

Planning Commission, Austin, Texas

Reg. Mtg. 4/25/78

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
Sally Shipman

Absent

Mary Ethel Schechter

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor of Current
Planning
Maureen McReynolds, Environmental
Resource Management
Lee Stone, Environmental Resource
Management
John Meinrath, Assistant City Attorney

Jo Ann Salas Clerk B

PLANNING COMMISSION

Regular Meeting --- April 25, 1978

PRELIMINARY SUBDIVISIONS

C8-77-96 Pflugerville Northwest, Section Two
Parkway & Ramble Creek Dr.

The staff reported that this preliminary plan consists of 32.74 acres with 125 lots, the average lot size being 80' x 120', and the density being 3.77 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the October 26, 1977 Plat Review Committee Meeting and subsequent departmental comments:

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 Manville Water Supply Corporation water system. Letter required from Manville Water Supply Corporation confirming arrangements with owner for water service to this subdivision.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Manville Water Supply Corporation water system and a sewer collection and treatment system approved by the City of Austin, Texas Department of Water Resources and State Health Department.
8. Sidewalks required on both sides of Sleepy Meadow Drive and Wards Springs Drive, one side of unnamed street, Melanie Lane, Trey Trail, Autumn Mist, Brooks Ann Lane and Alyssa Lane and subdivision side of Pflugerville Loop and Ramble Creek Drive.
9. Fiscal arrangements and sidewalk note required on final plat. (outside city)
10. Natural gas service is not available.
11. All streets should intersect at or near 90 degree angles.
12. City of Austin water and wastewater service is not available.
13. Connection required to a sewer treatment and collection system approved by the City of Austin and Texas Department of Health.
14. Permit required from Texas Department of Water Resources for sewer treatment plant.

ADDITIONAL COMMENTS

1. Show all street names. Show street type designation for Autumn Mist.

PRELIMINARY SUBDIVISIONS---continued

C8-77-96 Pflugerville Northwest, Section Two

2. Show complete intersections with curb returns at corners of Autumn Mist and Trey Trail, Alyssa Lane and unnamed street, Wards Spring Drive and unnamed street, and on Alyssa Lane between unnamed street and Sleepy Meadow Drive as shown on schematic layout.
3. Revise schematic to show Alyssa Lane tie in with Ramble Creek Drive.
4. Lot lines should be radial to curved streets. (See lots 14-18, block C)
5. Modification of schematic plan required.
6. Show names and addresses of all adjacent (adjoining and across the street) property owners. Show all property lines.
7. Delete unnamed street east of Ward Springs Drive.
8. Show survey ties to verify widths of existing streets bordering subdivision.
9. Minimum width of 60' required for lots 1 and 28, block E & F.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Pflugerville Northwest, Section Two subject to departmental requirements as recommended by the staff.

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

ABSENT: Mr. Jagger and Ms. Schechter

C8-78-26 The Four Seasons, Section Two
Braker Lane & January Drive

The staff reported that this preliminary plan consists of 25.56 acres with 79 lots, the average lot size being 75' x 125', and the density being 3.09 lots per acre.

The staff recommends disapproval of this preliminary plan with the following conditions based on departmental comments from the March 15, 1978 Plat Review Committee Meeting and subsequent departmental comments:

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. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to city water and sewer systems.
8. Show survey tie across Braker Lane and dedicate 45' from existing centerline; show future R.O.W. line 60' from centerline and a 25' building setback from such future R.O.W. line.
9. Sidewalks required on both sides of April Drive and on one side (specify) of November Drive, Plaza Drive, August Drive and Autumn Circle.

PRELIMINARY SUBDIVISIONS---continued

C8-78-26 The Four Seasons, Section Two

10. Fiscal arrangements and sidewalk note required on final plat (outside city limits).
11. Dedicate 25 year flood plain as drainage easement.
12. Monument a benchmark within subdivision to U.S.G.S. 1929 Datum.
13. Show centerline curve data on all R.O.W.

ADDITIONAL COMMENTS

1. County development permit required prior to site development.
2. Show names and mailing addresses of all adjacent property owners. (adjoining and across the street)
3. Show survey ties to verify widths of existing April Drive and August Drive near point of intersection with proposed subdivision.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of the Four Seasons, Section Two pending Council approval of the wastewater approach main, following which time it will be brought back for review at a public hearing.

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Jagger and Ms. Schechter

C8-78-32 River Heights

Bee Caves Road & St. Stephens School Road

The staff reported that this preliminary plan consists of 205.4 acres with 94 lots, the average lot size being 150' x 300', and the density being 2.18 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the March 1, 1978 Plat Review Committee Meeting and subsequent departmental comments:

1. Recommend variance to permit this subdivision to be processed under the "Low Density Urban Standards Policy", which permits variances to delete requirements for curb and gutter, sidewalks, and wastewater lines.
2. Restriction required on final plat(s) prohibiting resubdivision except as provided by "Low Density Policy."
3. Minimum R.O.W. of 60' required on all streets as required by "Low Density Policy."
4. On March 28, 1978 the Planning Commission approved the concept of permitting lots in this subdivision to be of such size to permit an overall average density of two (2) acres per lot.

PRELIMINARY SUBDIVISIONS---continued

C8-78-32 River Heights

5. Waterway development permit required prior to final approval.
6. 100 year flood plain data required.
7. Drainage and utility easements as required.
8. Minimum building slab elevation note required on the final plat.
9. Connection required to Water District No. 10 water system. Letter required from such District stating arrangements have been made by the owner to serve this subdivision with water.
10. Additional study and negotiation required for water service.
11. Health Department approval required for septic tank use prior to preliminary approval.
12. Variance is required on the length of all culs-de-sac. Recommend to grant because of topography and low density.
13. Variance required on the length of all blocks except block B. Recommend to grant because of topography and low density.
14. Restriction required on the final plat prohibiting occupancy until connection is made to a public water system and to septic tanks approved by the Austin-Travis County Health Department or to a sewage treatment plant and collection system.
15. Show survey tie across Bee Caves Road and St. Stephens Road and provide a minimum R.O.W. of 60' for St. Stephens Road.
16. Recommend all 60' R.O.W. streets have a minimum centerline radius of 300' and all 50' R.O.W. streets have a minimum centerline radius of 200'.
17. Recommend that all street construction plans have approval of both the County and City Engineers.
18. Maximum road grades as per county standards on streets and St. Stephens Road is 15% (with up to 12 foot cuts on the alignment shown.)
19. Additional R.O.W. required for St. Stephens Road to straighten curves on lots 46, 47 & 48, block C. (20' at center of lot 47 to taper out on lots 46 & 48.)
20. All intersections are to be at or near 90 degree angles.
21. Recommend no access onto St. Stephens Road from lots 1, 2, 3, & 4, block C. Recommend no driveway access onto St. Stephens Road from block D lots.
22. Show building setback lines on preliminary plan; 25' from front streets, 25' from rear streets on through lots, and recommend 25' from side streets on all corner lots.
23. Fiscal arrangements required for construction of St. Stephens Road to urban standards.
24. Cul-de-sac required at the southerly end of Wild Basin Road (unless it has been accepted for maintenance by the County between this subdivision and Loop 360.)

