

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- March 27, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:40 p.m., in the City Council Chambers, 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
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Sheila Finneran, Legal Department
Charles Kanetzky, Water and Wastewater
Jafus Cavil, Assistant Director of ERM
Ouida Glass, Senior Secretary

<u>C7a-78-012</u>	<u>Annexation</u>
	115.06 acres of land known as Barrington Oaks Subdivision, Sections 7, 8, and 9

Mr. Lillie explained this is a request for annexation of Barrington Oaks Subdivision, Section 7, 8, and 9. The subdivision is located off U.S. 183 and is just under 59 acres of land. The staff has added 56 additional acres to assure the state law is complied with. The comments from various City departments are in order and the subdivision can be served when annexed. The staff would recommend approval of the annexation request.

COMMISSION ACTION

Mrs. Shipman made reference to the study area and the priority area in regard to the annexation plan. She pointed out this shows a negative fiscal impact. Mr. Lillie explained that any residential subdivision which is not mixed use will usually show that revenues will not meet expenditures. He explained that this is adjacent to the City limits. Mr. Vier stated that the area is now being served with City services and he felt the City should be able to collect the taxes. He also discussed the continuity of the request. Mr. Snyder stated that a City that annexes can grow; those that do not stagnate. Mr. Dixon felt that all annexation requests should be considered on its own merits. Mr. Lillie explained this is contiguous and is good planning. The area is expected to be built within the next year or two. Mrs. Schechter felt that the EMS could go in with the fire station that is to be constructed on Duval Road. Mr. Jagger was of the opinion that developments occurring adjacent to existing City limits should be annexed and made a part of the city; they will use city services whether they are annexed or not and the City needs the taxes.

There was considerable discussion of the annexation plan and also of the negative fiscal impact.

COMMISSION ACTION

Mr. Jagger moved that while this area is not scheduled in the annexed area until 1981 the Planning Commission would recommend to the City Council that they annex this area because we feel that areas immediately adjacent to the City and in which development is occurring at this point should be annexed in spite of their minor negative fiscal impact. Mrs. Schechter seconded the motion.

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

ABSTAINED: Danze.

THE MOTION PASSED BY A VOTE OF 8-0-1.

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 committee working on this ordinance had requested an indefinite postponement and will notify the Planning Department when they are ready to be placed on the agenda.

COMMISSION ACTION

Mr. Dixon moved and Mr. Stoll seconded the motion to grant an indefinite postponement on the home occupations ordinance.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

C10v-79-002 Street Vacation

Street vacation of Tamarron Blvd.
in Bee Caves Section Two

COMMISSION ACTION

On motion by Mr. Dixon, seconded by Mr. Danze, the Commission approved the vacation of Tamarron Boulevard in Bee Caves Section Two in accordance with staff recommendations.

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

ABSTAINED: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0-1.

C12-79-004 Public Services

Consideration of a wastewater approach
main for the Morning Star Subdivision

Mr. Lillie explained this request is for a wastewater approach main at the intersection of Montopolis Drive and Ben White Boulevard and is inside the City limits. This is an extension of the property that has been approved for industrial uses for a P.D.A., and there will be some City participation as noted in the support data and the line will be oversized at the City's request.

C12-79-004 Public Services (continued)

COMMISSION ACTION

Mr. Dixon moved approval of the wastewater approach main for the Morning Star Subdivision. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C7p-79-003 Sale of City Property
Abandoned Lift Station in the
2600 Block of Scenic Drive

Mr. Lillie stated this small tract of land on Scenic Drive is the site of a lift station which has been abandoned by the City. The site is no longer needed for that purpose. The west one-third of the property is to be retained for right-of-way of Scenic Drive and the east two-thirds would be sold to the adjoining property owner. It is recommended that this tract be declared surplus and be sold.

COMMISSION ACTION

Mr. Dixon moved and Mr. Danze seconded the motion to approve for sale the surplus City property in the 2600 Block of Scenic Drive from which the lift station has been vacated.

