

CITY PLANNING COMMISSION  
Austin, Texas  
Regular Meeting -- January 23, 1979

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

Present

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

Absent

Sid Jagger  
Jim Vier

Also Present

Richard Lillie, Director of Planning  
Tom Knickerbocker, Assistant Director of Planning  
Jim Miller, Assistant City Manager  
Daron Butler, Budget Director  
Bruce Conover, Research and Budget  
Frank Rodriguez, Research and Budget  
Sheila Finneran, Legal Department  
Lee Stone, ERM  
Joe Lucas, Water and Wastewater  
Brian Schuller, Planner  
Ouida Glass, Senior Secretary

C14-78-188	J.V. Walden: Interim "A" & "BB" Residence, 1st H&A (by Terry Sasser) Southwest Corner Steck & MoPac	to "GR" General Retail and "O" <u>Office, 1st H&amp;A, as amended</u>
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Terry Sasser explained that the Commissioners had been presented a map which was different from that submitted with his request. He felt there was a misunderstanding in the action that had been taken and requested clarification insofar as the privacy fence and the area recommended as "A" Residential. He felt the "A" Residential should be only at the end of Sonnett Avenue and that was the intent of the Commission when the request was granted. Bill Martin, president of the Balcones Civic Association, concurred with Mr. Sasser and stated he felt Mr. Vier was attempting to meet the requests of the neighborhood. Mr. Lillie explained the action could not be changed without another public hearing; however, the Commission could send a statement to the City Council that in effect their motion was intended only to block any driveway crossing on to Sonnett Avenue.

#### COMMISSION ACTION

The Commissioners discussed the situation. Mr. Danze explained the prevention of a driveway to Sonnett was the intent when he seconded the motion. Mrs. Schechter questioned how Mr. Vier's intentions could be questioned when he was not present at this meeting. Mr. Sasser replied that Mr. Vier's original motion was correct, but when Mr. Vier restated the motion in accordance with Mr. Snyder's request, Mr. Vier then changed the language with respect to the "A" Residential and where the fences were to be placed. Mr. Sasser felt Mr. Vier did not intend to change his motion. Mr. Sasser stated again what he was asking for and what he felt everyone was in agreement with was a six-foot privacy fence on the west boundary and the south boundary of the entire 8.16 acres of land, for the "LR" to be on the 2.38-acre portion, a 30-foot building setback on the west and the south boundary, the buildings to face MoPac, the maximum of 12 units per acre be allowed in the "O" Office area, and that one-foot buffer strip of "A" Residential be along that southern portion of the boundary which was the end of Sonnett Avenue. He pointed out they were trying to make sure that no driveway crossed Sonnett Avenue into the property. Mr. Guerrero explained they had voted on the repeated motion and that to change the action would require another public hearing. Mr. Snyder discussed a statement to the City Council concerning this problem and felt that the "A" was intended only to block Sonnett. Mrs. Shipman also indicated this to be the intent and felt that perhaps the motion that was made was not in the best interest of the public. Bill Martin concurred with Mr. Sasser's request and expressed the opinion that Mr. Vier was attempting to meet the requests of the neighborhood association. He had no problem with proceeding with this agreement to block off Sonnett.

#### COMMISSION VOTE

Mr. Snyder moved to send a statement to the City Council that the Commission's rationale was to close off Sonnett with some "A" zoning and that the privacy

fence was to go down the western line as well as the southern line of the property. Mr. Guerrero seconded this motion and apologized to the City Council for missed communications.

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

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

R200      Annexation Plan  
            Consideration of recommendation to the City Council

Brian Schuller of the Planning staff discussed Option C and its relation to options A and B that had been presented earlier. He explained that this option includes a five-year annexation plan and should be carried out with the Capital Improvements Program. Mrs. Shipman discussed proposed changes to the report that had been submitted by the Subcommittee on Annexation as follows:

### SUMMARY OF ANNEXATION PLAN

#### Introduction.

On October 12, 1978 the City Council reviewed the preliminary draft of the Annexation Plan and suggested a third option be included in the plan. The plan has been revised to include a third option which includes a five-year annexation plan. This plan has been reviewed by the Planning Commission and a refined version of Pattern "C" has been developed and recommended by the Commission.

Annexation Pattern "A" is a long-range plan which suggests twelve sub-areas including 41,990 acres. Areas 5, 8, 9, 11, 17, 21 and 38 includes 16,579 acres are identified for consideration between 1978 and 1985. Areas 4, 6, 20, 22 and 23 including 25,411 acres are identified for consideration between 1985 and 1995. This pattern conforms most closely to the preferred growth corridor outlined in the Comprehensive Plan.

