

City Planning Commission
Austin, Texas
Regular Meeting - February 27, 1979

The regular meeting of the Planning Commission was called to order at 5:50 p.m. in the City Council Chambers at 301 West Second Street.

Present

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

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner
Tim Matthews, Planner
Mike Weaver, Urban Transportation Department
Sheila Finneran, Legal Department
Joe Lucas, Water and Wastewater Department
Charles Graves, Director of Engineering
Curtis Johnson, Director of Water and Wastewater
Maureen McReynolds, Director of OERM
Jim Gotcher, Building Inspection Department
Ouida Glass, Senior Secretary

ZONING

C14-78-232 JLP Dev. Corp.: "BB", 1st H&A to "O", 1st H&A
 (by Wilburn E. Jones)
 3501-3515 Cima Serena Drive
 8416-8522 MoPac Blvd.

Tim Matthews explained that everything had been worked out since this had been continued from January 3 and recommended approval on a consent motion. He briefly reviewed the case and the need for additional access to Cima Serena and how the traffic would be handled.

PERSONS APPEARING

Bill Carson, representing applicant
 Wallace Pellerin, Balcones Civic Association

COMMISSION ACTION

Bill Carson explained they had worked with the neighborhood association and were in complete agreement both with the zoning and special permit request being heard. Wallace Pellerin, speaking in behalf of the Balcones Civic Association, expressed agreement but did state they would like to be informed at such time as any right-of-way or street requirements were changed when it would affect the traffic pattern of their neighborhood.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Shipman seconded the motion to grant "O", 1st H&A.

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

THE MOTION PASSED BY A VOTE OF 9-0.

SPECIAL PERMITS

C14p-78-063 JLP Dev. Corp.: A 130- unit apartment dwelling group
 (by Wilburn E. Jones) called CIMA SERENA APARTMENTS
 3501-3515 Cima Serena Drive
 8416-8522 MoPac

Tim Matthews explained that since this request had been continued from January 3 the applicant and neighborhood group had reached an agreement. He recommended approval on a consent motion.

PERSONS APPEARING

Bill Carson, representing applicant
 Wallace Pellerin, Balcones Civic Association

C14p-78-063 JLP Dev. Corp.--continued

COMMISSION ACTION

Bill Carson, representing applicant, explained they had worked out all problems with the neighborhood association and were now in complete agreement. Wallace Pellerin, speaking in behalf of the neighborhood association, expressed agreement with the request. He discussed the change of right-of-way or street requirements and how they would affect the neighborhood and requesting in the event such changes were made, that the neighborhood association be informed of any change that would affect the traffic pattern of their area.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Schechter seconded the motion to approve the special permit as recommended by the staff subject to departmental recommendation and ordinance requirements.

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

THE MOTION PASSED BY A VOTE OF 9-0.

OTHER BUSINESS

C12-79-003 Public Services
Water Approach Main for Long Canyon Subdivision

Mr. Lillie explained this is a request by the owner of the Long Canyon Subdivision for a water approach main. He discussed Alternative No. 1, which is preferred by the developer, and explained that it would consist of 3,000 feet of 12-inch main to be installed along RM 2222 from the proposed Jester Estates Subdivision. This system would require ground storage with a pumped system. Alternative Two would consist of constructing approximately 8,000 feet of 12-inch main along RM 2222 connected to a 16-inch water line at Loop 360. This subdivision is presently outside the City limits and the owner would construct the line with no cost to the City. He then discussed policy statements for approach mains and pointed out that because of distance from the present City limits and the poor environmental suitability, encouraging development in this area would not conform to the Comprehensive Plan. He also discussed compliance with the Planning Commission recommendations on the Lake Austin Growth Management Plan. For these reasons he stated the staff cannot support the request for this water approach main.