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

OUT OF THE ROOM: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C7p-79-002 Sale of City Property
1205 Enfield Road

Mr. Lillie explained this is to approve for the sale of City property located on Enfield Road just west of Lamar Boulevard. This property was acquired by the City for the Crosstown Expressway. There is a house on the lot. Five feet of frontage is reserved for Enfield Road right-of-way. There are no specific restrictions and the staff would recommend that the Planning Commission recommend to the City Council that this property is surplus and that it be sold.

C7p-79-002 Sale of City Property (continued)

COMMISSION ACTION

Mr. Dixon moved and Mr. Danze seconded the motion to approve for sale the surplus City property located at 1205 Enfield Road.

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

OUT OF THE ROOM: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C11-79-002 Traffic and Transportation

To determine the number of parking
spaces for automotive repair service
10820 Research Boulevard

Mr. Lillie explained this item is to determine the number of parking spaces for an automobile repair service. Eight full time mechanics are expected to be employed. The staff would recommend six parking spaces per mechanic and a minimum of 48 spaces should be required. The applicant is providing 80 sapces. The staff would recommend approval.

COMMISSION ACTION

Mr. Dixon moved to approve a minimum of 48 spaces for the automotive repair service at 10820 Research Boulevard. Mr. Danze seconded the motion.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

R200 To consider the proposed policy
on wastewater package treatment plants

Mr. Lillie discussed the policy on wastewater package treatment plants as proposed by the Planning Commission as well as the policy proposed by the Environmental Board. The City Council has requested the two policies be combined and asked this be done by the ERM and resubmitted to the City Council. Consideration at this time is the proposed joint policy as submitted by the ERM office.

R200 To consider the proposed policy (continued)

COMMISSION ACTION

There was discussion of why the Environmental Board was in charge of modifying the Planning Commission recommendation. Mr. Vier felt the Environmental Board was attempting to supersede all agencies and have a say over package treatment plants. He felt that the policy as recommended by the Planning Department was a good one. Jafus Cavi, Assistant Director of the Office of ERM, explained that the policy as proposed by the ERM would not have to be reviewed and that the policy as proposed by the Planning Commission would require a review in six months. Mr. Vier felt this was an attempt to create another layer of bureaucracy and strongly urged the Council to approve the policy of the Planning Commission; if the Council wants both policies, that would be another matter. Mr. Jagger felt that the Planning Commission had the responsibility to review the ERM policy and make some specific recommendation thereon, and requested to see a map showing areas in which they would recommend package treatment plants. He would like to know what the consequences would be, if the policy is passed. Mr. Vier felt the Planning Commission policy should be adopted as recommended and that of the ERM be considered separately. He did not think they are combinable.

COMMISSION ACTION

Mr. Vier moved to recommend to the City Council that the Planning Commission policy be approved and that the ERM policy be considered separately. Mr. Stoll seconded the motion.

Mr. Jagger offered a substitute motion to recommend to the City Council that since the Planning Commission proposal relates to operating policy regarding the approval of subdivisions; the Commission feels it is important that this policy be adopted immediately; however, the Planning Commission feels that the ERM recommendation addresses a much broader kind of policy rather than operational policy and have requested a meeting with the ERM staff and sub-committee to review their policy with them. After the Planning Commission has had an opportunity to meet with the ERM staff and ERM Board, we will forward the proposed policy. The substitute motion was seconded by Mr. Dixon.

AYE: Unanimous.

THE SUBSTITUTE MOTION PASSED BY A VOTE OF 9-0.

R200 To consider the septic tank regulations
 for Austin and Travis County

Mr. Lillie explained that the City Council had adopted an amendment to the septic tank ordinance to permit the limited use of evapo-transpiration systems in subdivisions. He discussed the amendment and explained that it was adopted to apply in an interim manner until comprehensive amendments to the septic tank regulations can be worked out with the county and presented for adoption. The Council has asked that this regulation be sent to the Planning Commission for review and report.