Pattern "B" is a modification of Pattern "A". This pattern responds more to growth along the western side of the city from U.S. 183 on the north to U.S. 290 on the south, and on public infrastructure commitments. The pattern identifies eleven areas including 30,350 acres for annexation consideration by 1985 and five areas including 20,579 acres by 1995.

#### Recommendation.

Pattern "C" is formed by combining all sub-areas included in Pattern "A" and Pattern "B" to include approximately 107 square miles in 21 sub-areas. Thirteen sub-areas were combined to form a proposed five-year annexation plan which was further studied and evaluated in terms of existing infrastructure and capital improvement commitments as well as policy commitments such as are outlined in the Comprehensive Plan, and was refined to include 11 sub-areas. The annexation plan as recommended by the Planning Commission includes eleven sub-areas which total 47.62 square miles with 7.21 square miles included in the first year, and 9173 square miles in the second year. The remaining 30.68 square miles are aggregated into the final three year period of the plan to allow review and analysis with respect to current commitments and policies.

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The four areas included in the first year of the plan will have a relatively high degree of infrastructure commitments as well as compatibility with the Comprehensive Plan. Areas 9, 17 and 21 contain a high degree of development, are within the Comprehensive Plan preferred growth corridor and are totally or partially within the Austin Independent School District. Area 9 can be served by existing adjacent utility systems as well as the proposed Walnut Creek wastewater main. Area 17 is almost totally surrounded by the City as present and can be served by existing utility systems. In addition, the proposed Boggy Creek wastewater main will provide that service to the area. This area falls within the Comprehensive Plan preferred growth corridor and is within the Austin Independent School District. Although Area 29 does not fall within the Comprehensive Plan preferred growth corridor and is within the Eanes Independent School District, it is included due to its proximity to the existing city limits, the availability of all city services, as well as continuing recent annexations in this area. It is further recommended that the portion of Area 28 which falls east of Loop 360 be included with the annexation of Area 29, establishing a uniform corporate limit line along Loop 360.

Sub-areas 5 and 8 are included in the second year of the plan due to the relatively lower degree of development, however, all city services including wastewater service through the proposed Walnut Creek wastewater main can be extended to these areas. Area 5 falls within the Austin Independent School District and is predominantly within the Comprehensive Plan preferred growth corridor. Area 8 falls within the Pflugerville Independent School District and is within the preferred growth corridor.

The remaining five areas are included in the five-year plan because they contain significant amounts of development and private urbanization commitments as well as some public commitments, however, all five areas also fall within areas subject to significant development and annexation constraints. Therefore, it is recommended that these areas receive detailed review during the 1981-1983 period with respect to adopted MUD policy, the Comprehensive Plan as well as current capital improvement commitments.

Area 27 contains a significant amount of urbanization with a portion of the area served by the Scenic Brook wastewater main. Although the area is within the Austin Independent School District, it also falls within Comprehensive Plan priority Area IV and contains a portion of Water District 14, which is not City-owned and must be purchased if annexed to the City.

Area 28 is in the Barton Creek watershed and in Comprehensive Plan priority Area V. No major capital improvements have been committed to this area. Although Areas 27 and 28 are generally in the southwest growth trends area it is recommended annexation decisions be deferred until firm MUD policy is established and until Chapter IV of the Comprehensive Plan is adopted. This will allow a more comprehensive evaluation with respect to these important policy statements as well as CIP projects.

While Area 38 is within the Austin Independent School District and can be partially served by the Bull Creek Lateral "A" wastewater main, if falls within Comprehensive Plan priority Areas IV and V. The Planning Commission has recommended this area be divided into more than one area to conform with utility service areas.

Areas 39 and 40 can be partially served by Bull Creek Lateral "A" wastewater main and contain a significant amount of the growth in the northwest area, both areas are within Comprehensive Plan Area IV and are within the Round Rock School District. In addition, the Anderson Mill MUD is located in Area 40 west of U.S. 183 and must be purchased if annexed.

Because of these limiting factors, it is recommended that Areas 38, 39 and 40 along with Areas 27 and 38 be reviewed for annexation during the 1981-1983 period based on the Comprehensive Plan, Annexation Plan, MUD Policy, Approach Main Policy, approved CIP projects and fiscal impact.

