

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- March 13, 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
Freddie Dixon
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Bill Stoll
Jim Vier

Absent

Leo Danze
Sid Jagger

Also Present

Dan Davidson, City Manager
Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Jerry Harris, Legal Department
Sheila Finneran, Legal Department
Charles Graves, Director of Engineering
Jim Lancaster, Engineering
Jim Gotcher, Building Inspection Department
John German, Director of Public Works
Ouida Glass, Senior Secretary

Planning Commission -- Austin, Texas

March 13, 1979 1

ZONING

C14-78-207 Maurice Shafer: Interim "AA", 1st H&A to "GR", 1st H&A
 (by John Neely)
 Bounded by FM 620
 and Broadmeade Avenue

C14-78-219 Raymond E. Mitchell: Interim "AA", 1st H&A to "GR", 1st H&A
 (by Chester Mallett)
 9700-9808 FM 620

Mr. Lillie reviewed these cases and explained that they had been heard in December of 1978 and the staff had requested postponement in order to do an area study. Because of the area studies now requested by the City Council and the U.S. 183 moratorium, the staff is requesting again the requests be postponed pending completion of the 183 area study. These are the first zoning cases on 620 and the Council very likely will request to hold them and request a study on 620 also.

PERSONS APPEARING

Maurice Shafer
 Raymond Mitchell

COMMISSION ACTION

Mr. Stoll felt these cases should proceed and that the Commission dig in at this point. Mr. Mitchell stated there is some neighborhood objection and they are not well represented and agreed to the postponement with the request that action be taken at the end of this 60-day period. Mr. Shafer also was in agreement with the postponement.

COMMISSION VOTE

Mr. Dixon moved to postpone the two cases to May 8 pending necessary notices and reports and assured applicants action would be taken. Adequate information was requested in order for action to be taken at that time. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

On C14-78-219 Mr. Stoll moved and Mr. Vier seconded that the Planning Commission recommend that a land use and zoning study be made on 620 to North and South of 183.

C2o-78-002 Zoning Ordinance

To amend Chapter 45 of the Zoning Ordinance
to allow home occupations in residential
districts.

Mr. Lillie explained that the Austin Neighborhood Council and the Board of Realtors had requested this item be postponed for two weeks.

COMMISSION ACTION

Mrs. Shipman moved and Mr. Snyder seconded the motion to postpone for two weeks consideration of the proposed amendment to Chapter 45 of the Zoning Ordinance to allow home occupations in residential districts.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C7a-79-004 Annexation

Consider request by Mr. S. C. Bartlett
for annexation of land along RR 2222
from the City limits to Loop 360

Mr. Lillie explained that applicant had requested a 30-day postponement of this request.

COMMISSION VOTE

Mrs. Shipman moved and Mrs. Schechter seconded the motion to postpone for 30 days the request by Mr. S. C. Bartlett for annexation of land along RR 2222 from the City limits to Loop 360.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Consideration of Balcones Neighborhood Plan

Mr. Lillie suggested the Planning Commission accept the Balcones Neighborhood Plan but do not adopt the specifics of it until a policy has been adopted on neighborhood planning. He explained this policy will be considered at a work-session on March 20.

R200 Consideration of Balcones Neighborhood Plan (continued)

COMMISSION ACTION

Bill Martin, representing the Balcones Civic Association, suggested the staff comments be made a portion of the plan. He suggested it should be used as a guide. Mr. Vier expressed concern for the language used in accepting these neighborhood plans. There was discussion of the time needed for City departments to respond.

COMMISSION VOTE

Mrs. Shipman moved to accept the Balcones Civic Association's Neighborhood Plan and to commend the group for their document. The Commission further requests the Balcones Civic Association's Neighborhood Plan be utilized as a tool in all land use recommendations made by the City of Austin and furthermore requests the appropriate City departments to respond within 30 days. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C2a-79-001 Amendment to Austin Development Plan
Planned Development Area for Industry
Springdale Road at Manor Road

Mr. Lillie explained the City had received an application to amend the Comprehensive Plan from low density residential use to industrial use for a Planned Development Area at the intersection of Springdale Road and Manor Road northeast of the City on a tract consisting of about 29 acres. The request was submitted to the various departments for comment and he discussed the contract the City enters into dealing with any PDA.

PERSONS APPEARING IN FAVOR

Greg Mather, Vice President and General Manager of SWECO
James Watson, Engineer
Charles Lambert, Agent for applicant
Don Eudy, Plant manager

PERSONS APPEARING IN OPPOSITION

Joan Bartz, University Hills Homeowners Association
Joan Bartz, Representing County Commissioner Samuelson

C2a-79-001 Amendment to Austin Development Plan (continued)

COMMISSION ACTION

Mr. Snyder asked about the approach main and Mr. Lillie explained that if there was an oversize, the City would participate. Mr. Lillie explained there is a six-inch, a ten-inch and an eight-inch gravity line that are suggested to serve this tract and probably other areas in the immediate vicinity. Mr. Stoll asked about the P.D.A. insofar as the contract itself and how it goes with the land. Sheila Finneran of the Legal Department explained there would be no problem in that it could be put into deed records so that it would run with the land. Charles Lambert, agent for applicant, explained they had been working on this since last September. The property in question was contracted for back in October. He stated that before the first of the year they had met with representatives of the two neighborhood associations and received a very positive response. They were presented at that time with a rendering and they now have a definite site plan. A subdivision application was filed on March 12 at the request of the City which included all of the right-of-way that has been requested. He explained they have also agreed to give all of the utility easements, intend to dress-up the drainage creek where the sewer line will be and use it for a greenbelt area. He explained this is a very low density development with approximately 50,000 square feet of improvements on 29 acres of land. It will be the world headquarters for this division of the SWECO corporation. He felt it would lend a new dimension to the City of Austin as they are not the typical electronic type industry, but rather they cater to the oilfield industry. As such, the products they make are low in volume. There will be no big influx of truck traffic. A standard common carrier is used and the main ingredient is stainless steel. The industry is considered light fabrication and he felt they will be a definite plus factor for Austin and also a definite plus factor for the neighborhood and the area. He then introduced Greg Mather, Vice President of SWECO, and his assistant, Don Eudy, who is the project manager. He explained they had met with Joe Lucas of the Water and Wastewater Department, and that the company was prepared to spend up to \$80,000 for the wastewater approach mains. They felt they had a very viable project. Also, they have complied with every request of every City agency and of all the remarks made by the neighborhood association presidents.

