Village, Section 2  
   Mesa Drive

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

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

The Commission then

VOTED: To POSTPONE the following short form plat, with the consent of the owner.

<u>C8s-77-263</u>	<u>Warren Holmans Subdivision</u>
	Burnet Rd. (F.M. 1325)

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

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.

<u>C8s-78-93</u>	<u>Resub. of Lots A &amp; B, of Resub. Lots 2 &amp; 3, McCann Annex No. 2</u>
	Research Blv.e & McCann Dr.
<u>C8s-78-96</u>	<u>Annie Gaffney, Addition No. 3</u>
	W. Annie S. of W. 38th St.
<u>C8s-78-100</u>	<u>Resub. of Lot 11, Reagan Hill</u>
	Cameron Rd. & McKie Dr.
<u>C8s-78-101</u>	<u>First Resub. of Lots 12 &amp; E. ½ Lot 13, Blk. 38 Travis Heights</u>
	Glendale Place & Algarita Ave.
<u>C8s-78-102</u>	<u>Resub. of Lot B, McCann Addition Annex</u>
	Research Blvd. W. of Burnet Rd.

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

The Commission then

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

<u>C8s-78-88</u>	<u>Bouldin Creek Center</u>
	S. 1st N. of Cumberland Dr.
<u>C8s-78-91</u>	<u>Taranna Subdivision</u>
	Spring Hill Lane S. of Vincent Place

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

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, additional right-of-way and need letter from Water District 14 for approval of water service.

C8s-78-87                      Resub. of Lot 5, Rawhide Ridge  
                                    Rawhide Trail

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and street name changes.

C8s-78-90                      Resub. of Lot 28, Kramer Lane Industrial Park  
                                    Metric Blvd. & Denton Dr.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, current county tax certificates, plat corrections and street name changes.

C8s-78-94                      Seton Medical Center  
                                    W. 38th St. & Wabash Ave.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending easements, compliance with departmental requirements, current city and county tax certificates, additional right-of-way and plat corrections.

C8s-78-95                      Fulmore Jr. High School ~~Resub~~  
                                    S. Congress Ave. & E. Mary St.

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

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and additional right-of-way.

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

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, plat corrections and street name changes.

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

VOTED: To DISAPPROVE the following final subdivision pending fiscal arrangements, compliance with departmental requirements and plat corrections.

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

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements, current city and county tax certificates, and plat corrections.

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



SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

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 and that the requested variances be granted. The Commission then

VOTED: To APPROVE the following short form plats:

<u>C8s-78-07</u>	<u>Bull Creek Park</u>
	Lakewood Dr. & Loop 360
<u>C8s-78-59</u>	<u>Resub. of Lots 6,7, &amp; 8, Lakeridge Estates, Section 2</u>
	Lake Hills Dr. & Westward Dr.
<u>C8s-78-67</u>	<u>Westcliff</u>
	City Park Road

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

The Commission then

VOTED: To DENY the following short form subdivision and urge Mr. Whitney to continue to try to get access through this tract and if unable to do so, then come back to the Planning Commission and then we will consider if we will allow him to stub a road out to this piece of property and proceed with his subdivision.

<u>C8s-78-72</u>	<u>Spicewood at Balcones Village, Section 10</u>
	Spicewood Pkwy.

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

ABSTAIN: Mr. Danze

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 plat pending compliance with departmental requirements and a letter is needed from Water District Creedmoor Maha for approval of water service.

<u>C8s-78-89</u>	<u>Little Bee Creek Falls Subdivision</u>
	The High Road at Toro Canyon

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

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

SHORT FORM SUBDIVISION PLAT---FILED AND CONSIDERED---continued

The Commission then

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

<u>C8s-78-92</u>	<u>W. D. McCormick Subdivision</u>
	Wild Basin Ledge
<u>C8s-78-98</u>	<u>Sellstrom Spear Addition</u>
	Pecon St.
<u>C8s-78-99</u>	<u>Perlitz Subdivision</u>
	W. 35th St. & Exposition

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

#### PRE-APPLICATION SUBDIVISION

The staff reported that the following pre-application is appearing before the Commission for the first time with a request to vary subdivision standards for proposed River Heights as per Planning Commission Policy. The Commission then

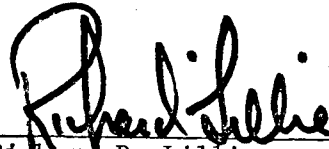
VOTED: To GRANT a variance to that policy on this plan and that the Planning staff come up with recommendations as to whether we ought to amend the policy.

C8p-78-007 River Heights Subdivision (Proposed)  
St. Stephens & Bee Caves Road

AYE: Messrs. Guerrero, Dixon, Vier, Jagger, and Danze  
Mmes. Schechter and Shipman

ABSTAIN: Mr. Stoll

The meeting adjourned at 7:55 p.m.

  
\_\_\_\_\_  
Richard R. Lillie  
Executive Secretary