Annexation Areas 32 and 33 are omitted from the Planning Commission recommendation. While these two areas are in a growth area and are adjacent to the Austin corporate limits via Lake Austin, several significant negative factors indicate inclusion in the five-year plan is inappropriate:

1. The Planning Commission has recommended to the City Council that the area be downgraded to priority Area VI in the Comprehensive Plan.
2. High cost of providing municipal services creates a disproportionate allocation of community resources.
3. Inadequate transportation network other than Loop 360. Existing roads do not meet urban standards with poor access to the central area.
4. High degree of environmental constraints to accomodate full urban development.
5. Only about 400 acres out of the total 5,450 acres in these areas can be served through existing water and wastewater lines at Bee Creek. These 400 acres could be considered for annexation at future date.
6. Water District 10, which is not City-owned, provides service to the central portion of these two areas as well as the City of West Lake Hills to the south. Annexation into the District will require negotiations to assume indebtedness of the district.
7. A unanimous resolution was passed by the Austin Independent School District Board supporting Pattern "A" which does not include these two areas..

The recommendation of the Planning Commission does not include the study of a fiscal impact statement. Any recommended modification to this plan based on further study of the Plan and the fiscal impact will be forwarded to the Council.

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COMMISSION VOTE

Mr. Dixon moved to accept the subcommittee report with the corrections and deletions as submitted. Mrs. Schechter seconded the motion. Mr. Snyder offered a friendly amendment stating that as evidenced by the many hours spent by staff and Commission on the Annexation Plan, the Commission feels the plan requires prompt action by the City Council. The amendment was accepted.

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

THE MOTION PASSED BY A VOTE OF 7-0.

R200      Annexation  
Consideration to annex land along Loop 360  
from South Lamar to U.S. 183

Mr. Lillie discussed the corridor annexation of Loop 360, the state statutes regarding annexation and how this would fit into the Comprehensive Plan and into the Annexation Plan. He pointed out the need for some control of the development along the corridor, especially zoning. There was discussion of City services being provided and how this could be handled and whether or not annexation would encourage development. Discussion of the corridor was divided into three areas: Area 1 being the northern portion from Lake Austin to U.S. 183 on the North; Area 2 being the corridor from South Lamar to Bee Caves Road, and Area 3 being the central portion from Bee Caves Road to Lake Austin. It was the feeling of the Commission that Area 1 had the greater amount of existing development and should have highest priority for annexation; Area 2 has somewhat less development and is next highest in priority; Area 3 includes Annexation Areas 32 and 33 and is not recommended for annexation over the next five years since no development exists at this time.

COMMISSION ACTION

Bill Stoll moved to consider corridor annexation along Loop 360 and that the City Council consider annexation in three priority areas: Priority Area 1 being the northern portion from Lake Austin to the north; Priority Area 2 being the corridor from Bee Caves Road to the south; and Priority Area 3 being the central portion between these two points. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-1.

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C2o-78-019      Zoning Ordinance  
Further consideration of the amendment  
to Chapter 45 of the Austin City Code,  
Zoning Ordinance to include addition  
of "AV" Aviation District

Mr. Lillie explained a few days after the previous meeting it was found that Sec. 45.28(h) of the zoning ordinance provides that airports could be allowed in any use district by special permit. He discussed the conflict with the proposed ordinance and the need to clarify the zoning ordinance by removing that portion of the special permit section. If the Commission agrees that a conflict exists another public hearing will be needed to consider amending Sec. 45.28(h).

COMMISSION ACTION

Mrs. Shipman moved and Mrs. Schechter seconded the motion to hold a public hearing at 5:30 p.m. on February 13, to further amend the zoning ordinance to remove the special permit section pertaining to the addition of "AV" Aviation District.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C2o-79-003      Zoning Ordinance  
Consideration to amend Chapter 45 of the  
Austin City Code, Zoning Ordinance, re-  
lating to the establishment of the  
eleemosynary uses within the "A" Residence  
Districts.

Mr. Lillie explained this discussion is to consider amending the zoning ordinance relating to eleemosynary institutions in "A" Residential Districts. He discussed the number of inquiries made to staff and Commission each time a halfway house or similar activity is requested in a residential area. He asked whether or not the Commission had any problems with continuing to permit these uses by special permit. He stated that perhaps they might like to have the staff supply more information regarding the number and the location of these types of uses and attitudes of operators and neighbors prior to making a decision to leave in "A" Residential districts or to amend the ordinance to move the use into other districts. It was decided that the staff would prepare an inventory, check with the owners and the neighborhood associations regarding these uses and report back to the Commission.

NO ACTION WAS TAKEN.



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R200      Approach Main Policy  
Discussion on recent amendment  
by the City Council

Mr. Lillie discussed the recent amendment to the Approach Main Policy and explained the reasons therefor. He stated that the new amendment requires that when the City cost share increases by more than 10 percent it will be brought back to the attention of the Planning Commission and the City Council. With this amendment there will be a closer control over approach mains. Mr. Snyder felt the Planning Commission should be aware of any change. Mrs. Shipman supported Mr. Snyder's position.