Mrs. Shipman stated the Commission would like to commend them for several things, first of all for taking the time to meet with the people who live in the area and explain to them exactly what was going to take place and to solicit their comments; secondly for taking the time to mail the Commissioners a copy of the material so that they had an opportunity to study it thoroughly before the meeting; and thirdly for purchasing enough land so that it can be expanded or do whatever is needed at some future date without a major intrusion into the neighborhood. Fourth, for taking a product that had the potential to be simply ugly and handling it in an aesthetic manner so that the landscaping and the offices front the creek which is to commended. She discussed the large triangle and asked about the landscaping there. Mr. Lambert showed a copy of the original colored rendering and explained they intended to make a greenbelt along the large drainage easement, would preserve all the trees, set the buildings back and that every tree would

C2a-79-001 Amendment to Austin Development Plan (continued)

be preserved along the creek. He explained the remainder is mostly open land since 95 percent of the trees are along the drainage easement. The building will be set back sufficiently so that no trees will be destroyed. There will be no driveways across the front of the office portion. They have spent a lot of extra money so that the office portion will face the greenbelt. He explained that should they expand in the future the area of the tract is adequate even if they double the size of the plant. This would be doubtful that they would expand that large since their products go on drilling rigs in the oil fields. He explained that part of the triangle probably will be developed into recreational facilities for employees. There is a lot of land they can work with and it will be landscaped. Mr. Vier asked if there were plans for this to be an expansion area. Mr. Lambert felt they did not plan to expand, but if they did they could use that area. He explained the tract contained several acres and that there was a lot unusable land also. He explained that it was hard to come up with a set plan for landscaping at this time. He explained this division would move from California and this would be their world headquarters, and that the home office of the company itself would probably remain in California. He explained that the bulk of the plant that is not operating in Houston would be moved to Austin. They are also located in Kentucky, Canada, Belgium, and Australia.

Mr. Snyder expressed concern for City participation in the approach main. Mr. Lillie explained there would be a separate approach main request since it was outside the City limits. Mr. Lambert explained there also is a possibility that the Chimney Hills project will join in this and also some other landowners who would like to have their property served with wastewater, however, everything must arrive at one point and must include a lift station. The City will only participate in the amount of the oversizing.

Joan Bartz spoke as zoning and land use chairman of the University Hills Homeowners Association and requested to correct some of the statements made by Mr. Lambert. She stated he did meet, once, with Mr. Modene from their organization (she was unable to attend) and Nancy Geren from the LBJ Neighborhood Association. At that time the idea was proposed and a rendering was shown. No specifics were given at that time. In regard to the statement were notices sent, she explained that unless you mean this (the Planning Commission) agenda, this was the only notice that has been sent to any of us and it was received last Saturday. There has been no background material furnished to us and we do not have any of the specifics involved in this particular project. She then spoke as Administrative Assistant for Commissioner David Samuelson, Precinct I, Travis County and read the attached three-page letter. She explained he had requested her to stress that the project may be a very good project. If it is, he has no problems with it, none whatsoever. His problem is that he feels that there has not been adequate discussion with all the entities involved and that this is a very bad procedure to initiate because it always leaves questions in the minds of people as to what was being planned and why were we not told about it ahead of time. He would like to have all of the questions brought out to the public and answered and then proceed from there. He is asking for a temporary postponement of action. Insofar as the neighborhood association is concerned, they feel basically the same way. There may not be any objections to it either, but they do not like treading on unknowns and they

C2a-79-001 Amendment to Austin Development Plan (continued)

do not have any information. She explained that the neighborhood association never received the information packet that the Commissioner received. She pointed out the only reason she had it is because she worked with him. She explained that persons in the neighborhood have not received this information and know nothing about it. They felt they should know about it; were very reasonable out there once they have the facts and information. She stated they do like to know what is going on, especially since this is so close to the high school and especially since this is so close to the high school and especially since this is going to be the first commercial, heavy industrial usage for land out in that area, in an area where there is an awful lot of raw acreage open for future development. She stated they need to know exactly what it is going to be, therefore, the homeowners association and the Commissioner, also speaking for the Pecan Springs Integrated Neighborhood Association chairman, postponement is felt not be unreasonable. They would like to have this information. She felt the LBJ neighborhood association would feel the same way and the same for Colony Park. She requested this be postponed. She stated it would not have to be for long but did feel that in the long run -- stating she had just found this would be the world headquarters for the firm -- thought it would behoove all of us to be able to work in a cooperative spirit from now on. If the plant is going to be there, she stated they all need to be working together and not at each other's throats.

Mr. Dixon expressed that he was appalled at the conflicting and contradictory information received. He explained that he had asked earlier if the neighborhood association had been notified or given the information and at the time he was led to believe they had. From the way it was presented, he thought the neighborhood association had thoroughly consulted with the people from SWECO in the design they had and that discussions had taken place. Mrs. Bartz explained that if she had not received a call from someone last Friday about the agenda and explaining to her that there was something on the agenda that she needed to address or check into, she explained that she could not have known enough to start asking the questions which resulted in the Commissioner's being able to have this packet of information. She explained his packet was delivered to him as a result of her calls asking for information and explained that individual people do not have this information. She stressed again they may not have any problem with it, but they do have questions. She stated that if they were going to have to live cooperatively out there, these questions need to be answered. Mr. Dixon asked if this area is outside the jurisdiction of the City but that it is within the jurisdiction of the county, particularly the roads, etc. She replied in the affirmative and stated the Commissioner was not consulted. She stated the Commission might want to look into this, did not know the policy, but would recommend that in the future all cases which involve county jurisdiction that the county official involved be given the courtesy of an early notification. She pointed out that Mrs. Shipman had thanked them earlier for providing this information so it could be studied but stated "I only wish to heaven we had had it." She explained that aside from the one meeting that Mr. Modene and Mrs. Geren had with Mr. Lambert as he mentioned earlier, that from that point to tonight -- "this is it." Mr. Vier asked when that meeting took place. She replied that in 1978 and that was simply to notify them that something was coming into the area and their people had indicated at that time they were grateful for that information, however, had thought they would be kept informed and they were not. She expressed regret if a delay is granted, recognized that they really do not want it, but felt that if we are gonna live cooperatively out there and there is a school