PERSONS APPEARING IN FAVOR

Elbert Hooper, attorney for applicant
J.A. Varga, Jr., engineer

C12-79-003 Public Services--continuedCOMMISSION ACTION

Mr. Vier asked Joe Lucas of the Water and Wastewater Department whether or not this is in the City water service area and Mr. Lucas replied that it was within the service area. Mr. Lucas discussed the water pressure problem and stated this would tie up the capacity of the line. Mr. Danze felt this to be a creeping intrusion into Area VI but asked if the Commission could be so absolute about it. Mrs. Shipman questioned the implications for further development. Mr. Stoll stated this is a technical recommendation versus a policy recommendation.

Elbert Hooper, attorney for the applicant, stated they must have water. If it is not obtained in this manner, it would be obtained some other way. He felt this to be in compliance with the objective of the Lake Austin Growth Management Plan and pointed out that regulations have not as yet been adopted for Area VI. He discussed how they met the Lake Austin Growth Management Plan requirements. They felt this to be in the City service area and felt that the City has a responsibility to service or to allow service. He discussed the two alternatives proposed and explained they would prefer the one through the Jester Estates. He stated they could create a MUD or a WC&ID, or build another water treatment plant, or join in with another water treatment plant. There was discussion of the size of the line needed and the storage tank. Mrs. Shipman felt this to be inappropriate and requested a detailed fiscal report, also how it would affect the C.I.P.; the water area storage capacity, what could be built into this at a later date; the growth management implications. Mr. Vier expressed concern with the private water systems being created and the expense to the City if and when they are annexed. Mrs. Shipman felt it to be in conflict with the Master Plan. Curtis Johnson, Director of the Water and Wastewater Department, stated this will not affect the C.I.P. and explained that from utility standpoint it would be most advantageous to add this at no cost to the City. He discussed the alternative should a MUD be created and what the cost to the City might be should a private system be installed and the City required to purchase it at some later date, pointing out that the value of the system escalates. There was discussion regarding no requirement for annexation if the City does not participate. Mr. Jagger felt it much better to control it and serve with City water. He did not feel that approach mains should be a means to control development.

COMMISSION VOTE

Mr. Vier stated that the City will not spend any funds, this meets the requirements of the Lake Austin Growth Management Plan, it is in the City water service area, applicant can create a private system if not served, therefore, he moved to approve the approach main as proposed and that the City will share no cost in approving this approach main. Mr. Snyder seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-1.

R200 Consider Lake Austin Annual Report

Tom Knickerbocker explained that when the City Council adopted the Lake Austin Interim Ordinance they provided a status report be prepared to give an idea of the affect of that ordinance on the Lake Austin area after one year. He discussed the report and explained that this is factual information and that the staff recommendations show what has occurred. Charles Graves, Director of Engineering, discussed water quality monitoring activities and the available funds to be used within the next few years. He stated that \$2.5 million over the next three years will be assigned to study the water impact. Maury Hood, Chairman of the Planning Committee of the Citizen's Environmental Board, expressed hope for a work session with the Planning Commission to review this. He felt there should be some changes made and suggested some modifications to make it easier. Robert Sneed, Gary Morrow of the Milburn Company, and Jeryl Hart requested to participate in the worksession. There was discussion of how the committee could be set up and hearings held, as well as a timeframe. Mr. Vier suggested to go ahead, send the report to the public as well as all engineers working with the Planning Department, the groups to report back to the Planning Commission in 45 days, create a subcommittee and hold public hearing. Mr. Jagger moved to form the subcommittee now since there are problems that need to be cleaned up, get started, have the subcommittee meet on March 26, with a public hearing on April 10 and report to the Council on April 24. Mr. Vier seconded this motion and it was approved by a unanimous vote. The subcommittee was appointed to consist of Messrs. Danze and Vier with Mr. Stoll serving as chairman, and Mr. Jagger to be an ex-officio member. Mr. Jagger discussed his intention not participate in discussion regarding Chapter 29 since it is in relation to Barton Creek.