COMMISSION VOTE

Mrs. Shipman moved that any time a water or wastewater approach main is to be altered in any way from the scope approved by the City Council, the matter be brought back to the City Council for their approval, and that the Planning Commission be immediately informed. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C12-79-001      Public Services  
Consideration of a water approach main  
for Trailwood Village Two at Travis Country

Mr. Garza, engineer for the project, explained the need for approximately 690 feet of 12-inch water main along a portion of Boston Lane and then an 8-inch line to serve the subdivision. There was discussion of the need for the over-size line and how the costs would be handled.

COMMISSION VOTE

Mr. Dixon moved to approve the water approach main for Trailwood Village Two at Travis Country with no participation by the City contingent on the new approach main policy just approved by the City Council. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

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C7-74-001      Lakeway ETJ Request  
 Consideration to allocate a portion  
 of Austin's ETJ to Lakeway

Brian Schuller of the Planning staff explained that the City had received a request from the Village of Lakeway to enter into an agreement to allocate a portion of Austin's ETJ to Lakeway. He discussed the various ways this could be done and stated the staff would recommend to offer an agreement to Lakeway whereby the City of Austin would forward to Lakeway all subdivision plats that would fall into that area for their comment and review rather than releasing the ETJ. He explained this is the same agreement that is taken with other communities surrounding Austin.

Mr. Schuller explained the Village of Lakeway is proposing to enter into an Interlocal Cooperation Contract with the City of Austin which would:

- (a) Establish a one-half mile ETJ for the Village of Lakeway with full jurisdiction as allowed by statute to include subdivision ordinance enforcement to Austin standards, and annexation.
- (b) Provide that the Village of Lakeway and the City of Austin will exchange ordinances and regulations with extraterritorial application.
- (c) Provide that Austin will enter into a contract with Lakeway to provide planning and engineering services as may be needed by Lakeway in fulfilling this Interlocal Cooperation Contract.

The staff has reviewed the proposal and has prepared the following land use table for the area which would fall within the proposed one-half mile ETJ.

Approximate land area within one-half mile ETJ		1,650 Ac.	100%
Platted land in ETJ		695 AC.	42%
Unplatted land in ETJ		955 Ac.	
Owned by Lakeway	615 Ac. (64%)	37%	
Owned by Others	340 Ac. (36%)	21%	
	955 Ac. (100%)		58%

This analysis shows that of the 1,650 acres of land within a one-half mile radius of Lakeway, 695 acres or 42% is platted or is in platting process, leaving 955 acres or 58% unplatted. Of the 955 acres of unplatted land, 615 acres or 64% is owned by Lakeway and has been included in the approved Lakeway master plan, leaving 340 acres or 36% under other ownership and still subject to plat approval.

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C7-74-001 Lakeway ETJ Request (cont'd)

Mr. Schuller discussed the location of the areas within the proposed one-half mile ETJ not under Lakeway ownership which are subject to subdivision review and which amount to approximately 21% of the ETJ area.

Because conditions have not changed since the City of Austin agreed to incorporation of the Village of Lakeway with no provision for an ETJ, and because approximately 79% of the area within the proposed ETJ has been platted or is included in the Lakeway master plan, the staff does not recommend approval of the proposed Interlocal Cooperation Agreement.

The staff feels the interest of the Village of Lakeway in reviewing subdivisions within the proposed one-half mile ETJ area can be accommodated through an agreement whereby the City of Austin will forward all proposed subdivisions within this area to the Village of Lakeway for comment to the Austin Planning Commission.

COMMISSION VOTE:

Mr. Dixon moved not to release a portion of Austin's ETJ to Lakeway but to offer an agreement whereby the City of Austin would forward to Lakeway all subdivision plats that would fall into that area for their comment and review. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C7a-78-011 Annexation

Proposed annexation of 35.71 acres of land  
(Milwood Section 5)

Brian Schuller explained the area proposed for annexation is adjacent to the city limits and within the growth corridor. A fiscal note is attached for review by the Commission. The staff recommends approval.

COMMISSION VOTE

Mrs. Shipman moved and Mrs. Schechter seconded the motion to approve 35.71 acres of land for annexation in Milwood Section 5.

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

THE MOTION PASSED BY A VOTE OF 6-0.

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C1-79 Minutes

To approve Planning Commission minutes

December 12, 1978

December 19, 1978

January 2, 1979

January 3, 1979

It was agreed that the minutes would be approved upon approval by Mrs. Schechter with corrections made as would be noted. The motion was made by Mrs. Schechter, seconded by Mrs. Shipman, and passed unanimously by those members present.