COMMISSION ACTION

Mrs. Shipman stated this is a very complex matter and requested a subcommittee be appointed to study it and make recommendations, and she so moved. Mr. Jagger felt it appropriate to find out about West Lake having allowed this somewhat on an experimental basis also the L.C.R.A. It might be helpful if we could gather the information about their policy and how that relates to this. He felt it to be a good system and one that should be encouraged more than the ordinance does. Mrs. Shipman's motion was seconded by Mrs. Schechter.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

The subcommittee consists of Mr. Danze, chairman, with Mrs. Shipman and Mr. Snyder.

R200 To consider requesting budget
 adjustment for the Planning
 Department regarding staff to
 meet the zoning workload

R200 To consider adjustment to fees
 for zoning applications

Mr. Lillie discussed the request for fee adjustments and stated that the City Manager and the Research and Budget Office had met with the Department heads regarding the 1979-80 budgets and informed them that the total fee structure for the City will be re-evaluated and they would prefer that this request proceed with the development of the 1979-80 budget.

COMMISSION ACTION

Mr. Dixon moved that no action be taken at this time.

NO ACTION TAKEN.

Planning Commission -- Austin, Texas

March 27, 1979 7

C1-79 Minutes

To Approve Planning Commission Minutes

February 13, 1979

February 27, 1979

March 6, 1979

March 7, 1979

Mrs. Schechter moved to approve the Planning Commission minutes noted above with corrections as suggested.

AYE: Unanimous.

THE MOTION PASSED BY A VOTE OF 9-0.

SUBDIVISIONSC8-79-11 Mt. Bonnell Terrace, Sec. 3

Mt. Bonnell & High Mountain Dr.

Consideration for a variance to delete sidewalks and a variance to delete the requirements for a cul-de-sac.

Evelyn Butler explained the request for variances had been reviewed by the respective departments. The request for deletion of sidewalks along Mt. Bonnell Road is recommended. The request to delete the cul-de-sac at the end of Mountain Bend Drive cannot be recommended; she indicated a modification whereby a part of the cul-de-sac would be on the subject property and part of it would be on the adjacent property when it is developed. This street cannot be extended on through to Mount Bonnell Drive because of the terrain problem. The applicant has agreed to the modification as indicated. The staff would recommend the sidewalk variance and would recommend this type cul-de-sac in lieu of the stub street. Sam Hannah, representing Espey-Houston, stated they preferred no cul-de-sac, would prefer the street to be continued for the next property owner, but would go along with the staff recommendations.

COMMISSION ACTION

Mr. Shipman moved approval of the variance as recommended by staff noting that the issue of cul-de-sac has been resolved and the applicant has agreed to the modified cul-de-sac, including the sidewalk variance.

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

OUT OF THE ROOM: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0.

C8-79-07 Beecaves, Section Three
MoPac Blvd. & Tamarron Blvd.

Evelyn Butler modified Item 14 to add "or partial vacation of subdivision if required by Legal Department" and recommended approval with conditions. The owner is in agreement.

There was discussion of the access into MoPac and Mr. Lillie explained that the subdivision as it exists has a street which was approved prior to the mandate by the ATS. This street will replace the one already approved and will move the access slightly to the north. He was of the opinion that this would not violate the mandate by ATS for no additional access points.

There was discussion of ERM recommendations and will Garwood stated the restrictions in the deed records are within the spirit of what he understands the ERM recommendations to be. There also was discussion of the 17 acres on the northern portion being dedicated as a conservation easement. Mr. Garwood stated he did not feel there is a bona fide boundary conflict and requested there be a note on the plat that construction would not be commenced until the easements have been approved. He also requested the drainage department be responsible for the dedication of the conservation easement. Evelyn Butler replied that Charles Graves' opinion will be honored.