R200 Consider Report on U.S. 183 Right-of-Way
related to subdivision, zoning and building permits.

Sheila Finneran of the Legal staff discussed right-of-way on U.S. 183 related to subdivision, zoning and building permits as had been requested by the Planning Commission. She was of the opinion that zoning cannot be denied for the sole reason that a building might be constructed in an area which may later be used for right-of-way purposes. She explained the same to be true of subdivisions. The applicant could be requested to agree, but could not be required to do so. The same would be true with building permits.

NO ACTION TAKEN.

R200 Consider Report of Legal Department
regarding ownership on site plans
requiring minimum of five acres.

In response to a request by the Planning Commission, Sheila Finneran of the Legal staff discussed ownership on site plans requiring a minimum of five acres. She explained she agreed with the interpretation of the Building Inspection Department that the five-acre tract cannot be reduced. There was discussion of changing the ordinance to take the acreage requirement out for medical clinics as well as an answer for more than one ownership of a special permit.

R200 Consider Report by Legal Department--continued

COMMISSION VOTE

Mr. Jagger moved that the Legal Department prepare an amendment to the appropriate ordinances removing the acreage requirements for medical clinics, still making them subject to special permit requirements, and that the proposed amendment provide language similar to what is shown under 3 (a) of the draft as submitted stating that the site may consist of one tract or multiple tracts owned by the same or different owners provided that the owner or owners file restrictive covenants restricting development of all tracts to the single special permit approved under the zoning ordinance, etc, etc.

Mr. Vier seconded the motion and it passed by a unanimous vote.

C1-79 Minutes

The minutes of February 7 were accepted as presented by the staff and the minutes of February 6 were accepted with corrections as agreed to by the Commission. The zoning portion of February 13 minutes were also approved.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-79-05 Far West Blvd. Street Ded.
Far West Blvd.

Evelyn Butler recommended disapproval pending compliance with Lake Austin ordinance.

C8-78-93 Woodhaven II
Request by Mr. Don Rogers, Supt.,
Eanes ISD to discuss Soap Creek
Saloon Road

Evelyn Butler explained that this subdivision had been approved some time ago and that Sanderling Trail was to terminate at the corner of the subdivision and not connect to the dedicated street, Soap Creek Saloon Road. The applicant and the Eanes School District have asked that Soap Creek Saloon Road be opened and tied to the subject street. She discussed the streets intersection with 2244 and explained why the connection could not be recommended to be made, also explaining that the Highway Department, the county, and the Urban Transportation Departments agreed with the recommendation. Bill Gunn discussed the street layout and requested this street be opened, at least on a temporary basis until Walsh Tarlton Lane could be completed. Jack Stewart, a Trustee of the Eanes School District, discussed the items listed in the Urban Transportation Department memorandum and requested another access to serve the school, at least on a temporary basis. Fred Dennick, representing Travis County, explained the county role in the situation and felt this to be a question of safety versus convenience. There was discussion of going back to the Commissioner's court to try to work something out.

On a motion by Mrs. Shipman, seconded by Mrs. Schechter, the Commissioners unanimously voted to take no action.

C8-78-124 The Woods of Westlake
Camp Craft Road

Evelyn Butler modified Item 5 to change Barton to Delanna; Item 8, first sentence, to cross out last part of Line 1 beginning with "and proposed 90 foot of arterial"; Item 23 deleted and replaced with "64 feet of right-of-way required on southern segment of Camp Craft Road between Pomegranate Pass and Loop 360". Staff recommended approval of the residential portion only and reported that the owner has agreed with the recommendation.