PRELIMINARY SUBDIVISIONSC8-78-138 South Park East, Ltd.

E. Ben White &amp; E. Riverside Drive

Evelyn Butler deleted item 6, modified item 23 as noted in report recommended variances be granted Items 9, 10, and 19 and to deny variance in Item 20. Item 24 cannot be required unless agreed to by owner as it is not a subdivision ordinance requirement. The owner agrees with all items except Item 24. The staff recommended approval with the noted corrections.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
2. Connection required to the City of Austin water and wastewater systems.
3. Subdivision is located outside city.
4. Subdivision is located in the Del Valle School District.
5. Subdivision is located in the Carson Creek watershed.
6. Deleted by staff at meeting.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water and wastewater systems.
8. Restriction required on final plat prohibiting vehicular access (driveways) onto Ben White Boulevard from this subdivision.
9. Variance required on the length of East Riverside Drive. Recommend to grant because of provision for future extension is made.
10. Sidewalks required on both sides of New Riverside Drive and subdivision side of Ben White Boulevard. Recommend variance to delete sidewalks on Ben White Boulevard because of type of facility and nature of development in the area.
11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
12. Minimum Street centerline radius is 600' for Arterial streets - New Riverside Drive.
13. Waterway development permit required prior to final plat approval.
14. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
15. Drainage and public utility easements as required.

C8-78-138      South Park East, Ltd.

16. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
17. The 25-year flood plain required to be dedicated as a drainage easement.
18. Round (or clip) all street intersection corners on the preliminary plan and final plat.
19. Recommend variance to delete cul-de-sac on New Riverside Drive because of width being dedicated (120').
20. Variance requested to delete sidewalks on New Riverside Drive Recommend to deny (as modified by staff at meeting.)
21. Drainage detention note required on the final plat.
22. Show source of 100 year flood plain data.
23. The intersection of New Riverside Drive with Ben White Boulevard required to be approved by the Highway Department and Engineering and Urban Transportation Departments before final approval. (as modified by staff at meeting)
24. Fiscal arrangements required for this owner's portion of costs for signaling the intersection of Ben White Boulevard and New Riverside Drive.
25. Official name change required for the existing Riverside Drive S.E. of Ben White Boulevard prior to final plat approval of New Riverside Drive dedication.
26. Show correct name of Foster Road as Poston Lane.

COMMISSION ACTION

Mrs. Schechter moved approval subject to staff recommendations, granting Variances 9, 10, and 19; to deny variance on 20; to delete Item 24. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-78-142      Resub. of Kramer Square  
                  Kramer Lane & Topperwein Dr.

Evelyn Butler deleted Item 9, modified Item 25 and added Item 26 as noted in report.

1. Subdivision name change required.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
3. Connection required to the City of Austin water and wastewater systems.
4. Subdivision is located inside city.
5. Subdivision is located in the Austin Independent School District.
6. Subdivision is located in the Little Walnut Creek watershed.

C8-78-142      Resub. of Kramer Square

7. Show names of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
8. Show proposed use of all lots other than single family on the preliminary plan; particularly lot 1, block A; lot 37, block B & lots 1 & 2, block C.
9. Deleted by staff at meeting.
10. Restriction required on final plat prohibiting vehicular access (driveways) onto Kramer Lane from adjacent lots.
11. Variance required on the length of block(s) "A", "B" and "C". Recommend to grant because of adequate circulation if provided.
12. Sidewalks required on both sides of Topperwein Drive and Macmora Road, one side (specify) of Lanshire Drive and subdivision side. of Kramer Lane.
13. Appropriate sidewalk location note required on final plat with appropriate fiscal arrangements inside city limits.
14. Waterway development permit required prior to final plat approval.
15. Show 100-year flood plain data on the preliminary plan.
16. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
17. Drainage and public utility easements as required.
18. Submission of preliminary drainage plans required prior to release of final plat.
19. Show survey tie across all existing streets bordering this subdivision.
20. Additional R.O.W. required 35' feet from centerline for Kramer Lane at N.E. Corner & 40' from centerline at N.W. corner.
21. Fiscal arrangements required to construct  $\frac{1}{2}$  of Kramer Lane to urban standards, with curb and gutter on subdivision side.
22. On site detention of stormwater runoff may be required due to lack of area drainage facilities.
23. Existing recorded plat of Kramer Square (C8-74-19) also identified by Planning Department files as Quail Ridge required to be vacated prior to final plat approval.
24. 25' building setback line required from Lanshire Drive and Macmora Road on lot 1, block A. (Through lot)
25. Zoning change (rollback) from "BB" to "A" required on all lots other than Lots 23 and 24 in Block A, Lots 18, 19, 20, and 21 in Block B, and Lots 17 and 18 in Block C prior to final plat approval. Recommend that these lots be combined in pairs. (as modified by staff at meeting)
26. Permit creation of two lots out of each of the following lots: Lot 1, Block A; Lot 37, Block B; and Lots 1 and 2 of Block C. (added by staff at meeting)