PRELIMINARY SUBDIVISIONS---continued

25. Appropriate note required on the final plat pertaining to 300' access easement serving lots 38-50, block D; i.e. which lots it is to serve and each owners responsibility for maintenance and upkeep. (This would be more appropriate as a deed and/or subdivision restriction.)
26. Release required by all owners of land who have access via St. Stephens Road by deed on those portions of the street to be vacated. This is not a city requirement, but will be required to get clear title to such vacated areas.
27. Round all property corners at St. Stephens Road and Bee Caves Road. Recommend additional R.O.W. at this intersection.
28. Show centerline curve data on all streets.
29. Report indicates main line advance required for natural gas service.
30. Monument a benchmark within the subdivision to U.S.G.S. 1929 Datum. This datum will be the base control datum of all drainage calculations.
31. Recommend dedication of the 100 year flood plain as a drainage easement.
32. Show complete street names.
- *33. Recommend plat restriction and deed restriction prohibiting replatting of subdivision.
34. Recommend no access from lots 15-18, block A onto Wild Basin Road.
35. Subdivision required to comply with the Lake Austin Ordinance and all pertinent material required to be submitted with the preliminary plan. (Only slope map submitted.)
36. Show existing telephone lines and other easements as appropriate.
37. Lots must be surveyed and staked prior to final approval by Health Department.

ADDITIONAL COMMENTS

1. Change name of Walden cul-de-sac because of duplication.
2. Show vicinity map.
3. Recommend that the southern portion of River Heights (loop) be offset with portion of River Heights north of St. Stephens Road to form two different streets with different names and numbers. Access easement should be named as a street. Thoreau, Walden and Muir should have street types.
4. Indicate buildings to be retained where applicable.
5. Vacation of portions of St. Stephens Road required with recording reference on final plat prior to final approval.

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

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of River Heights deleting Items #10 and 11 and deleting item #3 in additional comments and to GRANT the variances requested.

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

Ms. Shipman

ABSTAIN: Mr. Stoll

ABSENT: Mr. Jagger and Ms. Schechter

PRELIMINARY SUBDIVISIONS---continued

C8-78-27 Smokey Mountain Oaks
Appaloosa Run & Appaloosa Terrace

The staff reported that this preliminary plan consists of 52.16 acres with 20 lots, the average lot size being 220' x 420', and the density being 2.6 lots per acre.

The staff recommends approval of the preliminary plan with the following conditions based on departmental comments from the February 22, 1978 Plat Review Committee Meeting and subsequent departmental comments:

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.
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 length of Appaloosa Terrace. Recommend to grant because of topography and low density.
9. Variance required on length of both blocks. Recommend to grant because of low density and topography.
10. Restriction required on final plat prohibiting occupancy of any lot until connection is made to a potable water supply and septic tank systems approved by the Health Department.
11. No sidewalks required. (suburban)
12. Preliminary plan required to be drawn to a scale of 1" = 100'. Recommend variance to permit final plat to be submitted at 1" = 200' as requested in letter from Engineer.
13. Show survey tie across Appaloosa Run and verify R.O.W. shown.
14. Show names and addresses of property owners on south side of Appaloosa Run adjacent to subdivision. Show lot lines of all adjacent owners.
15. Street grades are required to be approved by County Engineer prior to final approval.
16. Minimum centerline radius for Appaloosa Terrace is 200' (50' R.O.W.)
17. Show centerline curve data.
18. Natural gas service is not available in this area.
19. City water and wastewater service is not available.

ADDITIONAL COMMENTS

1. Change name of Appaloosa Terrace because of duplication.
2. Monument a benchmark to U.S.G.S. 1929 Datum within the subdivision.

PRELIMINARY SUBDIVISIONS---continued

C8-78-27 Smokey Mountain Oaks

3. County development permit required prior to start of site development.
4. Maximum grade on roadway construction must not exceed county standards of 15%.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE AND INDIVIDUAL WATER WELLS.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Smokey Mountain Oaks pending Health Department approval for septic tank use and individual water wells, following which time it will be brought back to the Commission for review at a public hearing.

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

ABSENT: Mr. Jagger and Ms. Schechter

C8-78-28 Vista Ridge Oaks
R.M. 1431 & Wire Road

The staff reported that this preliminary plan consists of 48.19 acres with 23 lots, the average lot size being 235' x 350', and the density being 2.09 lots per acre.

The staff recommends approval of the preliminary plan with the following conditions based on departmental comments from the March 1, 1978 Plat Review Committee Meeting and subsequent departmental comments:

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. Health Department approval required for septic tank use prior to preliminary approval.
4. Health Department approval required for individual water wells prior to final approval.
5. Variance required on length of both blocks. Recommend to grant because of low density.
6. Restriction required on the final plat prohibiting occupancy on 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.
7. No sidewalks required. (suburban)
8. Preliminary plan required to be at proper scale (1" = 100'); Recommend a variance to permit final plat to be submitted at 1' = 200' as requested in letter from Engineer.
9. Show addresses of all adjacent property owners.
10. Show survey ties on Wire Road and R.M. 1431 to verify widths.

PRELIMINARY SUBDIVISIONS---continued

C8-78-28 Vista Ridge Oaks

11. Monument a benchmark within the subdivision to U.S.G.S. 1929 Datum.
12. County development required prior to start of site development.
13. City water and wastewater service is not available.