ORDINANCE REQUIREMENTS

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. (41-1; 41-14; 41-36 through 41-53)
2. Connection required to the City of Austin water and wastewater systems. (41-14; 41-48; 41-49)
3. Variance required on the length of both blocks. Recommend to grant because of topography and adequate circulation is provided. (41-32)
4. Sidewalks required on both sides of New Tamarron Blvd. and subdivision side of MoPac Blvd. (41-42)
5. Appropriate sidewalk location note required on final plat inside city limits. (41-42)
6. Minimum street centerline radius is 300' for collector streets. (41-37)
7. Waterway development permit required prior to final plat approval. (41-47.10; 41-47.2)
8. Show accurate 100-year flood plain data on the preliminary plan. (41-45)
9. Drainage and public utility easements as required. (41-11; 41-29)

C8-79-07 Beecaves, Section Three (continued)

10. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s). (Ord. 750313-C)
11. The 25-year flood plain required to be dedicated as a drainage easement. (41-44.1)
12. Subdivision name change required because of duplication. (41-11; County requirement)
13. Correct location sketch - Tamarron Blvd. terminates at Walsh Tarlton Lane and does not extend to Camp Craft Road as shown. (41-11)
14. Vacation of existing Tamarron Blvd. required prior to final plat approval with record reference of vacation instrument shown on such plat. (State statute)
15. Letter of approval required from State Highway Department for the proposed intersection of Tamarron Blvd. with MoPac Blvd. prior to final plat approval. (State statute)
16. Conflict between boundaries of this plat and Bee Cave Woods, Sec. 3 required to be resolved prior to final plat approval. (These 2 plats overlap.)

RECOMMENDATIONS (cannot be required unless agreed to by owners)

1. Show centerline curve data on preliminary plan.
2. Detention note required on final plat.

INFORMATION ITEMS

1. Subdivision is located inside city.
2. Subdivision is located in the Eanes Independent School District
3. Subdivision is located in the Barton Creek watershed.
4. Subdivision is located in the Barton Creek watershed.
5. Main line advance required for natural gas service.
6. See attached memo from E.R.M. (Comment #1 is a duplication of #10 and recommendation #1 cannot be required unless agreed to by the owner.)

COMMISSION ACTION

Mrs. Shipman moved approval as recommended by the staff, the change in wording for Item 14, the modification of "or partial vacation of subdivision if required by the Legal Department"; noting on Item 15 that the Highway Department has a letter approving the intersection and that the Planning Commission approval of the subdivision does not constitute an endorsement of access on to MoPac one way or the other, noting Mr. Garwood's concerns for Items 11 and 16, but leaving them in. Mrs. Schechter seconded the motion.

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS
ON
BEE CAVE SECTION TWO ADDITION
C8-79-07

REQUIREMENTS:

Based on ordinances, policies, regulations and standards adopted by the City:

1. Waterway Development permit.
2. Conformance with deed restriction agreed to by owner during zoning consideration.
 - a) limit retail area to no residential units;
 - b) no construction to start until the plan is approved by the Engineering Department which would provide for no increase of downstream flooding on Barton Creek and which would not detract from its water quality;
 - c) dedicate to City green space or dedicate a conservation easement that would provide for approximately 17 acres to be left in a natural state;
 - d) low-flow grease &/or sand filters for filtering contaminating or polluting stormwater discharge as may reasonably be required by the Engineering Department; and
 - e) no building permit shall be issued by City for any development or construction and no development or construction shall commence on the property until acreage out of property has been dedicated to the City or placed in conservation easements.

OERM requests the opportunity to review any plans related to items b., c., and d. of the deed restrictions.

RECOMMENDATIONS:

Based on sound principles, guidelines, and practices:

1. Development should conform to the proposed Barton Creek Interim Controls (Chapter 29).



C8-79-07 Beecaves, Section Three (continued)

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

ABSTAINED: Jagger.

THE MOTION PASSED BY A VOTE OF 8-0-1.

C8-79-26 Lost Creek Valley
 Loop 360 & Lost Creek Blvd.

Evelyn Butler recommended approval with conditions. The owner agrees.