C8-78-124 The Woods of Westlake--Continued

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 Eanes Independent School District.
5. Subdivision is located in the Barton Creek watershed. (Changed to Delanna at the meeting).
6. Restriction required on final plat prohibiting vehicular access (driveways) onto Loop 360 from adjoining lots except lot 1, block "F".
7. Variance required on the length of block(s) F. Recommend to grant because of topography, adequate circulation is provided and proposed use.
8. Sidewalks required on both sides of Pomegranate Pass ~~and proposed 90'-of-arterial~~, one side (specify) of Tortoise Trail, Star Violet Path, Rough Rock Rd., and Night Own Cove, and subdivision side of Camp Craft Road. Recommend sidewalks be deleted along north boundary of subdivision on Camp Craft Rd. because such street is to be vacated in the future. Also recommend sidewalks be deleted on Loop 360 because of type of facility.
9. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
10. Minimum street centerline radius is 600' for arterial streets, 300' for collector streets, 200' for residential streets, and 50'-75' for right angle turns, or as approved by Urban Transportation Department.
11. Waterway development permit required prior to final plat approval.
12. Show 100-year flood plain data on the preliminary plan.
13. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
14. Drainage and public utility easements as required.
15. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
16. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
17. The 25-year flood plain required to be dedicated as a drainage easement.
18. Show survey tie across all existing streets bordering this subdivision except Loop 360.
19. All street intersections required to be at or near 90 degrees.
20. Reverse building line on lots 1 and 8, block "E".
21. Fiscal arrangements required to construct $\frac{1}{2}$ of Camp Craft Road to urban standards with curb and gutter on the subdivision side, except for segment along north boundary recommended for eventual vacation.
22. Need letter from Texas Highway Department approving streets intersecting Loop 360 prior to final plat approval.
23. Original statement replaced with "Sixty-four feet of right-of-way required on southern segment of Camp Craft Road between Pomegranate Pass and Loop 360".

There was discussion of the bridge in relation to the Barton Creek watershed. Evelyn Butler explained applicant will request a Master Plan change to delete the roadway from the Expressway and Major Arterial Plan. Applicant stated he would tie into Jagger's lift station.

C8-78-124 The Woods of Westlake--continuedCOMMISSION ACTION

Mrs. Shipman moved approval of the preliminary plan granting the wording on Item 5, the variance in Item 7; the change in Item 23 to 64 feet of right-of-way; to grant approval of the residential portion only, as well as deletion of a portion of the sentence in Item 8, noting that applicant has expressed the intent to request extension of West Lake Drive be deleted from the 1969 Master Plan. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-01 Great Hills, Sec. 9, 10 & 11
Continental Club Pkwy. & Lost Hills Dr.

Evelyn Butler recommended modification of Item 45 to add after following: "or as otherwise approved by the Legal Department." She reported that the owner agreed to the conditions and that the staff recommended approval with conditions listed.

1. Recommend modifications as shown in blue on Plat Review Print to avoid excessive slopes, and increase lot depths along waterways.
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 outside city.
5. Subdivision is located in the Austin and Round Rock School Districts.
6. Subdivision is located in the Lake Austin watershed.
7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots. (Include addresses if outside city limits).
8. Show proposed use of all lots other than single family on the preliminary plan.
9. Tract behind lots in block "A" required to have frontage on a street. Show lot number and use.
10. Variance required on the length of Horizon Hills Drive and Painted Valley Drive cul-de-sac(s). Recommend to grant because of topography for Horizon Hills Drive and provision for future extension is made for Painted Valley Drive.
11. Variance required on the length of block(s) A, B, K, L, C, D, I and M. Recommend to grant because of topography and adequate circulation is provided.
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 Continental Club Parkway, Lost Hills Drive and Harcourt Drive, and on one side (specify) of all residential streets.
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. See blocks J & west end of block I.