ADDITIONAL COMMENTS

1. Change name of Vista Ridge Drive because of duplication.
2. Natural gas service is not available.
3. Permit required from State Department of Highways and Public Transportation for Vista Ridge Drive to enter R.M. 1431.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Vista Ridge Oaks subject to departmental requirements as recommended by the staff and to delete item #3, and that the necessary correction be made in item #12 (it should read county development permit required) and to GRANT the variances requested.

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

OUT OF ROOM: Mr. Guerrero

ABSENT: Mr. Jagger and Ms. Schechter

C8-78-35 Valhalla Oaks

Rockdale Circle at Clawson Road

The staff reported that this preliminary plan consists of 3.085 acres with 12 lots, the average lot size being 50' x 145', and the density being 3.62 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the March 22, 1978 Plat Review Committee Meeting and subsequent departmental comments:

1. Waterwat development permit required prior to final approval.
2. 100 year flood plain data required.
3. 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, side-walks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
7. Connection required to city water and wastewater systems.
8. Variance required on length of cul-de-sac. Recommend to grant because of grades and site distance problems on Clawson Road.
9. Show survey tie across Clawson Road and provide 30 feet of R.O.W. from the existing centerline.
10. Minumum centerline radius for Rockdale Circle is 200'. Recommend Engineer negotiate a lesser radius to protect large tree at fromt linebetween lots 1 and 2.

PRELIMINARY SUBDIVISIONS---continued

11. Sidewalks required on one side (specify) of Rockdale Circle and the subdivision side of Clawson Road. Recommend variance to delete the sidewalk on Rockdale Circle to save as many trees as possible and because no sidewalks exist on existing portion of the street.
- *12. To minimize damage to the natural features of the creek, recommend that a bridge span the waterway and 100 year flood plain.
- *13. Recommend that the 100 year flood plain be dedicated as a conservation easement which would prohibit cut and fill removal of vegetation and construction of structures.
14. Recommend no access from lots 6, 7, 8, & 9 onto Clawson Road.
15. Recommend expansion of 10 foot wastewater easement to coincide with 20 foot drainage easement to allow for service lines to cross.

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

ADDITIONAL COMMENTS

1. Main line advance required for natural gas service.
2. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to city water and sewer systems.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Valhalla Oaks subject to departmental requirements as recommended by the staff, and to delete items #12 and 13 and to GRANT the variance on the length of the cul-de-sac and for the sidewalk on Rockdale Circle and subject to the owner providing fiscal arrangements for sidewalk construction on Clawson Road. If within three years after approval of the final plat, the City has not constructed sidewalks on Clawson Road the fiscal arrangements for the sidewalk will be returned to the owner.

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

C8-78-36 Gracywoods, Section Four
Parkfield Dr. & Abbe Lane

The staff reported that this preliminary plan consists of 34.78 acres with 122 lots, the average lot size being 75' x 115', and the density being 2.9 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments received at the March 29, 1978 Plat Review Meeting and subsequent departmental comments:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.

PRELIMINARY SUBDIVISIONS---continued

C8-78-36 Gracywoods, Section Four

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 block B. Recommend to grant because of existing development and adequate circulation.
9. Fiscal arrangements and sidewalk note required on final plat.
10. Label all street names.
11. Recommend zoning change from "I-AA" to "A" to establish permanent zoning.
12. Street centerline radius for all 50' streets required to be a minimum of 200' and 300' on 64' and 70' R.O.W. streets. Northeast corner of tract centerline curve radii unacceptable.
13. Sidewalks required on both sides of all arterial and collector streets and one side of all 50' streets and subdivision side of Knollpark Drive.
14. Variance required to exclude remainder of tract (around, and tract in center). Recommend to grant with revised schematic as submitted with preliminary plan.
15. Show boundary survey on internal tract to be excluded.
16. Dedicate 25 year flood plain as drainage easement.
17. Minimum of 50' of spacing between tangent points of reverse curves.
18. County development permit required prior to the start of side development unless annexed by city.

ADDITIONAL COMMENTS

1. Change names of Knollwood Cove, Helen Drive and Abbe Lane. Show name of street proposed between Gracy and Monica Drives.
2. Label block B within the subdivision.
3. Show survey ties to verify widths of existing streets.
4. Show locations and widths of all existing easements.
5. Show all centerline curve data.
6. Recommend dedication of full intersection of Parkfield Drive and Abbe Lane with corner returns.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Gracywoods, Section Four subject to departmental requirements as recommended by the staff and go GRANT the variances in items #8 and 14, and to delete the last sentence in comment #12.

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

ABSTAIN: Mr. Danze

ABSNET: Mr. Jagger and Ms. Schechter

PRELIMINARY SUBDIVISIONS---continued

C8-78-30 F.M. 1825 Addition
F.M. 1825 & Pflugerville Road

The staff reported that this preliminary plan consists of 41.41 acres with 63 lots, the average lot size being 110' x 170', and the density being 1.52 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the January 11, 1978 Plat Review Committee Meeting and subsequent departmental comments:

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.
6. Connection required to the city water system.
7. Health Department approval required for septic tank use prior to preliminary approval.
8. Variance required on the length of block D. Recommend to grant because of topography and low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a septic tank and system approved by the local (city and county) Health Departments and to a public water supply.
10. Contours required to be not more than 100 horizontal feet apart. (792 contour missing)
11. No sidewalks required. (suburban)
12. Show survey tie across Old Pflugerville Road (2 places) and F.M. 1825 to verify R.O.W. shown.
13. A Master Plan change may be required depending on uses.
14. Natural gas service is not available.
15. Show all lot dimensions.
16. Access approval onto F.M. 1825 required from County Engineer and Highway Department.
17. Subdivision lies in area served by City owned Water District #11; however, there is insufficient supply to this area at this time. Offsite water system improvements will be necessary for adequate supply to this subdivision.
18. Detention plat note required.

ADDITIONAL COMMENTS

1. Need Engineer's signature and seal on plat.
2. Change name of Bilbo Lane.

PRELIMINARY SUBDIVISIONS---continued

C8-78-30 F.M. 1825 Addition

3. Dedicate R.O.W. to intersect both ends of Pflugerville Road into F.M. 1825 at 90 degree angle. (Minimum radius along property line of 265 feet.)
4. County development permit required prior to start of site development.
5. Show mailing addresses of all adjacent property owners.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of F.M. 1825 Addition pending Health Department approval for septic tank use, following which time the plan will be brought back to the Commission for review at a public hearing.