ORDINANCE REQUIREMENTS

1. Modifications required as shown on Plat Review Print. (Sec. 41-24 & 41-31)
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. (Sec. 41-1; 41-14 and 41-36 thru 41-53)
3. Connection required to the Lost Creek M.U.D. 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 services will be provided. (Sec. 41-42) Fiscal arrangements required by the City. (Sec. 41-14)
4. Adequate wastewater treatment capacity required to be determined by Planning and Water/Wastewater Departments prior to final plat approval. (Sec. 41-53)
5. Show owners of all adjacent (adjoining and across the street) property on the preliminary plan; including owners of platted lots. (Include addresses if outside city limits.) (Sec. 41-11)
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and wastewater systems. (Sec. 41-13)
7. Restriction required on final plat prohibiting vehicular access (driveways) onto Loop 360 from abutting lots. (Sec. 41-33)
8. Variance required on the length of Haby Drive cul-de-sac(s). Recommend to deny because there is no topographic justification. (Sec. 41-31)
9. Cul-de-sac with minimum radius of 50' is required at the south end of Haby Drive. (Sec. 41-31)
10. Variance required on the length of block A (Sec. 41-32). Recommend to grant because of existing development. (Platted subdivisions)
11. Sidewalks required on both sides of 60' portion of Haby Drive, one side (specify) of all other streets, and subdivision side of Lost Creek Blvd. and Loop 360. (Sec. 41-42)
12. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits. (Sec. 41-42)

C8-79-26 Lost Creek Valley (continued)

13. Show contour basis as City Standard or U.S.G.S. Datum on the preliminary plat (Sec. 41-11)
14. Waterway development permit required prior to final plat approval. (Sec. 41-47.10)
15. Show accurate 100-year flood plain data on the preliminary plan. (Sec. 41-45)
16. Drainage and public utility easements as required. (Sec. 41-11; 41-29 & 41-44.2)
17. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-44.1)
18. Show all street names on the preliminary plan. (Sec. 41-11)
19. Show survey tie across all existing streets bordering this subdivision. (Sec. 41-11)
20. Round (or clip) all street intersection corners on the preliminary plan. (Sec. 41-37 and Commission policy)
21. Show building setback lines on all lots on the preliminary plan 25' from all front streets, 25' from all rear streets on through lots, and 15' from all side streets. (Sec. 41-11)
22. All street intersections required to be at or near 90 degrees. (Sec. 41-28)
23. Show all cul-de-sac radii. (Sec. 41-11 and 41-31)

RECOMMENDATIONS (Cannot be required unless agreed to by owner)

1. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterways (Ordinance No. 750313-C) This Ordinance does not apply outside city limits.

INFORMATION ITEMS

1. Subdivision is located outside city.
2. Subdivision is located in the Eanes Independent School District.
3. Subdivision is located in the Barton Creek watershed.
4. Travis County development permit required prior to any construction (County requirement)

COMMISSION ACTION

Mr. Dixon moved approval of Items C8-79-18, C8-79-19, C8-79-20, C8-79-21, C8-79-22, C8-79-23, C8-79-25 and C8-79-26 in accordance with staff recommendations and modifications. Mrs. Schechter seconded the consent motion.

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

THE CONSENT MOTION PASSED BY A VOTE OF 8-0.

(The record will show that Mr. Vier abstained on C8-79-18)

C8-79-25 Lakeway Section Clusters 28
Hwy. 620 and World of Tennis Blvd.

Evelyn Butler recommended approval with conditions. The owner is in agreement.

ORDINANCE REQUIREMENTS

1. Subdivision is classified as suburban and all streets and drainage required to be constructed to County standards for acceptance for maintenance with appropriate bond therefor posted with the County Engineer. (Sec. 41-1 & 41-54)
2. Connection required to Lakeway M.U.D. water system. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided. (Sec. 41-52)
3. Adequate wastewater treatment capacity required to be determined by Planning and Water/Wastewater Departments prior to final plat approval. (Sec. 41-53)
4. Letter required from the Lakeway M.U.D. officials approving connection of this subdivision to the existing sewage treatment plant. (Sec. 41-52)
5. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to: Lakeway M.U.D. water and wastewater systems. (Sec. 41-13)
6. Restriction required on final plat prohibiting vehicular access (driveways) onto R.R. 620 from adjacent lots. (Sec. 41-33)
7. Variance required on the length of Comfort Drive & Imagination Drive cul-de-sac(s). Recommend to grant because of topography. (Sec. 41-31)
8. Variance required on the length of block(s) over 1200'. Recommend to grant because of topography. (Sec. 41-32)
9. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1"=100'. (Sec. 41-11)
10. Minimum street centerline radius is 300' for Collector streets, 200' for Residential streets, and 50' - 75' for right angle turns. (Sec. 41-37)
11. Waterway development permit required prior to final plat approval. (Sec. 41-47.2 and 41-47.10)
12. Show accurate 100-year flood plain data on the preliminary plan. (Sec. 41-45)
13. Drainage and public utility easements as required. (Sec. 41-11 and 41-29)
14. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-44.1)
15. Show survey tie across all existing streets bordering or traversing this subdivision. (Sec. 41-11, 41-13)