C8-79-01 Great Hills, Sec. 9, 10 & 11--continued

16. Minimum street centerline radius is 300' for Collector streets, 200' for Residential streets, and 50' - 75' for right angle turns.
17. Waterway development permit required prior to final plat approval.
18. Show accurate 100-year flood plain data on the preliminary plan.
19. Drainage and public utility easements as required.
20. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
21. All lots required to have an adequate building site exclusive of setback lines, drainage easements, and slopes exceeding 35%.
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. Additional R.O.W. required, 64 feet total for Continental Club Parkway and Lost Hills Drive.
25. Identify ownership of golf course on the preliminary plan for purposes of taxation, maintenance, and use limitations.
26. Area between blocks A, B, K and L required to be included in a future preliminary plan and final plat of property which is contiguous thereto.
27. All street intersections required to be at or near 90 degrees.
28. Show all cul-de-sac radii.
29. Show centerline curve data on preliminary plan.
30. Submit two copies of corrected, approved preliminary plan with final plat(s).
31. Main line advance required for natural gas service.
32. Compliance with the Lake Austin Ordinance required for all final plats and all materials for review required to be submitted with the final plat to the Planning Department. Such materials include slope maps, impervious cover calculations, cut and fill calculations and other materials as required by ordinance.
33. Show Harcourt Drive as collector street with minimum 60' R.O.W. Recommend 64' R.O.W.
34. Cul-de-sac (open ended at property line) or other turn-around approved by the Urban Transportation and Engineering Departments required at the end of Painted Valley Drive.
35. Show minimum 150' centerline offset between Amberly Place and Painted Valley Drive at intersection of Harcourt Drive.
36. Transition of Lost Hills Drive R.O.W. at north property boundary required to be approved by Urban Transportation and Engineering Departments.
37. Show correct spelling for Sausalito Drive and Sans Souci Place. Change names of Harcourt Drive, Aspenwood Drive and Ivy Court. Show Grand Teton Court as two words. Copper Cove, as shown, does not need a name, can be shown as part of Painted Valley Drive.
38. The Office of Environmental Resource Management states that the following will be required with the waterway development permit and as such will be a requirement of the final plat or as approved by E.R.M. otherwise.

Continental Club Parkway required to be moved west of its current position adjacent to lots 59-62 as shown on Plat Review Print.

39. All streets required not to exceed 15% grade or as approved by the Urban Transportation Department and Engineering Department.

C8-79-01 Great Hills, Sec. 9, 10 & 11--continued

40. Due to topography, recommend review of driveway access to Continental Club Parkway and Lost Hills Drive by the Urban Transportation Department to assure adequate sight distance.
41. Driveways exceeding 14% grade required to be approved by the Engineering Department.
42. Show property lines of Great Hills Street Dedication "C" revised and show plat reference to such subdivision.
43. Great Hills Street Dedication "C" revised required to be recorded prior to finals approved out of this preliminary plan.
44. Show complete boundary survey.
45. Restrictive covenant required for final plats to include the following:
"or as otherwise approved by the Legal Department:" (added at meeting.)
 - a. All building foundations on slopes of 15% 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.
 - b. For a minimum distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the Director of the Engineering Department or his designee.
46. All lots are required to have at minimum, 33 feet (chord distance) frontage on curved streets and cul-de-sacs and be at least 50 feet wide at the building line. Lots 71, 72, and 73 Block "A"; Lots 6, 11 and 12 Block "D" and Lot 23 Block "F" do not comply.
47. Separate subdivision and Special Permit site plan approval required by Planning Commission and City Council for the proposed P.U.D. site.
48. See attached LAGMP report.
49. Unnumbered lot between Lots 21 and 22, Block "D" required to be included with adjacent lots or enlarged to meet minimum standards.
50. Show area cross hatched in blue on Plat Review Print to be included in this preliminary plan as one of the following:
 - a. golf course
 - b. part of the P.U.D. site
 - c. part of adjacent lots
 - d. new lots having access to Horizon Hills Drive
51. Separate subdivision and special permit site plan required for P.U.D. site.

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

The temporary checklist is used for review of the plat.

1. Areas within 100-year floodplain are conservation zones.
2. Streets proposed in areas exceeding 25% slope are necessary to provide access to areas with slope less than 25% except for the following:
 - a. Rising Hills Drive
 - b. Horizon Hills Drive between Grandteton Ct. and Continental Club Parkway.