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

ABSENT: Mr. Jagger and Ms. Schechter

C8-78-11 Webbwood
Hiline Road & Lakeview Drive

The staff reported that this preliminary plan consists of 57.72 acres with 34 lots, the average lot size being 252' x 200', and the density being .59 lots per acre.

On July 27, 1977 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.
6. Connection required to Water District No. 17 water sytem. Letter required from such district stating arrangements have been made by the owner to serve this subdivision with water.
7. L.C.R.A. approval given for septic tank use on 44.67 acres only out of the 57.72 total acres. (See letter as on file with the City of Austin Planning Department.)
8. Variance required on the length of Forest Trail cul-de-sac. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District #17 water syste and a septic tank and system approved by the local (city and count, Health Departments or L.C.R.A.

PRELIMINARY SUBDIVISIONS---continued

C8-78-11 Webbwood

10. Show survey tie across Highline Road and provide for 60' of R.O.W.
11. Minimum centerline radius for residential streets is 200'.
12. No sidewalks required. (suburban)
13. Round all intersection corners and neck of culs-de-sac.
14. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use.
15. Show book and page of power line easement which overlaps Highline Road.
16. Forest Way required to intersect Highline Road at or near 90 degrees using a minimum centerline radius of 200'.
17. County Engineer recommends lot lines to be adjusted so that suitable minimum building site is left above elevation 725.
18. Full R.O.W. (50') required to be dedicated on final plat for Forest Way. Adjoining owner required to participate to effect such dedication.
19. Lakeview Drive has been changed to Forest Way. Change name of Forest Trail. Show West Beach Road (name) on schematic plat where street turns westerly.
20. Show lot number for common area and include the two (2) 30' private roads in such lot.
21. Lot lines should be located with respect to drainageways.
22. Owner must identify the remaining 13.05 acres of this tract not approved by L.C.R.A. for septic tank use, and all area other than "common land" as shown on preliminary plan must be disapproved pending L.C.R.A. approval thereon.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Webbwood as recommended by the staff; as the surveyor that was listed on the plat had not reviewed the subdivision and the name of the surveyor or engineer who has reviewed the plat must be furnished.

AYE: Messrs. Guerrero, Vier, Snyder and Danze

Ms. Shipman

ABSTAIN: Mr. Stoll

OUT OF ROOM: Mr. Dixon

ABSENT: Mr. Jagger and Ms. Schechter

C8-72-39 Commander's Point

R.R. 620

(Request to Vacate Lot 47)

The Commission then

VOTED: To APPROVE the request to vacate lot 47.

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

Ms. Shipman

OUT OF ROOM: Mr. Dixon

ABSENT: Mr. Jagger and Ms. Schechter

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

C8-78-24 Resub. of Lot 28, Parker Heights, Section Four
Burleson Rd. & Metcalfe Rd.

The staff reported that this preliminary plan consists of 4.38 acres with 15 lots, the average lot size being 58' x 130' and the density being 3.42 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the February 22, 1978 Plat Review Committee Meeting and subsequent departmental comments:

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. Sidewalks required on one side (specify) of Townesouth Circle, south side of Oltorf St., and east side of Burleson Road.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to city water and sewer systems.
9. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
10. All lots required to contain a minimum of 7,000 square feet for duplex use.
11. Recommend zoning change from "GR" to "A" for all residential lots.
12. Show names of all adjacent (adjoining and across the street) property owners, with lot lines of property.

ADDITIONAL COMMENTS

1. No driveway access from lots 4 & 5 onto Burleson Road.
2. Detention plat note required (for commercial property.)
3. Fiscal arrangements required to get natural gas service.
4. Change Burton Court to Burleson Court as changed by City Council action.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of The Resub. of Lot 28, Parker Heights Section Four subject to departmental requirements as recommended by the staff.

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Jagger and Ms. Schechter

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-24 Resub. of Lot 28, Parker Heights, Section Four

the Commission then

VOTED: To APPROVE the final subdivision plat of The Resub. of Lot 28, Parker Heights, Section Four.

AYE: Messrs. Guerrero, Dixon, Stoll, Vier and Snyder
Ms. Shipman
ABSTAIN: Mr. Danze
ABSENT: Mr. Jagger and Ms. Schächter

C8-78-33 Oak Forest Villas, Phase 2, Section Two
Jollyville Road & Oak Knoll Road

The staff reported that this preliminary plan consists of 2.327 acres with 9 lots, the average lot size being 70' x 125', and the density being 3.8 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the February 2, 1978 Plat Review Committee Meeting and subsequent departmental comments:

1. Submit letter requesting this area to be withdrawn from the existing approved preliminary plan.
2. Show names of all adjacent (adjoining and across the street) property owners.
3. Owner and Engineer required to negotiate arrangements for water and wastewater service. Connection required to city water and wastewater systems. Additional easements may be required.
4. Building permits required prior to start of construction.
5. Zoning change required to "A" residence for duplex use prior to final approval.
6. Fiscal arrangements required for natural gas service.
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. Preserve existing trees where possible.
- *9. Provide 15' buffer zone along southwest property edge and preserve adequate vegetation.

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

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Oak Forest Villas, Phase Two, Section Two subject to departmental requirements as recommended by the staff and to delete items #1 and 9.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-33 Oak Forest Villas, Phase 2, Section 2

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

The Commission then

VOTED: To DISAPPROVE the final plat of Oak Forest Villas, Phase Two, Section Two subject to compliance with departmental requirements, current city and county tax certificates.

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

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following seven (7) 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>C8-78-06</u>	<u>Marshall Hills, Section Two</u>
	Montopolis Drive
<u>C8-77-80</u>	<u>Balcones Forest</u>
	Spicewood Springs Road & Greenslope
<u>C8-76-41</u>	<u>Oak Knoll Addition</u>
	Jollyville Rd. & Oak Knoll Dr.
<u>C8-78-02</u>	<u>French Creek Crossing</u>
	Walsh-Tarlton Lane

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

<u>C8-75-32</u>	<u>Village Nine at Anderson Mill</u>
	Anderson Mill Rd. & Mill Creek Pkwy.

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

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

C8-78-25 The Village at Western Oaks, II
 McCarty Lane

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

C8-77-18 Village 13 at Anderson Mill
 Pecan Creek Pkwy.