C8-79-25 Lakeway Section Clusters 28 (continued)

16. Identify proposed ownership of park(s) and/or greenbelt(s) on the preliminary plan for purposes of taxation, maintenance, and use limitations. (Sec. 41-13 and 41-11)
17. All lots required to have at least 33 feet of chord frontage on a public street (for curved streets and cul-de-sacs) and be at least 50 feet wide at the building line. (Sec. 41-35)
18. Change names of Happy Court and Melancholy Drive because of duplication. (Sec. 41-26)
19. Collector street grades required not to exceed 15%, residential street grades 20%. (Sec. 41-37)
20. Show lot numbers for all lots. (Sec. 41-11)
21. Show complete boundary survey. (Sec. 41-11)
22. Letter required from Travis County accepting for maintenance the following streets prior to final plat approval: a) Golf Crest Lane, b) Clubhouse Drive, c) Hazeltine Drive, and d) Longwood Cove. (Sec. 41-23)

RECOMMENDATIONS (Cannot be required unless agreed to by owner)

1. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s). This ordinance does not apply outside City limits. (Ord. No. 750313-C)
2. Submit two copies of corrected, approved preliminary plan with final plat(s).

INFORMATION ITEMS

1. Subdivision is located outside city.
2. Subdivision is located in the Dripping Springs School District.
3. Subdivision is located in the Lake Travis watershed.
4. State Highway Department permit required for RR 620 access.
5. Natural gas service is not available.

C8-79-23 Windy Trails
N. Lamar & Wagon Trail

Evelyn Butler recommended approval with conditions. The owner agrees.

ORDINANCE REQUIREMENTS

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. (Sec. 41-1; 41-14; 41-36th53)

C8-79-23 Windy Trails (continued)

2. Connection required to the City of Austin water and wastewater systems. (Sec. 41-14; 41-48; 41-49)
3. Sidewalks required on both sides of Newmont Road and one side of Windy Trail, Windy Trail Circle, and Wagon Trail Circle. (Sec. 41-42)
4. Appropriate sidewalk location note required on final plat inside city limits. (Sec. 41-42)
5. Waterway development permit required prior to final plat approval. (Sec. 41-47; 41-47.2)
6. Show accurate 100-year flood plain data on the preliminary plan. Sec. 41-45)
7. Drainage and public utility easements as required. (Sec. 41-11; 41-29)
8. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-44.1)
9. Change name of Wagon Trail Circle - confusion results when a cove with the same name does not abut that street. (Sec. 41-26)

INFORMATION ITEMS

1. Subdivision is located inside city.
2. Subdivision is located in the Austin Independent School District. Subdivision is located in the Little Walnut watershed.

C8-79-22 Gracywoods, Section Five
Parkfield Dr. & Braker Lane

Evelyn Butler modified Item 6 to add "if applicable." Recommended approval with conditions as listed. The owner agrees.