C2a-79-001 Amendment to Austin Development Plan (continued)

involved, a nice school, over a couple million dollars worth of school, we want that area kept very, very nice. This will set a precedent for the rest of that raw acreage out there and there is a lot of it. Mr. Snyder stated her point was well taken but insofar as the Commissioner is concerned, it seems that whenever the City discusses anything with the commissioners on anything to do with the road systems, we get the same answer. It almost seems like wasted effort. Mrs. Bartz stated he is not being uncooperative; he felt after reading their report and the way it is written that anyone not knowing differently would think that this was City streets. He is making the point that it is not. He is not in the least bit adverse also to sitting down and talking with the gentlemen, in fact, he would like very much to do that. He is not adverse to that; he is a very reasonable man. When a need is very definitely identified and as he stresses, he is concerned about that road because that is the road our students use to get into that high school. Mr. Snyder pointed out that he has no plans whatsoever to do anything about it. She stated, at this time because this project was not brought to his attention. She stated she was not talking about the high school needs, but about the additional vehicular traffic that will be caused by the plant and the priorities being set on a fiscal basis starting January 1. If the Commissioner had been talked to, he could have included some of that into his priorities. She stated if it is necessary and if he is convinced, he will be able to make the adjustment but that he does not know any more than the neighborhood does. Mr. Dixon asked how much improvement the road will need. She stated he did not know; he had not had an opportunity to talk with these men. She stated that for the present use of the county, with nothing there and with the high school needs, it is adequate right now. That is why nothing was put in the road priorities for it. He did not know about this. Mr. Vier stated that of course that is one of the purposes of having a whole subdivision review process. The county is then notified and would be surprised if they were not. She replied that the subdivision was filed yesterday and the P.D.A. is now being requested for approval. Mr. Vier asked and Mr. Lillie explained that the notice was published in the paper on March 2 so it would have come in maybe two weeks prior to that. Mr. Vier asked if the county was not a part of the subdivision process when this thing first came up. Mr. Lillie explained that the subdivision has just been filed. Mr. Vier asked if the County Commissioner was made a part of the P.D.A. request and Mr. Lillie replied no. Mrs. Bartz replied that this is a recurring problem which can be solved; it is just a matter of communication. She again stated they would really like a postponement to a time convenient to all parties, explained she was not authorized to give a date because she did not know what their constraints were. She stated she would have to get with the Commissioner's calendar, the homeowners. Mr. Dixon asked if this was postponed, what would it do to the applicant in terms of time sequence. Mr. Lambert explained he appreciated Mrs. Bartz' situation but did feel that they had acted in very good faith, explained that they had met with Mr. Lillie in the latter part of February, or early part of January, and the P.D.A. request was filed about the second or third of February. He assumed, maybe that was wrong, that the City sends out proper notices. He explained that Mrs. Geren and Mr. Modene met with them between Christmas and New Years and Leo Danze also was present at the meeting since he lives in the area. Copies of the rendering were given to them and he assumed also that they would take this back to the organizations they represented. He explained they were open at any

C2a-79-001 Amendment to Austin Development Plan (continued)

time and told them that any time there were any questions, they would be happy to meet with them, do anything they wanted. He also assumed the reason Mr. Samuelson did not know, evidently, Mrs. Bartz surely was aware of what the Highway Department is doing there with the big new overpass that goes right up to the intersection of and within a few hundred feet of this plant site. At this point Mr. Guerrero requested all remarks be addressed to the Commission. Mr. Dixon asked if this should be postponed for two weeks or however long, what would that do. Mr. Lambert explained that the company had moved people in from California, were renting an office space, the meter is running. He explained that if this was carried out into real long, drawn out thing, it could be very harmful to their situation. Mr. Vier again asked when they had met with Mr. Danze and the other neighborhood representatives. Mr. Lambert explained between Christmas and New Years -- over two months ago. Mr. Vier asked who the other people were besides Mr. Danze. Mr. Lambert replied there was Merle Modene and Nancy Geren, president of the LBJ neighborhood association. Mr. Vier then asked if either of the persons was a part of the University Hills Neighborhood Group and Mrs. Bartz replied that Merle is. She explained that she could not attend in her capacity as land use chairman for the neighborhood association. Mr. Vier asked if he did not come back to her with a report and she replied yes he did and reported that they were informed that the plant would be anticipated to be located in the area, they were shown a rendering, and this was it. Mr. Dixon asked if they said it was definite. She replied no, that they were considering the plant in the area and that the meeting was to notify that they anticipated building there, but they did not realize they had to keep up with it. She stated they felt they would get their direction from them, which is the usual procedure. Mr. Lambert added that this property is just a couple of hundred feet from the City limits and in all likelihood will be annexed. Mr. Lambert then introduced Mr. Gregory Mather who is the Vice President of SWECO Corporation and the General Manager of this oil field supply division. Mr. Mather explained the timetable and stated that the meter is running. He explained there is a plant shutdown for the plant in Houston which is to be absorbed by the Austin facility and that days are precious. He questioned what would happen after a two-week delay and stated they have no desire whatsoever to be uncooperative and felt considerable chagrin and also felt that they had made more than an ordinate effort to be open and to be as informative as they possibly could about this plant. He stated they wanted to be good neighbors and provided all the information that they could at the time they met with the homeowners representatives, gave them their business cards, stressed that if there were any questions whatsoever they were available to meet with them at any time in a group or whatever. He stated that no one to this point has come forward. Mr. Dixon asked if a two-week period would be detrimental and he replied that if it could be guaranteed to be no more than two-week delay, there would be no problem. Mrs. Shipman explained this was a recommendation to the Council and asked if he would consider meeting with the neighborhood group and he replied absolutely. She asked if he could do this prior to the time it is placed on the Council agenda, that way he would not be delayed at this level and would be on the way. Mr. Vier asked when this could be placed on the Council agenda and Mr. Lillie replied about three or four weeks and pointed out that they really could not do anything until the subdivision was approved and the earliest that could come before the Commission would be the 27th so a two-week postponement would not hurt them and does not hurt them because the subdivision has to be considered anyway. Mr. Dixon asked if that would be enough time for Mrs. Bartz

C2a-79-001 Amendment to Austin Development Plan (continued)

to organize her group and to meet. Mrs. Bartz replied in the affirmative. Mr. Vier asked if the P.D.A. went to the Council and Mr. Lillie explained that the P.D.A. does go to the Council but that applicant must wait for subdivision action anyway and that cannot come before the Commission before the 27th at the earliest and that it would be a short form. Mr. Vier asked how long it would be before the P.D.A. that they were considering tonight would go before the City Council. Mr. Lillie explained it could be considered in three weeks. Mr. Vier did not see any reason why the Commission could not take action on it now with the recommendation that the groups get together between that time and anything that is not worked out can be discussed with the Council. Mr. Dixon so moved that. Mr. Lillie discussed the Council and Commission policy on notification for comprehensive plan changes is an ad in the newspaper with a map and we followed that procedure for this case. He felt, based on Mrs. Bartz' comments, probably the department should go ahead at this point and include the Commissioner's in whose precinct any application might fall, as well as the neighborhood associations in a direct communication. Mr. Snyder felt this job to be very wise.

Mary Ann Parker speaking as president of the LBJ PTA expressed request for a postponement because the school is very close to this site and stated that as far as she knew, the school knew nothing about it. She stated they were not approached in any way and expressed concern for the safety. She stated that the report shows this to be heavy industrial use, not light, and the zoning will be requested for heavy industrial use. She felt there were a lot of questions about it and explained the information they had was entirely too much information to try to digest in a short period of time and felt more time was needed. Mr. Vier asked if she understood there would be three weeks between now and the time it would go to Council to get answers to all questions. Mr. Dixon asked if that would be enough time and Mrs. Parker stated that it should be.