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C8-78-142      Resub. of Kramer SquareCOMMISSION ACTION

Mrs. Shipman moved approval with changes as noted, Item 9 to be deleted, variances granted as recommended by staff, and changes in Items 25 and 26 as noted by staff. Mrs. Schechter seconded the motion.

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

ABSENT:    Jagger and Vier.

ABSTAINED:    Danze.

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

C8-78-143      Duval Villas  
W. Duval & Mohican Drive

Evelyn Butler explained that applicant had requested this item be postponed.

COMMISSION VOTE

Mrs. Schechter moved to postpone the request indefinitely. Mr. Snyder seconded the motion.

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

AFSENT:    Jagger and Vier.

OUT OF THE ROOM: Mrs. Shipman.

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-144      Long Canyon  
FM 2222 and Long Canyon Drive

Evelyn Butler explained the staff would recommend disapproval pending approval of the water approach main by the City Council, septic tank approval by the Health Department, and Lake Austin review. The staff did not feel it should be heard but applicant requested to be heard.

1. Recommend modifications as shown on Plat Review Print to extend Preece Cove to existing public road.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
3. Connection required to the City of Austin water system.
4. Subdivision is located outside city.
5. Subdivision is located in the Austin, Round Rock and Leander School Districts.
6. Subdivision is located in the Lake Austin watershed.
7. Water approach main approval required by the City Council prior to preliminary plan approval by the Planning Commission.
8. Restriction required on final plat prohibiting vehicular access (driveways) onto R.R. 2222 from Lot 1, Block D and Lot 65, Block A.

C8-78-144      Long Canyon

9. Variance requested to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available if subdivision has been approved for septic tank system use by the appropriate authority.
10. Variance required on the length of Soledad Cove cul-de-sac. Recommend to grant if recommended modifications are made to provide for future extension.
11. Variance requested on the length of Block(s) A, B, C, D, & E. Recommend to grant because of topography and low density, if recommended modifications are made.
12. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
13. Sidewalks required on both sides of Long Canyon Drive and Cerro Drive, one side (specify) of all other proposed streets and subdivision side of R.R. 2222. Recommend variance to delete sidewalks on R.R. 2222, Angelita Cove, Serena Cove, Solway Drive and on Long Canyon Drive from R.R. 2222 to Collector Street "T" intersection is approximately 1100' from R.R. 2222 because of topography.
14. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
15. Contour lines required to be not more than 100 horizontal feet apart.
16. Minimum street centerline radius is 300' for Collector streets and 200' for Residential streets.
17. Waterway development permit required prior to final plat approval.
18. Show 100-year flood plain data on the preliminary plan.
19. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
20. Drainage and public utility easements as required.
21. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
22. The 25-year flood plain required to be dedicated as a drainage easement.
23. Show survey tie across all existing streets bordering this subdivision.
24. Reverse building setback lines for Lot 51, Block A and Lot 16, Block D.
25. Submit two copies of approved preliminary plan with final plat(s).
26. Maximum grade on collector streets required not to exceed 15%, 20% for residential streets, or as approved by the Urban Transportation Department.
27. Provide restrictive covenant with the final plat defining allowable uses and maintenance of conservation easements, and stating that all building foundations on slopes of fifteen percent and over and on fill placed upon such slopes must utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.
28. Variance requested to delete curbs & gutters. This variance must be considered as required by Sec. 41-35.3 (a) 2nd sub-paragraph (2), Lake Austin Ordinance entitled "Roadway curbs & gutters". Reports from Engineering and Urban Transportation Departments\* will be presented at meeting.



Planning Commission--Austin, Texas

January 23, 1979

C8-78-144 Long Canyon

29. Variance requested to delete sidewalks. Except for sidewalk variance referenced above, this variance will require consideration of evidence based on the hardship provision of Sec. 41-5, Subdivision Ordinance pertaining to impracticality and confiscation. Reports from Engineering and Urban Transportation Departments will be presented at meeting.
  30. Variance requested to permit use of "Modified Storm Drainage Criteria." If such "Modified Criteria" does not comply with Sec. 41-44 thru 41-47.10 Subdivision Ordinance and the City of Austin drainage criteria manual, this variance requires consideration of evidence based on the hardship provisions of Sec. 41-5, Subdivision Ordinance. Reports from Engineering and Urban Transportation Departments will be presented at meeting.
- \* Such reports must assess the adequacy of proposed alternatives to satisfying the needs for storm drainage, traffic safety and general public welfare.