ORDINANCE REQUIREMENTS

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. (Sec. 41-1; 41-14; 41-36thru41-53)
2. Connection required to the City of Austin water and wastewater systems. (Sec. 41-14; 41-48 and 41-49)
3. Sidewalks required on both sides of Bittern Hollow, Parkfield Drive and Swearingen Drive, one side (specify) of all other streets and subdivision side of Parkfield Drive. (Sec. 41-42)
4. Appropriate sidewalk location note required on final plat inside city limits. (Sec. 41-42)
5. Waterway development permit required prior to final plat approval. (Sec. 41-47.2 and 41-47.10)

C8-79-22 Gracywoods, Section Five (continued)

6. Show accurate 100-year flood plain data on the preliminary plan if possible. (Ord. 41-45)
7. Drainage and public utility easements as required. (Sec. 41-11 and 41-29)
8. All lots required to have an adequate building site exclusive of setback lines and drainage easements. (Sec. 41-35)
9. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-41-1)
10. Change name of Joy Lane, Joy Cove, Monica Street and Serenity Lane. (Sec. 41-26)

INFORMATION ITEMS

1. Subdivision is located inside city.
2. Subdivision is located in the Pflugerville School District.
3. Subdivision is located in the Big Walnut Creek watershed.
4. City water and wastewater services are dependent on the completion (recording) of Section 4.

C8-79-20 Capitol Business Park
Ed Bluestein Blvd. & Bohn Rd.

Evelyn Butler stated applicant has requested postponement until City Council has approved the wastewater approach main.

C8-79-21 Northwest Hills, Lakeview Section
R.R. 2222 & Mt. Bonnell Rd.

Evelyn Butler stated applicant has requested postponement for two weeks.

C8-78-19 Gattis Country
Gattis School Rd. & Gattis Dr.

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

C8-79-18 Brodie Lane Village
Brodie Lane & Woodstone Drive

Evelyn Butler deleted Item 2 under recommendations; added Item 21 to "Require 60 feet transition to 50 feet of right-of-way for Harper's Ferry Lane, transition to be approved by Urban Transportation prior to final plat approval. Page 1, under Item 4 to cross out statement after cul-de-sac. Recommend to grant because of topography. Item 5 cross out second sentence and replace with "Recommend to grant because of topography." Recommend approval with conditions as listed. The owner is in agreement.

C8-79-18 Brodie Lane Village (continued)ORDINANCE REQUIREMENTS

1. The 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. (Sec. 41-1; 41-14; 41-36 through 41-53; Sec. 41-59)
2. ~~Show proposed use of all lots other than single-family residential on the preliminary plan.~~ Deleted at meeting.
3. Restriction required on final plat prohibiting vehicular access (driveways) onto Brodie Lane from adjacent residential lots. (Sec. 41-33)
4. A variance is required on the length of Amant Place and Summer Lane cul-de-sac. ~~{Sec. 41-31}--The owner should request this variance in writing prior to final plat approval.~~ Deleted at meeting. Recommend to grant because of topography.
5. A variance is required on the length of blocks A & B. (Sec. 41-32) ~~The owner should request this variance in writing prior to final plat approval.~~ Recommend to grant because of topography. Deleted at meeting.
6. Appropriate sidewalk location note is required on the final plat. (Sec. 41-13; 41-42) Fiscal arrangements required for the construction of a sidewalk on the subdivision side of Brodie Lane where driveway access is prohibited. (Sec. 41-42)
7. Contour lines required to be not more than 100 horizontal feet apart. (Sec. 41-11)
8. Waterway development permit required prior to final plat approval. (Sec. 41-47.2 and 41-47.10)
9. Drainage and public utility easements are required. (Sec. 41-11; 41-41.1 and 41-47.3)
10. Minimum building slab elevation note required on final plat(s) for lots adjacent to waterways. (Ord. No. 750313-C) This ordinance applies inside city limits.
11. Lots 16, 19 and 20 Block B and Lot 29 Block A are required to have at least 33 feet of chord frontage on a public road and be at least 50 feet wide at the building line. (Sec. 41-35)
14. Show survey tie across all existing streets bordering this subdivision. (Sec. 41-11, Sec. 41-13) Provide for 90 feet of R.O.W., 45' from centerline, for Brodie Lane. (Sec. 41-24)
15. Show building setbacks line 25 feet from all rear streets on through lots. (Sec. 45-34 Zoning Ordinance)
16. All street intersections are required to be at or near 90 degrees. (Sec. 41-28)
17. Fiscal arrangements are required to improve $\frac{1}{2}$ of Brodie Lane to urban standards. (Sec. 41-37)

C8-79-18 Brodie Lane Village (continued)

18. Change names of Charleston Cove/Drive and Summer Lane because of duplication. (Sec. 41-26)
19. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan including owners of platted lots. (Sec. 41-11)
20. Round (or clip) all street intersection corners. (Sec. 41-37)
21. Require 60 feet transition to 50 feet of right-of-way for Harper's Ferry Lane, transition to be approved by Urban Transportation prior to final plat approval.