Mrs. Schechter stated she did not think this was heavy industrial and there is a big difference between heavy industrial and light industrial. Mr. Mather explained that heavy industrial seems to be intimidating to an awful lot of people and explained they certainly do not consider themselves heavy industry. They are light gauge metal fabricators, meaning 10-, 12-gauge and in some cases quarter-inch plate. They are not heavy fabricators, do not do anything to pollute anything, do not create any wastewater, just bend metal and stick it together. Mr. Parker stated that as Mrs. Bartz said, they needed a little more time to ask applicant the questions that were raised by the information that had been given about the hazards, the explosives, etc., that is in this report, maybe all concerns can be cleared and they will not have these questions. Everybody will be compatible, hopefully. Mr. Guerrero then closed the meeting.

C2a-79-001 Amendment to Austin Development Plan (continued)

COMMISSION VOTE

Mr. Dixon moved that the Commission complete the process here for the approval of the P.D.A. and that consideration also be given and asked the developer to get in touch with Mr. Samuelson and the neighborhood, the first priority being the neighborhood, prior to Council action. Mr. Vier stated the motion is to approve with the idea they will get together between now and the time it goes to the Council. Mr. Dixon replied "correct" and that within the process period which has been stated to be three weeks, he felt that ample time. Mr. Vier seconded the motion. Mr. Vier stated that here is a case where a neighborhood did have a preliminary notification and that if all these concerns are there, that maybe the neighborhood could have made a stronger effort to find out rather than waiting until someone comes up and taps them on the shoulder. He stated their concerns are valid, but felt they could go after them more aggressively, too. Then if they are not met, that is another question. There is a duty on both parties. Mr. Dixon pointed out that they did meet with some people from the neighborhood and felt there was a breakdown in communication, too, with those who supposedly had represented them and the information they had received which was to the effect that something was coming and it was already definite. Mr. Snyder stated Mr. Vier's point is well taken. This is a very active neighborhood group, they know the way the game is played, and they usually are very well informed and prepared when something comes up. Maybe they had a breakdown in communication, too. Mr. Guerrero then called the question and the Commission voted.

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

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISIONSPRELIMINARY SUBDIVISIONS

C8-78-105 Buckingham Estates Phase III, Section 1
Sough First North of Slaughter Lane

Evelyn Butler explained there had been some confusion regarding several conditions and the owner had requested this to be considered as an emergency item. On motion by Mr. Vier, seconded by Mr. Dixon, and passed unanimously by those present, the Planning Commission considered this request.

Evelyn Butler explained that all conditions have now been met and that the plat is ready for approval. Mr. Vier moved to approve the plat and Mr. Dixon seconded this motion.



DAVID W. SAMUELSON
COUNTY COMMISSIONER
PRECINCT 1

COUNTY
COURTHOUSE
AUSTIN, TEXAS
478-9871/72

March 13, 1979

MEMORANDUM

To: The Planning Commission
City of Austin

From: Commissioner David W. Samuelson

Subject: SWECO, Inc. Application/Planned Development Area

The property involved in this request is situated outside the corporate limits of the city of Austin, within the boundaries of Precinct One, County of Travis, State of Texas. In this context, I have the following comments on the PDA request by SWECO, Inc.

The roads in the locale of the proposed development, i.e. Manor Road and Springdale Road, referred to in the city staff's report as streets, are county roads under the jurisdiction of Travis County, Precinct One. Widening to 80' R.O.W., when deemed to be necessary, will be at the discretion of the Commissioner of Precinct One. Since the road priorities for precinct one have already been determined, and any improvement of these roads is not included in said priorities, I do not anticipate any work being done on either Manor or Springdale Road in the foreseeable future.

Concerns in regard to explosives, fire protection, and air quality are obliquely referred to in the report with no substantive determination or explanation of the measures involved in the solutions to these concerns. In regard to fire protection, this locale being outside the corporate city limits is the responsibility of the nearest county volunteer fire department which is unaware of this proposal or the implied possible need for its services in the future. This is not to say there cannot or will not be cooperative county/city fire protection efforts for the site, only that there has been no effort made to discuss this matter with the proper county entity.

Reference is made to the Austin Deveolpment Plan of 1961 and the acceptability of this proposal in that context thru the planning tool known as the PDA, a means of implied zoning approval where there is no legal zoning authority.

How does this development relate to the criteria of the new Austin Master Plan, which if not already adopted in its entirety, is sufficiently clear in its guidelines for this area to provide a recommendation for usage? In the course of developing this new Austin Master Plan, what land usages did the area people indicate they wanted, and what did they not want, and how does this proposed plant development track those desires?

The recommendation to provide a waste water pump station and force main for this site is partially justified by a reference to a possible Travis County Housing Authority five acre tract 700 feet north of this plant site and that tract's need for the waste water service. The five acre site is not being considered for HUD development by the Travis County Housing Authority.

In regard to Springdale Road which is planned as the primary entrance/egress for the plant, we already have considerable vehicular traffic coming and going to the adjacent LBJ highscool on this road, the main entrance to the school area. I am very concerned about the safety factor involved in adding fifty to one hundred plant-related cars, not to mention plant-related trucks, i.e. supplies, maintenance, etc., to the number of cars providing necessary transportation to school for our area highscool students and administration.

Support material on this project indicates that this matter has been discussed by city staff and applicant since approximately December, 1978. During this time frame, no notification of this project was made to the Travis County Precinct One office. I received notification of this matter on Monday, March 12th at 9:00 a.m. at my precinct office.

In addition, while city administrative discussions were being held with the applicant, I find there has been no substantive discussion between the applicant and the area residents as represented by neighborhood organizations, school district, or PTA, in regard to locating this plant in this area, and the long range effects of such plant location on the area in question.

SWECO, Inc./PDA Application
Page Three -

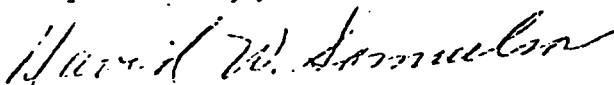
Respectfully, I submit that proposals of this nature require complete openness of discussion, not just with administration, but even more important, with all those people who are going to be directly and permanently affected by such development, those who are going to have to live with the domino land usage effects caused by placing such a plant in a residential oriented area, live with it not just from eight to five, but twenty-four hours a day from now on.

Because of the lack of adequate discussion on all facets of this proposal with area residents, and because the information on this request was provided to my office too late for a thorough understanding of the effects of the project to be reached prior to this hearing tonight, I cannot at this time endorse or support this proposal.