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

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 and recommends to GRANT the variance to delete sidewalks on Duval Road only. The Commission then

VOTED: To APPROVE the following final subdivision and to grant the variance to delete the sidewalks on Duval Road.
C8-78-22 Walnut Crossing, Section One
 Duval Road

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

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 following final plat.

C8-77-93 Whippoorwill Acres
 County Rd. 174 & Breakaway Road

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

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

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, plat corrections and street name changes.

C8-77-111 Lamplight Village, Four
 Parmer Ln. & Campbell Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8-78-04 Shiloh, Phase III
 Manchaca Rd. & Shiloh Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8-78-29 Milwood, Three
 Duval Rd. & Aspendale Dr.

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8-77-90 The Resub. of Western Hills, Lots 18 thru 49 & Lot 66
 Stage Coach Trail & William Cannon Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

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 to instruct the staff to hold C8s-78-37 for owners deed reference. The Commission then

VOTED: To APPROVE the following plats:

<u>C8s-76-203</u>	<u>Reed-Walling Subdivision</u>
	Clay Ave. & Burnet Rd.
<u>C8s-78-29</u>	<u>Resub. of Lot 7, Schwinge ReSub.</u>
	Sweeney Lane
<u>C8s-78-37</u>	<u>Northwest Woodcliff</u>
	Woodhollow Dr. & Far West Blvd.
<u>C8s-78-58</u>	<u>Resub. of Lot A, of Resub. of Lot 2, Gray Subdivision</u>
	U.S. 183
<u>C8s-78-68</u>	<u>Mesa Oaks Village, Section 2-A</u>
	Spicewood Springs Rd. & Mesa Dr.
<u>C8s-78-78</u>	<u>Resub. of Lot 4, Block A, Neans Place, Section One</u>
	Neans Drive
<u>C8s-78-108</u>	<u>Missie Curtis Addition</u>
	E. Monroe St. & Brackenridge St.
<u>C8s-78-109</u>	<u>Cherry Creek, Ph. VI, Section Four</u>
	Deaton Hill Drive
<u>C8s-78-111</u>	<u>The Eighth Resub. Lot 2F, Frontier Village, Section 3</u>
	Western Trails Blvd.

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

ABSENT: Mr. Jagger and Ms. Schechter

<u>C8s-78-20</u>	<u>Village 15A, at Anderson Mill</u>
	Lake Creek Pkwy. & Powder Mill Trail

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

ABSTAIN: Mr. Vier

ABSENT: Mr. Jagger and Ms. Schechter

<u>C8s-78-105</u>	<u>John Nash Subdivision No. 2</u>
	Ford St. & Goodrich St.

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Jagger and Ms. Schechter

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance to exclude balance of the tract and to instruct the staff to hold the plat for signature and new deed reference.

C8s-77-230 Silent Ridge
 Commander's Point & Algarita

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on the lot width.

C8s-77-291 Hefley Bower Addition
 W. 22nd St. & Rio Grande

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8s-78-101 First Resub. of Lots ¹²~~21~~ & 13, Block 38, Travis Heights
 Algarita Ave. & Glendale Place

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

VOTED: To permit WITHDRAWAL of the following short form plats as requested by the owner.

C8s-77-07 U-Haul Addition
 N. Lamar & Houston St.
C8s-77-273 Second Resub. of Lots 1 & 2, Morrow Subdivision
 U.S. 183 & Thunder Creek Road

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

ABSENT: Mr. Jagger and Ms. Schechter

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

The Commission then

VOTED: To POSTPONE the following short form plat until May 2, 1978 at 5:30 p.m., with the applicants agreement.

C8s-78-100 Resub. of Lot 11, Reagan Hill
 McKie Dr.

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

OUT OF ROOM: Mr. Guerrero

ABSENT: Mr. Jagger and Ms. Schechter

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 pending completion of departmental requirements.
The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates and sidewalk note required on plat and receipt of letter requesting the variance to exclude the balance of the tract.

C8s-77-186 Bee Caves, Section Three
 Tamarron Blvd. & Loop 1

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, and current city and county tax certificates.

C8s-77-303 Western Oaks, I-G
 McCarty Lane

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Jagger and Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements and to GRANT the variance on the lot width.

C8s-78-47 Pinnacle Oaks
Easy St. & Allen Rd.

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

ABSENT: Mr. Jagger and Ms. 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 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.

C8s-78-119 Olmstead Homestead
Kassarine Pass
C8s-78-120 Resub. of Lot A, Blk. G, Lamplight Village, Section One
Parmer Ln. & Lamplight Ln.
C8s-78-124 Resub. of Lot 3, Blk. B, Slaughter Creek Acres
Slaughter Creek Dr.
C8s-78-129 Nellie Hill Addition
Bluff Bend Dr. North of Holly Bluff
C8s-78-130 The O. E. Bradshaw Addition
W. 39th & Medical Pkwy.
C8s-78-131 Resub. of Georgian Acres, Blk. M, Lot 3
Capitol Dr. South of Middle Lane
C8s-78-132 ? - Circle H. Subdivision also C8s-78-132 St Matthews Subd
U.S. 183 & F.M. 620
C8s-78-134 Round Mountain Subdivision, Section 2
Stoneridge Dr. & Roadrunner Ln.
C8s-78-135 Clarksville Park
W. 10th St. & W. 11th St.
C8s-78-136 South Austin Recreation Center
Cumberland Rd. & Stonecrest Dr.
C8s-78-137 The Resub. of Lot 12, Blk.2, Fiskville School Addition
Elliott St.
C8s-78-138 The Resub. of Lot 1, Blk. D, Dean Terrace
Walnut Dr. & Georgian Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and L.C.R.A. approval for septic tank use.

C8s-78-118 Sunday House Subdivision
FM 620 & Commander's Point Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8s-78-121 Fritts & Strickland Addition
MoPac Blvd. & Balcones Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8s-78-123 First Resub. of Blk. No. 2, Northfield Annex, No. 2
E. 55 $\frac{1}{2}$ St. East of Guádalupe St.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

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

C8s-78-125 The Thomas Euers Subdivision
Cooper Lane

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

ABSENT: Mr. Jagger and Ms. Schechter

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance to exclude the balance of the tract.