Modifications required as shown in Plat Review Print to comply with the ordinance unless alternative methods are proposed.
3. Cuts and fill would comply with the ordinance.

C8-79-01 Great Hills, Sec. 9, 10 & 11--continued

4. Building sites shall meet ordinance requirements.
5. No septic systems are proposed.
6. Driveways exceeding 14% grade required to be approved by the Engineering Department.
7. Impervious Cover:

	S L O P E		
	1-15%	15-25%	25+%
Allowable	30%	20%	10%
Proposed	25.4%	17.6%	9.2%

8. Erosion check dams are proposed as the erosion control plan.

Plat complies if modifications as shown on the Plat Review Print are made.

C8-79-03 Walnut Crossing, Sec. Four
Duval Road & Hastings Dr.

Evelyn Butler recommended approval with conditions. The owner has agreed.

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 inside city.
4. Subdivision is located in the Austin Independent School District.
5. Subdivision is located in the Big Walnut Creek watershed.
6. Restriction required on final plat prohibiting vehicular access (driveways) onto Duval Road from adjoining lots.
7. Variance required on the length of block(s) C. Recommend to grant because of topography.
8. Sidewalks required on one side (specify) of Hastings Dr., Cookstown Dr., Forsythe Dr., Grimsley Dr., and Dugan Dr. and subdivision side of Duval Road.
9. Appropriate sidewalk location note required on final plat inside city limits with fiscal arrangements for sidewalk on Duval Road where access is prohibited.
10. Waterway development permit required prior to final plat approval.
11. Show 100-year flood plain data on the preliminary plan.
12. Drainage and public utility easements as required.
13. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
14. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
15. The 25-year flood plain required to be dedicated as a drainage easement.
16. Show survey tie across existing street bordering this subdivision. (Duval Road)
17. Additional R.O.W. required, 40 feet from centerline for Duval Road.
18. Show all lot dimensions.
19. Fiscal arrangements required for construction of $\frac{1}{2}$ of Duval Road to urban standards with curb and gutter on subdivision side.

C8-79-03 Walnut Crossing, Sec. Four--continued

COMMISSION ACTION

On a consent motion by Mr. Dixon, seconded by Mrs. Schechter, the Commission approved the preliminary subdivisions in accordance with staff recommendations and granting all variances as recommended.

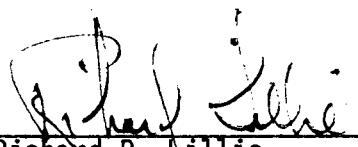
AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, and Vier.
ABSENT: Jagger and Stoll

THE MOTION PASSED BY A VOTE OF 7-0.

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

The Planning Commission considered items listed on the Subdivision Memorandum and voted unanimously to take the action as indicated.

The meeting adjourned at 9:30 p.m.