RECOMMENDATION:

- 1) That no action be taken at this time by the Planning Commission, City of Austin, on the request for a PDA by SWECO, Inc.
- 2) That a community meeting be scheduled to provide complete details on all facets of the proposed plant and the required PDA, such meeting to include but not be limited to the applicant, involved city staff including legal department, Precinct One County Commissioner, LBJ Highschool PTA representative, A.I.S.D. representative, and representatives of the LBJ Neighborhood Assoc., the University Hills Homeowners Assoc., the Pecan Springs Integrated Neighborhood Assoc., and the Colony Park Neighborhood Assoc.
- 3) That after said community meeting is held, this matter again be placed on the agenda of the Planning Commission, City of Austin, for a report on the results of said meeting and subsequent action by the Commission.

Respectfully,



David W. Samuelson
Commissioner, Precinct One
Travis County

DWS/jb

C8-78-105 Buckingham Estates Phase III, Section 1 (continued)

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-07 Beecaves, Section 2 Addition
MoPac Blvd. and Tamarron Blvd.

Evelyn Butler stated the owner had requested postponement until March 27. No hearing was held.

C8-79-08 Barrington Oaks, Sec. Ten
U.S. 183 & Barrington Way

Evelyn Butler corrected the report stating that the proposed use is, for duplex rather than single family and recommended approval with conditions to which 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 Round Rock Independent School District.
5. Subdivision is located in the Gilleland watershed.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water and wastewater systems.
7. Restriction required on final plat prohibiting vehicular access (driveways) onto Jollyville Road and Barrington Way from adjacent lots.
8. Sidewalks required on one side (specify) of Dundee Drive and subdivision side of Jollyville Road and Barrington Way.
9. Appropriate sidewalk location note required on final plat with fiscal arrangements for sidewalks on Jollyville Road and Barrington Way.
10. Contour lines required to be not more than 100 horizontal feet apart.
11. Minimum street centerline radius is 50' - 75' for right angle turns.
12. Waterway development permit required prior to final plat approval.
13. Drainage and public utility easements as required.
14. Show survey tie across all existing streets bordering this subdivision.
15. Show centerline curve data on preliminary plan.
16. Submit two copies of corrected, approved preliminary plan with final plat(s).
17. Main line advance required for natural gas service.
18. Fiscal arrangements required to construct one half ($\frac{1}{2}$) of Jollyville Road (adjacent to subdivision) to urban standards with curb and gutter on the subdivision side thereof.
19. Show date on preliminary plan.
20. Wastewater service is not available through the Oak Forrest lift station until completion of the North Fork Bull Creek wastewater interceptor.

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C8-79-08 Barrington Oaks, Sec. Ten (continued)

21. Recommend that the lot numbers be consecutive.

C8-79-10 Barker Hills
Blake Manor Road

Evelyn Butler recommended disapproval pending Health Department approval for septic tank use. No hearing was held.

C9-78-144 Long Canyon
F.M. 2222 and Long Canyon Drive

Evelyn Butler recommended postponement at the request of the owner pending Health Department approval for septic tank use. No hearing was held.

C8-78-130 The Homestead Section Three
Great Divide Drive

Evelyn Butler recommended approval with conditions to which the owner has agreed.

On a consent motion by Mrs. Shipman, seconded by Mrs. Schechter, the Commission approved the above preliminary subdivisions in accordance with staff recommendations and granted all variances.

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

ABSENT: Danze, Dixon, and Jagger.

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

C8-79-09 The Cliff Over Lake Austin
R.M. 2222 and Old Bull Creek Road

Evelyn Butler modified Item 10 to remove the last sentence. The adjoining property owner has requested postponement. She recommended approval with conditions unless the postponement is honored. The applicant wants the commission to take action. David Minter, developer of the property, discussed the streets in relation to this subdivision and the adjacent tracts and requested the number of lots not be reduced if the street (Meandering Way) is to enter the subdivision to the east.

C8-79-09 The Cliff Over Lake Austin (continued)

1. Recommend modifications as shown on Plat Review Print or obtain approval for alternative turn-around from the Urban Transportation and Engineering Departments.
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 Independent School District.
6. Subdivision is located in the Lake Austin watershed.
7. Restriction required on final plat prohibiting vehicular access (driveways) onto R.M. 2222 from adjacent lots.
8. Variance required on the length of Meandering Way cul-de-sac(s). Recommend to grant because of topography and provision for future extension is made.
9. Variance required on the length of block B. Recommend to grant because of topography.
10. Sidewalks required both sides of Cliff Blvd., one side (specify) of Meandering Way, Windward Circle, Cliff Pt.Ct., Promontory Ct., and Leeward Circle and subdivision side of R.M. 2222. (Modified at meeting)
11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
12. Waterway development permit required prior to final plat approval.
13. Drainage and public utility easements as required.
14. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
15. The 25-year flood plain required to be dedicated as a drainage easement.
16. Vacation of Old Bull Creek Road required prior to final plat approval. Show vacation record reference on final plat. Delete setback line from Old Bull Creek Road on final plat.
17. Preliminary plan complies with Lake Austin standards - See attached reports from Planning, Engineering and E.R.M. Departments.
18. Final plat(s) required to comply with the Lake Austin Ordinance and all materials for review required to be submitted with the final plat(s).
19. Restrictive covenant required with final plat(s) to specify the following:
 - a. Driveways required not to exceed 14% grade for the first 25' except as approved by the Engineering Department.
 - b. All building foundations on slopes of 15% and over and on fill placed upon such slopes are required to utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.
 - c. No fill on any lot shall exceed a maximum of three feet of depth. Except for structural excavation, no cut on any lot shall be greater than six feet.

COMMISSION VOTE

Mr. Vier moved to approve the preliminary subdivision on the basis that should Traffic and Transportation desire to rearrange the street layout to accommodate adjacent property owner that the change be allowed to the preliminary, and to

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C8-79-09 The Cliff Over Lake Austin (continued)

grant the variances where recommended. Mr. Stoll seconded the motion. Mrs. Shipman offered a friendly amendment that when the final comes before the Planning Commission that written comments regarding the lift station and the traffic flow through the project be submitted.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-11 Mt. Bonnell Terrace, Sec. 3
Mt. Bonnell Rd. & High Mountain Dr.

Evelyn Butler recommended approval with conditions. The owner is in agreement. She indicated the owner had requested two additional variances and that the variance request will be brought back in two weeks. There was discussion of the letter of credit covering Mt. Bonnell Road and whether or not Mt. Bonnell Road will be rebuilt. Mr. Graves responded to various questions related to reconstruction of the adjoining street and indicated that the requirement for fiscal arrangement for the street may be modified at a later date.