C8s-78-127 M & G Estates, Section II
Ed. Bluestein Blvd. South of Purple Sage Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

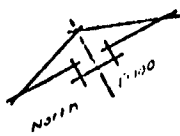
The Commission then

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

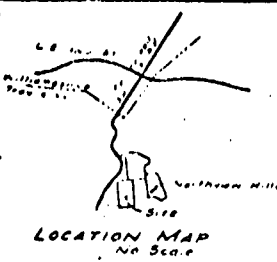
C8s-78-128 Bramblett's Brambles Subdivision
Burleson-Manor Road

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

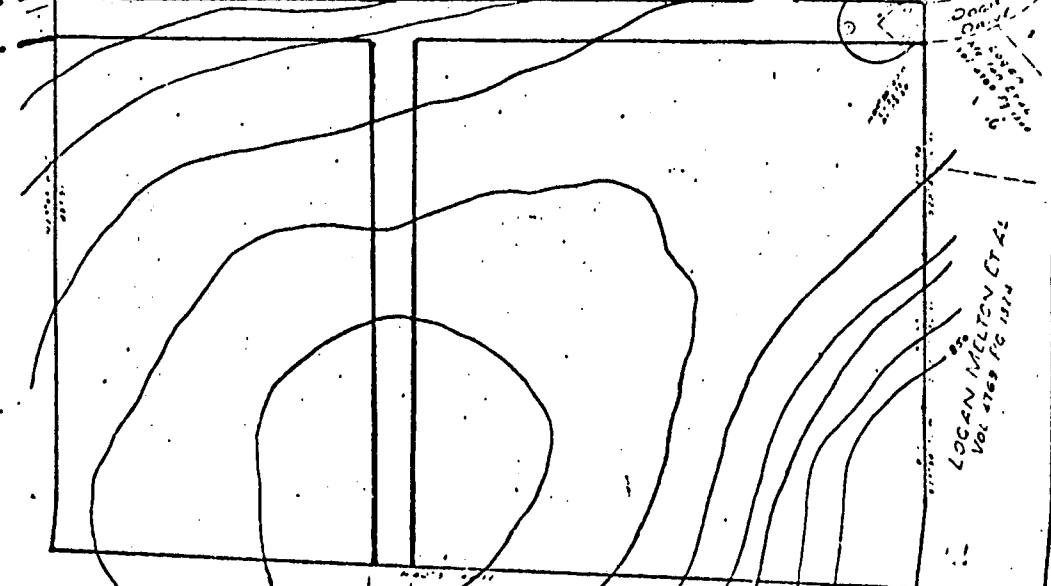
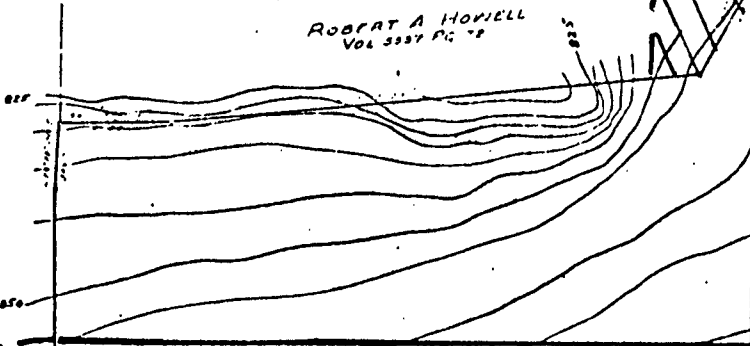
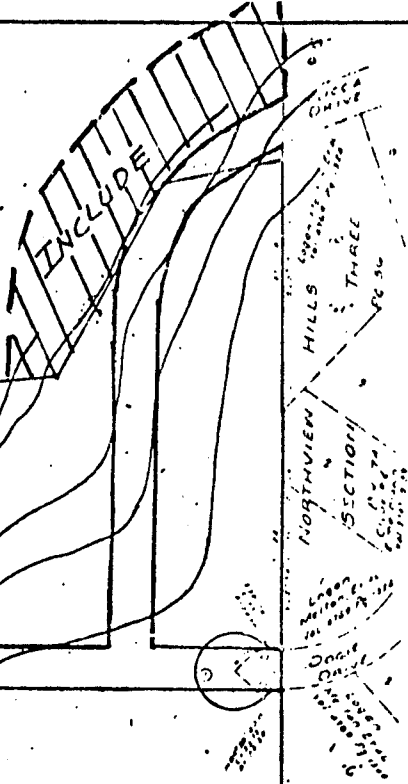
ABSENT: Mr. Jagger and Ms. Schächter



- LEGEND**
- Iron Pin Set
 - Iron Pin Found
 - Cone Monument Set
 - Cone Monument Found



ROBERT A. HOWELL
Vol. 3337 PG. 12



LOGAN MELTON ET AL
Vol. 4769 PG. 1212

RICHARD C. BAKER
Vol. 3642 PG. 8
PRELIMINARY PLAN OF
SPICEWOOD HILLS

CURVE DATA

STATION	ANGLE	LENGTH
1	115° 00'	147.24'
2	90° 00'	147.24'
3	115° 00'	147.24'
4	115° 00'	147.24'

OWNER:
WALTER CARRINGTON
5611 ADAMS
AUSTIN, TEXAS

ENGINEER:
BRYANT C. CURINGTON
3423 GUADALUPE STREET
AUSTIN, TEXAS 78705

ACREAGE 27.2248
BEFORD DOWN
ACERS
NO. 6073

- NOTES:**
1. THE REAR 25' OF EACH LOT TO BE DEDICATED AS P.U.E. ADDITIONAL DEDICATION AND P.U.E. TO BE DEDICATED PER DEPARTMENT REQUIREMENTS
 2. CONTOUR DATUM - U.S.G.S.
 3. SIDEWALKS REQUIRED

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

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

C8-78-31 Spicewood Hills
Dogie Dr.

The staff reported that this preliminary plan consists of 27.22 acres with 1 lot, the average lot size not being applicable and the density not being applicable.

The staff recommends DISAPPROVAL of this preliminary plan and final plat, and further recommend that a REVISED preliminary plan be submitted with provision for the extension of Dogie Dr. to the west boundary of this tract, provision for extension of Yucca Drive to connect (at right angles) to Dogie Dr. and provision for a street connection between Dogie Dr. and the south boundary of this tract.