Richard R. Lillie
Executive Secretary

February 27, 1979

13 156

CORRECTED COPY

SUBDIVISIONS FOR PLANNING COMMISSION: February 27, 1979

PAGE 1

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																		PLANNING RECOMMENDATION	ACTION		
				St. Name	Approval	Tax Cert	E.R.M.	Bldg.	Insp.	Water	San.	Sever	Health	Planning	Eng. #	Dir. P.W.	Parks &	Rec.	Urban	Trans.	Gas			Place	Eng.
C8-	OLD FINAL SUBDIVISION PLATS																								
78 07	Village 15 @ Anderson Mill FM 620 & Lake Creek Pkwy.	-	-				R	E	C	O	R	D	E	D										Mr. Vier abstained. REQUEST TO VACATE LOT 42 - RECOMMEND TO GRANT	
77 12	Anderson Mill ROW Dedication Plat Acorn Creek Trail	-	-				R	E	C	O	R	D	E	D										Mr. Vier abstained. REQUEST TO VACATE FINAL PLAT-RECOMMEND TO GRANT	
78 91	Geneva Estates, Section 3 U. S. 290	-	-		X	X	X	NR	NA	NA	X	X	X	X	X	X	X	NA	NR	NR				APPROVE	
74 19	Kramer Square Kramer Lane	-	-				R	E	C	O	R	D	E	D										REQUEST TO VACATE THE PRELIMINARY AND FINAL PLATS - RECOMMEND TO GRANT Vol. 6758-Pg 16	
74 20	Cherry Creek Commercial III Wm. Cannon Dr. & West Gate Blvd.	-	-				R	E	C	O	R	D	E	D										REQUEST TO VACATE BLOCKS A, C, D, F & G - RECOMMEND TO GRANT	
78 85	Village 16 at Anderson Mill Lake Creek Pkwy.	-	-		X	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X				APPROVE Mr. Vier abstained.	
78 32	Rob Poy St. Stephens & Bee Caves Road	-	-		X	X	X	NR	X	NA	X	X	X	X	X	X	X	X	NR	X				APPROVE	
78 142	Kramer Square Kramer Lane	-	-		X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	X				APPROVE	
	NEW FINAL SUBDIVISION PLATS																								
78 55	Bridgeview Business & Industrial Plaza Levander Loop & St. # 2	Feb. Mar. 27 29			X		X	NR	X	X	NR				X	X	X	X						DISAPPROVE - 1,3,4, & 5	

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

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
				St. Name Approval	Tax Cert	P.R.M. Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas	Fiscal Ed. Work			
68- 115	NEW FINAL SUBD'S. CONT'D. Wallingwood, Section One Wallingwood Dr.	Feb. Mar. 27 29		X	X	9 Y	NR	1 X	1 X	NR			X	X	9 X	X		DISAPPROVE - 1,3 & 9 Mr. Jagger abstained.	
78 116	Wallingwood, Section Two Wallingwood Dr.	" "		X		9 X	NR	1 X	1 X	NR			9 X	X	31 & 36 X	X		DISAPPROVE - 1,3,4,5,9,31 & 36 Mr. Jagger abstained	
79 04	Point Vista, Section 4-A Teasdale Terrace	" "		X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	APPROVE	
79 17	Lake Creek Center, Phase I Lake Creek Pkwy. & FM 620	" "		X	X							X						APPROVE Mr. Vier abstained.	
	OLD FINAL PLAT TO BE VACATED																		
66 27	Cameron Park, Section One Cameron Rd. & Atkinson Rd.	-	-			R	E	C	O	R	D	E	D					REQUEST FOR PARTIAL VACATION - RECOMMEND TO GRANT	
	OLD SHORT FORM SUBDIVISIONS																		
5 75 112	Resub. of a Portion of Lot 1, Blk. C, Cameron Park 1 Westheimer & Cameron Road	-	-			R	E	C	O	R	D	E	D					REQUEST TO VACATE - RECOMMEND TO GRANT	
76 126	2nd Resub. of a Portion of Lot 1, Blk. C, Cameron Park, Sec. 1 Cameron Rd. N. of Westheimer Rd.	-	-			R	E	C	O	R	D	E	D					REQUEST TO VACATE - RECOMMEND TO GRANT	
78 19	Timberline III Spyglass Drive	-	-			R	E	C	O	R	D	E	D					REQUEST FOR PARTIAL VACATION - RECOMMEND TO GRANT Mr. Jagger abstained.	