1. Modifications required as shown on Plat Review Print or obtain approval for alternative turn-around from the Urban Transportation, Engineering and Planning Departments.
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 Lake Austin watershed.
7. Restriction required on final plat prohibiting vehicular access (driveways) onto Mt. Bonnell Rd. from lot(s) 10, 11 and 14-18 Blk E.
8. Variance required on the length of Mountain Bend Drive cul-de-sac. Recommend to grant because of topography.
9. Variance required on the length of blocks D and E. Recommend to grant because of topography.
10. Sidewalks required on one side (specify) of all proposed street and subdivision side of Mt. Bonnell Rd. and Balcones Dr. Recommend variance to delete sidewalk along Balcones Dr. due to topography and lack of existing sidewalks.
11. Appropriate sidewalk location note required on final plat with fiscal arrangements for sidewalks on Mt. Bonnell Road.
12. Minimum street centerline radius is 200' for residential streets.
13. Waterway development permit required prior to final plat approval.
14. Show accurate 100-year flood plain data on the preliminary plan.
15. Drainage and public utility easements as required.

C8-79-11 Mt. Bonnell Terrace, Sec. 3 (continued)

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. Show survey tie across all existing streets bordering this subdivision.
19. Show centerline curve data on preliminary plan.
20. Submit two copies of corrected, approved preliminary plan with final plat(s).
21. Main line advance required for natural gas service.
22. Preliminary plan complies with Lake Austin standards - See attached reports from Planning, Engineering and E.R.M. Departments.
23. Final plat(s) required to comply with the Lake Austin Ordinance and all materials for review required to be submitted with the final plats.
24. Adjacent KMS Ventures final plat (Mt. Bonnell Terrace, Sec. 2) required to be approved prior to or simultaneous with approval of this final plat.
25. Restrictive covenant required with final plat(s) to specify the following:
 - a. Driveway required not to exceed 14% grade for the first 25' except as approved by the Engineering Department.
 - b. All building foundations on slopes of 15% and over and on fill placed upon such slopes are required to utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.
 - c. No fill on any lot shall exceed a maximum of three feet of depth. Except for structural excavation, no cut on any lot shall be greater than six feet.
26. Show names of property owners on the north side of Balcones Drive adjacent to subdivision.
27. Fiscal arrangements required to construct one half ($\frac{1}{2}$) of Mt. Bonnell Rd. adjacent to subdivision to urban standards with curb and gutter on the subdivision side thereof.
28. Temporary spoil disposal sites required to be approved by the Office of Environmental Resources Management (ERM) and the Engineering Department. ERM has indicated that the proposed sites are unacceptable based on the creek ordinance.
29. Change names of High Mountain Cove, Mountain Bend Cove and Mountain Sunrise Cove. Recommend that a street name change be made for High Mountain Drive.

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. No part of the subject tract is within a conservation zone.
2. No streets are proposed on slopes exceeding 25%.
3. Cuts and fill would comply with the ordinance.
4. Building sites meet ordinance requirements.
5. No septic tanks are proposed.
6. Driveways would not exceed 14% grade for the first 25 feet except as approved by the Engineering Department.
7. Impervious Cover:

C8-79-11 Mt. Bonnell Terrace, Sec. 3 (continued)

	SLOPE		
	0-15%	15-25%	25+%
Allowable	30%	20%	10%
Proposed	37.8%	1.5%	0%

Impervious cover transfer is allowed by ordinance.

8. Erosion will be controlled during construction with the use of hay bales.

PLAT COMPLIES

COMMISSION VOTE

Mr. Vier moved to approve the preliminary subdivision in accordance with staff recommendations and requirements. Mr. Snyder seconded the motion.

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

ABSENT: Danze, Dixon, and Jagger.

THE MOTION PASSED BY A VOTE OF 6-0.

C8-79-13 Anderson Mill, Phase Two
F.M. 620 & Anderson Mill Rd.

Evelyn Butler modified Item 22 to add "additional right-of-way required for center line of Anderson Mill Road or as approved by Urban Transportation, Engineering, Planning, and County Engineer." She recommended approval with conditions. The owner is in agreement with the condition.

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 Williamson County MUD #1 water and wastewater systems. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision with water and wastewater and that service will be provided, and fiscal arrangements required by the City.
3. Adequate wastewater treatment capacity required to be determined by Planning and Water/Wastewater Departments prior to final plat approval.
4. Subdivision is located outside the city.
5. Subdivision is located in the Round Rock School District.
6. Subdivision is located in the Lake Creek 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 the city limits).
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Williamson County MUD #1 water and wastewater systems.
9. Restriction required on final plat prohibiting vehicular access (driveways) onto F.M. 620 and Anderson Mill Road from adjacent residential lots.

C8-79-13 Anderson Mill, Phase Two (continued)

10. Variance required on the length of block(s) A, G, K, J, M, N, O, P, & Q. Recommend to grant because of topography and adequate circulation is provided.
11. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
12. Sidewalks required on both sides of all collector streets (60' or greater); one side (specify) of all residential streets; and subdivision side of Anderson Mill Road, Lake Creek Parkway, Bristle Oak Trail and F.M. 620.
13. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
14. Contour lines required to be not more than 100 horizontal feet apart.
15. Minimum street centerline radius is 300' for collector streets, 200' for residential streets, and 50'-75' for right angle turns.
16. Waterway development permit required prior to final plat approval.
17. Show accurate 100-year flood plain data on the preliminary plan.
18. Drainage and public utility easements as required.
19. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
20. The 25year flood plain required to be dedicated as a drainage easement.
21. Show survey tie across all existing streets bordering this subdivision.
22. Additional R.O.W. required, 40 feet from centerline for Anderson Mill Road.
***** Modified at meeting to include or as approved by Urban Transportation, Engineering, Planning, and County Engineer.
23. Round (or clip) all street intersection corners on the preliminary plan.
24. Identify proposed ownership of park on the preliminary plan for purposes of taxation, maintenance, and use limitations.
25. Show building setback lines on the preliminary plan 25' from all front streets, 25' from all rear streets on through lots, and 15' from all side streets. (The front of a corner lot is the narrower dimension on a street).
26. Show all cul-de-sac radii.
27. Show centerline curve data on preliminary plan.
28. Submit two copies of corrected, approved preliminary plan with final plat(s).
29. Main Line advance required for natural gas service.
30. Fiscal arrangements required to construct one half ($\frac{1}{2}$) of Anderson Mill Road to urban standards with curb and gutter on the subdivision side thereof.
31. Show Pony Express Trail and Elkhorn Trail as Powder Mill Trail. Show Morning Glory Trail and Fence Post Trail as one name. Change names of Cedar Post Trail, Buckhorn Trail, Hoover Trail, Wildflower Trail and Wildflower Cove because of duplication with existing street names.
32. Annexation by Williamson County MUD required prior to final plat approval and must be approved by the City Council.
33. Show R.O.W. width of all streets.
34. Label all building setback lines.
35. Show dimensions of all proposed lots.
36. Provide additional R.O.W. on Anderson Mill to accommodate a minimum centerline radius of 400'.
37. Letter of approval required from the State Highway Department for intersection of El Salido Parkway with F.M. 620 prior to final plat approval.
38. Travis County development permit required prior to any site development.
39. Additional R.O.W. (75' from centerline) required for F.M. 620 unless Highway Department submits letter indicating such street is not to be widened or that no R.O.W. will be required from this subdivision.