Such REVISION is required to provide access and circulation to adjacent properties which are dependent on such access because of topography, and to eliminate necessity of variances on the length of existing dead end streets, which were layed out and approved for extension through this tract, and which the staff cannot support.

A previous preliminary plan was submitted and approved on this tract of land (Northview Hills, Section 4, File No. C8-74-18) and a recent preapplication plan was submitted by this applicant and approved on this tract of land (Northview Hills, Section Four, File No. C8p-77-62), both of which made provision for extension of streets as indicated above.

A sketch is attached hereto showing an acceptable revision as recommended above, however, other modifications could be considered with provision for street access to the west and south.

If this subdivision is approved as submitted, it appears such action would prohibit the development potential of the adjoining properties to the west and south.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Spicewood Hills pending further study of the plan, following which time the plan will be brought back to the Commission for review and public hearing.

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

ABSENT: Mr. Jagger and Ms. Schechter

The Commission then

VOTED: To DISAPPROVE the final plat of Spicewood Hills pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, street name changes and Lake Austin data required.

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

ABSENT: Mr. Jagger and Ms. Schechter

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-34 Bluff View
Aqua Verde Dr.

The staff reported that this preliminary plan consists of 3.60 acres with 8 lots, the average lot size being 100' x 150', and the density being 2.22 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the November 9, 1977 Plat Review Committee Meeting and subsequent departmental comments:

1. Recommend Aqua Verde Drive be turned easterly to intersect Charles Ave. as approved on Preapplication because street cannot be extended into St. Stephens School tract.
2. Compliance required with Lake Austin Ordinance. Submission of appropriate materials for departmental review is required.
3. Show mailing address of owner and engineer.
4. Show names and addresses of all adjacent property owners (adjoining and across the street) and all lot lines.
5. Show width of Aqua Verde adjacent to subdivision verified by survey tie and align with proposed extension.
6. Show survey tie on Charles Ave. adjacent to subdivision to verify width shown.
7. Variance required to delete requirements for City of Austin water and wastewater service. Recommend to grant because such service is not available.
8. Variance required on length of Aqua Verde cul-de-sac. Recommend to deny and extend Aqua Verde Dr. to Charles Ave. as indicated in number 1 above.
9. Aqua Verde Dr. and Charles Ave. required to be accepted for maintenance by Travis County or bond posted for construction to county standards.
10. Subdivision is classified as urban and all streets, drainage, side-walks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
11. Variance required to remove requirements for the construction of a sidewalk along Aqua Verde Dr. Recommend to grant because of topographic conditions and limited pedestrian activity in this area.
12. Natural gas service is not available.
13. County development permit required prior to start of site development.
14. Health Department approval for septic tank use required prior to preliminary approval.
15. Show existing electric service easement traversing lots 5 through 8.
16. Connection required to Rivercrest Water System.
17. Show full design of paved section as it adjoins the existing pavement to the east along Aqua Verde.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-34 Bluff View

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE AND SUBMISSION OF THE REQUIRED LAKE AUSTIN MATERIALS AND INFORMATION.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Bluff View pending Health Department approval for septic tank use and submission of the required Lake Austin materials and information, following which time the plan will be brought back to the Commission for review at a public hearing.

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

ABSENT: Mr. Jagger and Ms. Schechter

the Commission then

VOTED: To DISAPPROVE the final plat of Bluff View pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, preliminary approval required prior to final approval and Lake Austin data required.

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

ABSENT: Mr. Jagger and Ms. Schechter

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivisions:

<u>C8-77-122</u>	<u>Bull Mountain</u>
	Toro Canyon Dr.
<u>C8-77-107</u>	<u>The Great Hills, VIII</u>
	Great Hills Pkwy. & Great Hills Trail

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

ABSENT: Mr. Jagger and Ms. Schechter

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following final subdivision plat is appearing before the Commission for the first time and has not complied with all of the departmental requirements. The staff recommends disapproval of this plat. The Commission then

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

C8-78-03 Spicewood Club Oaks
Crest Ridge Circle

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

ABSENT: Mr. Jagger and Ms. Schechter

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

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 and that the requested variances be granted. The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on the signature of the adjoining owner and to delete fiscal for sewer.

C8s-78-89 Little Bee Creeks Fall Subdivision
The Trail of Madrone & The High Road

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

ABSENT: Mr. Jagger and Ms. Schechter

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 the variances requested, but recommends disapproval pending completion of the other requirements. The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, but to GRANT the variance on the R.O.W, as requested by the owner.

C8s-78-98 Sellstrom Spear Addition
Pecos St. & Maria Anna Rd.

AYE: Messrs. Guerrero, Dixon, Snyder and Danze. Ms. Shipman

ABSTAIN: Mr. Vier

OUT OF ROOM: Mr. Stoll

ABSENT: Mr. Jagger and Ms. Schechter

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending Lake Austin data.

C8s-78-69	Second Resub. of a Portion of Lot 7, Northwest Hills
	<u>Oak Ridge</u>
	Hart Lane

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

ABSENT: Mr. Jagger and Ms. Schechter

the Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, additional right-of-way, plat corrections, street name changes and Lake Austin data and to GRANT the variance to delete fiscal for sewer.

C8s-78-104	<u>Venado Estates</u>
	Spicewood Springs Rd.

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

ABSENT: Mr. Jagger and Ms. 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 pending completion of departmental requirements. The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements and Lake Austin data.

C8s-78-117	<u>No. 28, Tortuga Trail</u>
	Tortuga Trail
C8s-78-133	<u>St. Matthews Subdivision</u>
	Ridge Oak Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

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

the Commission then

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

C8s-78-122 First Resub. of Lots 1³⁻⁷ thru 7, Blk. A, Mesa Village
Spicewood Springs Rd. & Mesa Dr.

C8s-78-126 Resub. of Lots 1 & 2, of Ledgestone Cliffs Subdivision
Spicewood Springs Rd. & Whitecliff

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

ABSENT: Mr. Jagger and Ms. Schechter

the Commission then

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

C8s-78-139 First Resub. of Lots 5 & 6, Bruton Springs
Lisa Dr.

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

ABSENT: Mr. Jagger and Ms. Schechter

C2o-77-009 Tree Ordinance

To consider establishing an ordinance and to consider amending the Subdivision and Zoning Ordinances to permit the preservation of trees.