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

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FILE #	SUBDIVISION NAME LOCATION	Filed With P.C.	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.	Sever	Health	Planning	Eng. *	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas		
C8-	OLD SHORT FORM SUBD'S. Cont'd.																			
78 321	Timberline III D Spyglass Drive	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	APPROVE	Mr. Jagger abstained.
78 310	J. V. Walden Addition MoPac Blvd. & Steck Ave.	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	CONSIDER PROBLEM 40 - RECOMMEND (a) APPROVE	
78 326	Kenneth E. Knight Resub. of Part Lot 7, Beau Site Hampton Rd. & E. 35th St.	-	-	NR	X	X	X	X	1	1	NR	X	X	NR	NR	9	X	NR	DISAPPROVE - 1 & 9	
78 349	Spyglass Hill Spyglass Drive	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	APPROVE	Mr. Jagger abstained.
79 01	T.L. Subdivision No. 2 Riverside Drive	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	CONSIDER PROBLEMS 19 & 29 - RECOMMEND (a) APPROVE	
79 12	The Bartlett-Hudnal Addition Manor Rd. W. of Tillery St.	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	APPROVE	
79 14	Cameron Park, Section 1A West of 1st Dr. & Cameron Rd.	-	-	NR	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	APPROVE	
78 180	Resub. of Lots 1, 2, & 3, Bk. B, Timberline Sec. 2 Spyglass Drive	-	-																REQUEST FOR PARTIAL VACATION RECOMMEND TO GRANT	

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FILE #	SUBDIVISION NAME LOCATION	Filed With P.C. 30 Days Expiration	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION					
			County	Engr.	St. Name Approval	Tax Cert.	P.R.H.	Blg. Insp.	Water	San.	Sever	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.			Urban	TRANS.	Gas	Fiscal Exp.	
68-	NEW SHORT FORM SUBDIVISIONS																						
79 17	Circle Ranch Estates Crystal Bend Dr. E. of Dessau Rd.	Feb. 27	Mar. 29		10	X	X	X	X		14	11	11				NR	NR		NA		CONSIDER PROBLEMS 20 & 29 - RECOMMEND (a) DISAPPROVE - 3, 10, 11 & 14	
79 18	The Carlson Addition Anderson Mill Rd. at Broadmeade	"	"	NR	X		5	X									NR	NR		NA		CONSIDER PROBLEM 20 - RECOMMEND (a) DISAPPROVE - 3 & 5	
79 19	Chevy Chase South Phase Two Wickersham Ln. & Sheringham Ln	"	"	NR	X		4&5						NR		34		NR	NR		X		DISAPPROVE - 3, 4, 5 & 34	
79 20	Jim McQuiston Addition Buell Ave. E. of Stillwood Ln.	"	"	NR	X	X							NR				NR	NR		X		DISAPPROVE - 3	
79 21	The Grant Addition Todd Ln. N. of St. Elmo Rd.	"	"		X	X									34		NR	NR				DISAPPROVE - 3 & 34	
79 22	Irene's Resub. of Lot A, The David Addition Balcones Dr. N. of Northland Dr.	"	"	NR		X							NR				NR	NR				DISAPPROVE - 3	

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FILE	SUBDIVISION NAME LOCATION SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED	Filed With P.C.	30 Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below															PLANNING RECOMMENDATION	ACTION
				St. Name Approval	Tax Card	E.R.M. Bldg. Insp.	Water San. Sewer	Health	Planning	Eng. #	Dir. P.H.	Parks & Rec.	Urban	Trans.	Gas	Fiscal Ed. Wash				
C8-	NEW FINAL SUBDIVISION PLAT																			
79 05	Far West Blvd. Street Ded. Far West Blvd.	Feb. Mar. 27 29		X X		NR NR	X X		NR			X X				X			DISAPPROVE - 3,31 & 33	

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

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM
February 27, 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.
39. Variance required to delete Planning Commission approval of Alternative Methods as required by Section 41-35.3 (d) Subdivision Ordinance. Recommend to grant because of Amendment to Chapter 29, Austin City Code requiring submission and review of a site development plan by Engineering & E.R.M. Departments, prior to construction.
40. Variance required to delete sidewalks on MoPac Blvd.
 - a) Recommend to grant
 - b) Recommend to deny