C8-79-13 Anderson Mill, Phase Two (continued)

COMMISSION VOTE

Mr. Stoll moved to approve staff recommendations and to grant all variances as recommended. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0-1.

C8-79-14 McNeil Road Commerical Subdivision
U.S. 183 and Cunningham Drive

Evelyn Butler explained a letter had been received from owners to the north expressing concern for additional drainage problems that might be created. Mr. Carl Lidell, the County Commissioner for Williamson County, also has the same concern. The neighborhood is asking that no more runoff be added to this area to complicate the situation. The staff recommended that only Lot No. 8 be approved and the balance of the tract be disapproved pending Council approval of the approach main for the sanitary sewer facility. A waterway development permit will be required prior to final plat approval also to add to No. 11 "the owner must demonstrate to the Engineering Department that the project will not adversely affect downstream flooding." The staff recommended approval with those conditions.

Oscar Holmes, engineer for project, was in agreement except for a variance on Item 9. He requested the sidewalk requirement to be deleted and also requested variance in Item 7 from denial of access from Lot 8 to McNeil Road. Hubert Muggins and Phil Frazier, property owners in the immediate area, discussed the drainage problem and expressed their concern.

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 and outside of the city.
4. Subdivision is located in the Round Rock Independent School District.
5. Subdivision is located in the Lake Creek-Brushy Creek watershed.
6. Show owners of all adjacent (adjoining and across the street) property on the preliminary plan, including owners of platted lots. (Include addresses if outside the city limits.)
7. Restriction required on final plat prohibiting vehicular access (driveways) onto Oakmont Street, McNeil Road and Hwy. 183 from abutting lots.
8. Variance required on the length of both blocks. Recommend to grant because of existing development.
9. Sidewalks required on both sides of Cunningham Drive and subdivision side of McNeil Road and Hwy. 183.
10. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits unless deleted by Planning Commission.

C8-79-14 McNeil Road Commercial Subdivision (continued)

11. Waterway development permit required prior to final plat approval. The owner must demonstrate to Engineering that the project will not adversely affect downstream flooding. (Modified meeting)
12. Show accurate 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. The 25-year flood plain required to be dedicated as a drainage easement.
17. Show survey tie across all existing streets bordering this subdivision.
18. Show future R.O.W. line for Research Blvd. (Hwy. 183) 50' from existing R.O.W. line.
19. Show building setback lines on the preliminary plan 25' from Oakmont Street.
20. All street intersections required to be at or near 90 degrees.
21. Fiscal arrangements required for the construction of adjacent streets to urban standards - one half ($\frac{1}{2}$) of McNeil Road with curb and gutter of the subdivision side thereof.
22. Show cul-de-sac radius.
23. Main line advance required for natural gas service.
24. Letter of approval required from the State Highway Department for the intersection of Cunningham Drive with Research Blvd. prior to final plat approval.
25. Offsite wastewater system improvements may be required to provide sufficient capacity for this subdivision.
26. Show U.S. Hwy. 183 in parenthesis and Research Blvd. as the proper name.
27. Show Oak Knoll "Rd." as Drive on location sketch.
28. Show correct spelling of Jollyville Road on location sketch.
29. Detention note required on final plat.

COMMISSION VOTE

Mrs. Shipman moved to support staff recommendation to approve Lot 8 and the proposed roadway; to disapprove the remainder of the preliminary plat pending City Council approval of the approach main; the sidewalks to stay in; and to allow one access drive to McNeil Road subject to Urban Transportation approval on location. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

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R105-79 Subdivision Memorandum

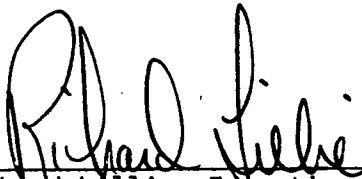
Short Form and Final Subdivision as listed
on the Subdivision Memorandum. Action taken
at meeting.

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

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

ABSENT: Danze, and Jagger.

The meeting adjourned at 10:10 p.m.



Richard Lillie, Executive Secretary

FILE #	SUBDIVISION NAME LOCATION	Filed With P.C.	Diss. Expires	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 Expend.		
8- 14 78 10	P.U.D. FINAL SUBDIVISION Lakewood, Section Two Lakewood Dr. & Waldon Dr.	-	-			X	X	X		X	X	X	X	X	X	X	X	X	X	X		CONSIDER PROBLEM 45 APPROVE		
	PRELIMINARY SUBDIVISION																							
75 19	Warehouse Park Subdivision Newmont Rd. & Windy Trail	-	-																			REQUEST TO WITHDRAW - RECOMMEND TO GRANT		
	OLD FINAL SUBDIVISION PLATS																							
78 55	Bridgeview Business & Ind. Park E. 1st Street	-	-	NR	X	X	X		NR			1	1		NR	1	1	1	**		X	X	Decision from PARD & on Fiscal DISAPPROVE - 1 & ** Postponed for two weeks	
	NEW FINAL SUBDIVISION PLATS																							
79 06	Pflugerville Northwest, Sec. 4 Wards Springs Dr. N. of Ramble Creek Dr.	Mar. 13	Apr. 12	X	X	X	X		NR			1 & 42	1 & 42			1		X	X	X	NA	CONSIDER PROBLEMS 42 & 43 DISAPPROVE - 1 & 3		
79 07	Beccaves Sec. 2 Addition Tamarion Blvd. & MoPac Blvd.	"	"		9							1	1			44		X	X			DISAPPROVE - 1,3,9 & 44		
79 12	Morning Star Subdivision, Rev. 22-16, Phase One Montopolis Dr. & Ben White Blvd.	-	-																			DISAPPROVE - 31 - PRELIMINARY APPROVAL POST- PONED AT REQUEST OF OWNER PENDING COUNCIL APPROVAL OF WASTEWATER APPROACH MAIN		
79 15	Lakeway, Section 24-C Morning Cloud & Hurst Creek Rd.	Mar. 13	Apr. 12	X	10		X		NR			13	13		1,6	9		X		6	NA	DISAPPROVE - 1,3,6,9,10 & 13		