Mr. Guerrero explained that the City Council had sent this back to the Commission for their consideration again. Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management, explained why this was referred back to the Commission. She explained the Council was very concerned about the board or commission that would review the specifics of the tree ordinance. She explained the appeal procedure and how it could be handled. She also discussed the request that only hardwood trees be protected.

COMMISSION ACTION

Mr. Dixon felt it to be far-fetched to create another board to do some more work; felt that this would require a feasible, workable plan. There was discussion of how this could be handled without creating additional work for the Planning Commission or the necessity of creating an additional board or agency. Dr. McReynolds explained that at the present time the Environmental Board does not have the power to do what this ordinance would require. There was discussion regarding hardwood vs. softwood and the interpretation thereof; the cost of the ordinance if implemented. Jean Mather discussed the possibility of the Board of Adjustment handling a portion of the administration of the proposed ordinance and that the Planning Commission might handle that portion pertaining to the C.I.P.

COMMISSION VOTE

Mr. Vier felt the proposed ordinance to be too expensive to be justifiable to administer as it is presently written, would create unnecessary bureaucracy, therefore, he moved to reject the tree ordinance. Mr. Danze seconded the motion.

Mrs. Shipman made a substitute motion that the Planning Commission support the tree ordinance with the following rewording: That the C.I.P. tree removal be reviewed by the Planning Commission and the Environmental Board, taking care of the public sector and proposed streets; that trees specifically be listed as recommended by Brother Lynch and that it be recognized to be appropriate to start this process in October under the new budget and that the fiscal aspects be limited to the salary of an arborist as previously stated. Mr. Dixon seconded the motion.

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

C20-77-009 Tree Ordinance (Continued)

The vote on the substitute motion failed and the Commission then voted on the original motion to reject the tree ordinance.

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

THE MOTION PASSED BY A VOTE OF 4-3.

C12-78-004 Public Services

Consideration of a wastewater approach main
 for "Four Seasons Section 2."

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained this was a request for a wastewater approach main for a 25-acre subdivision with 76 lots. The wastewater line proposal is 1100 feet extending from the subdivision easterly to a connection and then southerly to a connection. The Cost is \$29,200, of which one-half of the cost would be paid by the City. The Environmental Resource Management Department has reported they feel there will be no detrimental environmental impact and has recommended that the approach main be approved.

CITIZEN COMMUNICATION

PERSONS APPEARING

Glenn Neans, applicant
 L. L. Stevenson
 Robert Fruth
 George Widdow
 Jackie Thelman

COMMISSION ACTION

There was discussion of the sewage problems in the immediate area. It is estimated that approximately 50 percent of the systems in the adjacent area have leakage problems; there is raw sewage in the streets and flowing into Walnut Creek. Area residents expressed concern of the septic tank problem as well as additional rain and run-off problems. They requested the Commission to consider this area as one package and requested that if this is approved they also be allowed service. They felt the City, if it is to participate, should take care of the already existing problems before adding new areas. There was discussion of the possibility of annexation and how it could be handled. Mr. Lillie discussed the options available, one of which would be to forward the request to the Council with the request that the line be sized to take into consideration the existing development that is already there, or to postpone to May 9 and request a report from the Water and Wastewater Department regarding service to the area. Applicant indicated the proposed line would not have capacity for additional service.

C12-78-004 Public Services (continued)

COMMISSION VOTE

Mr. Snyder moved to postpone this request to May 9. Mr. Danze seconded the motion.

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

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-005 Public Services

Consideration of a wastewater approach main
for Dittmarville Subdivision

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He stated this request would serve a 0.6-acre site which is one lot and is commercial use. The proposed line would extend to an existing 30-inch line. The cost will be \$6,360, of which one-half would be cost to the City. The Environmental Resource Management Department finds no detrimental environmental impact. The staff recommends that the wastewater approach main be approved.

COMMISSION ACTION

Mr. Snyder wondered why the City was participating since this was outside the City Limits and would only serve one lot.

COMMISSION VOTE

Mr. Dixon moved to postpone the request to May 9 and that the Planning Department receive necessary information from the Wastewater Department. Mr. Snyder seconded the motion.

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

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-006 Public Services

Consideration of a wastewater approach main
for Millwood Section 3

Mr. Richard Lillie, Director of the Planning Department, explained this request is for a wastewater approach main to serve about 220 lots with a proposed 8-inch wastewater line to an existing 24-inch line. He explained the cost is to be approximately \$22,900, of which one-fourth would be cost to the City. Environmental Resource Management Department

C12-78-006 Public Services (continued)

finds no detrimental environmental impact. The staff would recommend that since some work on the relocation of Duval Road in the area, that if this is approved, that it be approved at a generalized location as opposed to that noted on the map so the Planning Department might be able to work with the adjoining property owner to obtain the best location.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mr. Currington, engineer representing applicant

PERSONS APPEARING IN OPPOSITION

COMMISSION VOTE

Mr. Dixon moved to approve the wastewater approach main for Millwood Section 3 Subdivision, subject to staff recommendations. Mr. Snyder seconded the motion.

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

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

C20-78-007 Zoning Ordinance

To set a public hearing to consider amending Chapter 45 of the Austin City Code regarding storage of junk or inoperable vehicles in residential areas.

Mr. Richard Lillie, Director of the Planning Department, explained this was a request to set a public hearing to consider an amendment to the zoning ordinance regarding storage of junk or inoperable vehicles in residential areas. The staff recommends that the public hearing be held on May 9.

COMMISSION VOTE

Mr. Dixon moved to set a public hearing on May 9 to consider an amendment to the zoning ordinance regarding the storage of junk or inoperable vehicles in residential areas. Mr. Vier seconded the motion.

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

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

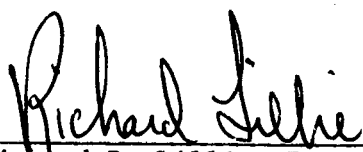
C6-78-001 Capital Improvements Program
Discussion of Capital Improvements
Program Worksessions: April - June.

Mr. Richard Lillie, Director of the Planning Department, discussed
the C.I.P. program worksessions.

NO ACTION WAS TAKEN.

C1-78 Minutes
To Approve Planning Commission Minutes
April 3, 1978
April 4, 1978

The minutes for the April 3 and 4, 1978, meetings were approved. .



Richard R. Lillie, Executive Secretary