Bert Hooper, attorney representing applicant, requested variance from curbs and gutters, "modified Storm Drainage criteria" as requested in Item 30, and variance on sidewalks due to terrain. There was an agreement to check with the Legal Department to determine whether or not these requests would come under waivers or variances. Sheila Finneran of the Legal Department explained the procedure for approval of approach main policy in relation to Planning Commission policy and suggested they not take action at this time.

COMMISSION VOTE

Mr. Dixon moved to disapprove this preliminary plat. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

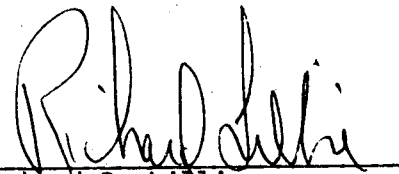
R105-79 Subdivision Memorandum  
 Short Form and Final Subdivisions as listed  
 on the Subdivision Memorandum. Action taken  
 at the meeting.

The Planning Commission considered the items listed on the Subdivision Memorandum and took the action indicated on motion made by Mr. Dixon and seconded by Mrs. Shipman.

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

THE MOTION PASSED BY A VOTE OF 7-0.

The meeting adjourned at 8:30 p.m.

A handwritten signature in cursive script, appearing to read "Richard Little", written over a horizontal line.

Richard R. Little  
Executive Secretary

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January 23, 1979 18  
Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expiry	REPORTS RECEIVED -- "X" IF OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				St. Name Approval	Tax Cert	E. & M. Bldg.	Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas		
C8- 14 76 001	P.U.D. FINAL SUBDIVISIONS Great Hills, Section VII Great Hills Trail	-	-	NR	NR	NR	NR	NR	NR	NR	X	X	X	NR	X	NR		VARIANCE REQUESTED TO DELETE SIDEWALKS - RECOMMEND TO GRANT** (See attached letter)	
78 003	Cat Mountain Villas, Sec. III-A Twin Valley Dr.	-	-	X	X	X	NR	X	X	X	X	X	X	X	X	X		APPROVE	
78 007	Legends Lane @ Onion Creek Pinehurst Drive	-	-	X	5 X	X		1 X	1 X		X		X	X	X	X		DISAPPROVE - 1,3,5, & 34	
	PRELIMINARY SUBDIVISION																		
78 47	Windcrest Cedar Park Road																	SIX MONTH EXTENSION REQUESTED - RECOMMEND TO GRANT	
	OLD FINAL SUBDIVISIONS																		
77 39	Onion Creek, Section 3 Pinehurst Drive	-	-			R	E	C	O	R	D	E	D					REQUEST TO VACATE LOT 22, BLOCK B - RECOMMEND TO GRANT	
78 57	Cima Serena Estates Cima Serena Drive	-	-			A	P	P	R	O	V	E	D					REQUEST TO RESCIND FINAL APPROVAL - RECOMMEND TO GRANT/ DISAPPROVE - ***	
78 79	Lost Valley Estates FM 1626 & Lost Valley Drive	-	-	X	X	X	NR	NA	NA	X	X	X	X	X	X	X	NR NR	APPROVE	

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

\*\*Subject to vacation of original plat and filing of a new plat with modified sidewalk note.

\*\*\* Pending court authority for this owner to record plat.

FILE CB-	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																	PLANNING RECOMMENDATION	ACTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
				County Engr.	St. Name Approval	Tax Cert	P.R.M.	Bldg. Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Flac. Eng.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
78 105	Buckingham Estates, Phase III, Section One S. 1st St. & Chisholm Lane	Jan. 23	Feb. 22						NR	X	X	NR				X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