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

** P.A.R.D. plans to extend hike & bike trail through this subdivision.

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	JO	Divs. Expires	REPORTS RECEIVED Footnotes if not OK, "X" if OK explain below														PLANNING RECOMMENDATION	ACTION
					County Engr.	St. Name Approval	Max. Cert.	P.R.M.	Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.H.	Parks & Rec.	Urban Trans.	Gas		
9.	NEW FINAL SUBD'S. Cont'd.																			
79 16	Colony Creek Addition Colony Creek Dr. at Galewood	Mar. 13	Apr. 12			X	X	4	X	NR	X	X	NR		X	X	6,9	X		DISAPPROVE - 1,3,4,6 & 9
	OLD FINALS FOR PARTIAL PLAT VACATION																			
76 32	620 Oaks. F.M. 620	-	-					R	E	C	O	R	D	E	D					REQUEST FOR PARTIAL VACATION - RECOMMEND TO GRANT
78 64	Walnut Crossing, Sec. 2 Scribe Dr. & Cantor Lane	-	-					R	E	C	O	R	D	E	D					REQUEST FOR PARTIAL VACATION - RECOMMEND TO GRANT
	OLD SHORT FORM SUBDIVISIONS																			
5 78 311	1st Resub. Lot 76, Blk. A Walnut Crossing, Sec. 2 Cantor Lane & Stony Dr.	-	-		NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	NA	NR	REQUEST TO CHANGE NAME TO "WALNUT CROSSING SEC. 2A" - RECOMMEND TO GRANT APPROVE
79 18	The Carlson Addition Anderson Mill Rd. at Broadmeade	-	-		NR	X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	CONSIDER PROBLEM 24 - RECOMMEND (a) APPROVE
78 347	Spring Willow Subd. No. 2 F.M. 1825	-	-		X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	CONSIDER PROBLEMS 20,23,24 & 28 -RECOMMEND (a) APPROVE
78 348	Spring Willow Subd. Sec. 3 A F.M. 1825	-	-		X	X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	CONSIDER PROBLEMS 20,24 & 28 - RECOMMEND (a) APPROVE
78 143	Tanglewild Resub. No. 3 Running Bird Ln. N. of Cedar Bend	-	-		X	X	X	X	X	X	NA	X	X	X	NR	NR	X	X	NR	REQUEST TO CHANGE NAME TO "TANGLEWILD ESTATES NO. 2" - RECOMMEND TO GRANT APPROVE

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

FILE #	SUBDIVISION NAME LOCATION	Filed With P.C.	30	Days Expires	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																			PLANNING RECOMMENDATION	ACTION
					County Engr.	St. Name Approval	Max. Cert.	E.R.M.	Bldg. Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Highway				
8-	OLD SHORT FORM SUBD'S. Cont'd.																								
79 65	Bowden-Angerman Subdivision Hwy. 71 S. of Scenic Brook Dr.	-	-		X	X	X	X	X	X	X	X	X	X	NR	NR	X	NA	NR	X					
78 248	Mercado Heights F.M. 2340 & Old Manchaca Rd.	-	-			X	X	X	X	X	NA	X	X	X	NR	NR	X	NA	NR	X					
	NEW SHORT FORM SUBDIVISIONS																								
79 23	Airport King Subd. Sec. Six M.L.K. Jr. Blvd. & Tillery St.	Mar. 13	Apr. 12		NR		X	X					NR			NR	NR								
79 24	James Galloway Subd. No. 1 Elroy Rd. W. of Angus Rd.	"	"				X				NA	NA				NR	NR								
79 25	Jackson Estates Manchaca Rd. S. of W. Dittmar	"	"				4 X									NR	NR								
79 26	Southwest Oaks Sec. 2 Manassas Dr. at Keneshaw Dr.	"	"		NR		4,5						NR			NR	NR								
79 27	Nixon Lane Addition Nixon Ln. S. of F.M. 969	"	"		NR		X				NA	X				NR	NR								
79 29	Resub. of Part of Lots 13, 14 & 15 Blk. 1 Westridge W. 10th at Charlotte St.	"	"		NR		X						NR			NR	NR								
79 30	Turner-Joseph Addition Morrow St. at Guadalupe St.	"	"		NR		X						34			NR	NR								
*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.																									

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

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SUBDIVISIONS FOR PLANNING COMMISSION: March 13, 1979

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FILE #	SUBDIVISION NAME LOCATION	Filed With P.C.	30	Days Expires	REPORTS RECEIVED - "X" if OK Footnotes if not OK, explain below																		PLANNING RECOMMENDATION	ACTION
					County	Engr.	St. Name	Approval	Max Cert	E.R.M.	Bids	Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.		
8-	SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED																							
77	OLD FINAL SUBDIVISION PLAT																							
33	Spicewood Estates, Section One Revised	Mar. 13	Apr. 12		X	X	X	X	NR	X	X	1	1	NR	1,6	9	X	X	X	X	X	X	X	
	Spicewood Pkwy. & Topridge Dr.																							
	OLD SHORT FORM SUBDIVISIONS																							
78	Parliament Place, Section II	-	-		NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR	NR	NR	NR	NR	
333	Barrington Way & Parliament Place																							
78	620 Oaks Section Two				X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR	NR	NR		
239	F.M. 620 & Boulder Lane	-	-		X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR	NR	NR		
78	Longhorn Boat and Camper Storage Inc.				X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR	NR	NR		
344	F.M. 620	-	-		X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR	NR	NR	NR		
	NEW SHORT FORM SUBDIVISIONS																							
79	Frederick Addition	Mar. 13	Apr. 12		NR			4,5						NR	34		NR	NR						
28	Pecos St. & Maria Anna Rd.							X																
79	High Road View 2													33, 34										
32	The High Rd. N. of Ridgecrest Dr.	-	-					X									NR	NR						

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

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FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM
March 13, 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 Lakeway _____ 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 MEETING---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 on the length of block B. Recommend to grant because of existing development.
41. Variance required to delete cul-de-sac at south end of Chateau Hill and Wintergreen Drive. Recommend to grant because provision for extension is made on final plat of Section Two.
42. Water & wastewater service not available from the City of Austin, but is available from privately owned water and sewer systems for which fiscal arrangements are required.
43. Variance required to delete cul-de-sac at north end of Hards Spring Drive. Recommend to grant because such street will serve only one lot and provision for extension is made.
44. Street vacation required prior to final plat approval.
45. Variance requested to delete extension of Crossmeadow Drive. Recommend to grant subject to: (a) Vacation of existing stub street, or (b) Provide cul-de-sac. Recommend vacation procedure be used.
46. Variance required to delete building setback line from Zimmerman Lane. Recommend to grant. (See attached letter from applicant.)