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

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January 23, 1979

Planning Commission--Austin, Texas

January 23, 1979

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expir	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				County Engr.	St. Name Approval	Tax Cert	E.R.N.	Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas		
C8- 5 78 331	OLD SHORT FORM SUBD'S. Cont'd. Mike Johnson Addition Gregg Lane	-	-	X	X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	CONSIDER PROBLEMS 20 & 29 - RECOMMEND (a) APPROVE
78 336	West 16th Place S. 16th St. W. of Pearl St.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	X	APPROVE
78 338	John A. Spillar Subdivision S. Congress Ave & Cumberland Rd	-	-	NR	X	X	X	X	1	1	NR	X		NR	NR	6	X	1	CONSIDER PROBLEMS 19 & 20 - RECOMMEND (a) DISAPPROVE - 1,3, & 6
NEW SHORT FORM SUBDIVISIONS																			
79 02	Gaines Subd., Section One U.S. 290 West - East of Travis Country Blvd.	Jan 23	Feb. 22		X	485		X	1	NA	11	983		NR	NR	X	X	1	CONSIDER PROBLEM 20 - RECOMMEND (a) DISAPPROVE - 3,4,5, & 34
79 03	Walther Addition Hampton Rd. at E. 35th St.	"	"	NR	X	485		X	X		NR			NR	NR	X	X		DISAPPROVE - 3,4, & 5
79 04	R. L. Collins Subdivision S. Congress Ave. S. of Cloudview	"	"		X	485								NP	NR	X	X		DISAPPROVE - 3,4, & 5
79 05	Bowden-Angeman Subdivision Hwy. 71 S. of Scenic Brook Dr.	"	"		X	485		X	1	X	11			NR	NR	X	NA	1	DISAPPROVE - 1,3,4, & 5
79 06	Buckingham Estates, Sec. Three S. 1st St. & Thelma Dr.	"	"	NR	X	485		X	X	X	NR			NR	NR	X	X		DISAPPROVE - 3,4, & 5
79 07	The Village of Angus Valley Duval Rd. & Angus Valley Rd.	"	"	NR	X	485		X			NR			NR	NR	6	X	X	DISAPPROVE - 1,3,4,5, & 6

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

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January 23, 1979

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																				PLANNING RECOMMENDATION	ACTION			
				County Engr.	St. Name Approval	Tax Cert	E.R.M. Bldg.	Insp.	Water San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fiscal Eng.	View								
C8-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																											
	OLD FINAL SUBDIVISIONS																											
72 17	Capitol Ridge Addition Valley View Dr. & El Viejo Camrto	-	-		X	X	X	NR	NA	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	VARIANCE REQUESTED TO DELETE SIDEWALKS - RECOMMEND TO GRANT/ APPROVE	
78 104	Great Hills Street Ded. "C" Continental Club Pkwy.	-	-																								REQUEST TO WITHDRAW PRELIMINARY & FINAL PLATS - RECOMMEND TO GRANT	
78 134	Great Hills Street Ded. "C" Revised Continental Club Pkwy.	-	-		X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	APPROVE	
78 136	Bull Mountain, Phase II Toro Canyon Road	-	-		X	X	X	NR	X	NA	X	X	X	X	X	X	X	X	NA	X	X	X	X	X	X	X	APPROVE	
	NEW FINAL SUBDIVISIONS																											
78 135	F.V.F. Addition, Section One Jollyville Road	Jan. 23	Feb. 22		X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	APPROVE	
78 141	F.V.F. Addition, Section Four Jollyville Road	"	"		X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	APPROVE	
	OLD SHORT FORM SUBDIVISION																											
5 333	Parliment Place Barrington Way & Parliment Place	-	-	NR	X	485	X		1	1	NR	9			NR	NR	6							1		CONSIDER PROBLEM 29 - RECOMMEND (a) DISAPPROVE - 1,3,4,5,6, & 9 **		

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

\*\*In Lake Austin Study Area, but not in watershed.

**BRYANT-CURINGTON INC.**

consulting engineers  
3423 Guadalupe Street • Austin, Texas 78705 • 484-0371

January 5, 1978

Mrs. Evelyn Butler  
Planning Department  
City of Austin  
P.O. Box 1088  
Austin TX 78767

Dear Mrs. Butler:

RE: GREAT HILLS VII  
A Planned Unit Development  
Job No. 76-196-S

As agents and engineers for Cotton Texas, Limited, developers of subject project, we hereby request a variance be granted for sidewalk requirements as follows:

- 1.) Doe Valley Lane from Breeze Point Cove westerly to the termination of said Doe Valley Lane.
- 2.) Knoll Crest Loop from a point where Knoll Crest Loop intersects Knoll Crest Loop around the perimeter of said Loop.

The construction of sidewalks in the above noted locations is requested to be deleted due to excessive grades.

Mr. O'Neal with Urban Transportation has viewed the site on the ground and concurs with our request.

If there are any questions, please advise.

Very truly yours,

BRYANT-CURINGTON, INC.

Helvin G. Lindsey

MGL:rrc

cc: Mrs. A. Burba  
Cotton Texas, Limited

## FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

January 23, 1979

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



## FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continued

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