RECOMMENDATIONS (Cannot be required unless agreed to by owner)

1. Show Charleston Cove/Drive as one street name.
2. Recommend 64' R.O.W. for collector street sections.

INFORMATION ITEMS

1. Subdivision is located in the Austin Independent School District.
2. Subdivision is located in the Williamson Creek watershed.
3. Main line advance required for natural gas service.
4. The intersection of Harpers Ferry Lane with Brodie Lane is subject to approval by the Urban Transportation Department and the Engineering Department.
5. Subdivision is located inside the City limits.

C814-74-013 Lakewood
Lakewood Drive at Loop 360
Request for partial vacation
(Emergency Item)

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

On motion by Mrs. Schechter, seconded by Mr. Stoll, and a unanimous vote of those present, the Planning Commission considered the Lakewood Subdivision as an emergency item.

Evelyn Butler recommended to approve the request for partial vacation and also recommended action as noted on the Subdivision Memorandum.

C814-74-013 Lakewood (continued)

R105-79 Subdivision Memorandum (continued)

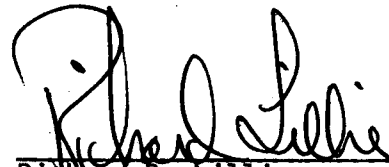
COMMISSION ACTION

Mr. Stoll moved and Mr. Danze seconded the motion for approval of the subdivision Memorandum as recommended by the staff, including the emergency item, and granting variances where recommended.

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

THE MOTION PASSED BY A VOTE OF 7-0.

The meeting adjourned at 7:45 p.m.



Richard R. Lillie
Executive Secretary

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
				Fire Dept.	St. Name Approval	Tax Cert	F.R.M. Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.W.	Parke & Rec.	Urban	Trans.	Gas	Plat Explain		
CB-14	P.U.D. FINAL SUBDIVISION																			
77 008	Alta Vista, P.U.D. Steck Ave.	-	-				R	E	C	O	R	D	E	D					REQUEST TO VACATE - RECOMMEND TO GRANT**	
78 008	Alta Vista, P.U.D. Steck Ave.	-	-	X	10 X	X	NR	1 X	1 X		34 X		X	X	6 X	X		X	CONSIDER PROBLEM 34- RECOMMEND TO GRANT DISAPPROVE 1,3,6,10	
78 009	Cima Serena Village Bent Tree Dr. @ Cima Serena Dr.	-	-	3 County Engr.	10 X	X	NR	X	X	35 X	3 X		3 X	X	6 X	X			DISAPPROVE - 3,6,10 & 35	
	NEW P.U.D. SHORT FORM																			
14s 79 001	Lakewood, Sec. One B Quail Hollow & Waldon Dr.	Mar. 27	Apr. 26	NR		X		X	X				NR	NR	X	X		NR	DISAPPROVE	
	FINAL PLAT TO BE VACATED																			
75 41	Lost Creek Section Two Lost Creek Blvd. & Whitmarsh Vly. Walk	-	-				R	E	C	O	R	D	E	D					REQUEST FOR PARTIAL VACATION - RECOMMEND TO GRANT	
	OLD FINAL SUBDIVISION PLAT																			
78 55	Bridgeview Business & Ind. Plaza E. 1st Street	-	-		X	X	NR	X	X	NR	X	X	X	X	X	X	X	X	APPROVE (See attached memo from P.A.R.D.)	

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

** Hold vacation instrument and record both the instrument and the new plat (CB14-78-008) at the same time.

255-A

A.11

FILE NO.	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				County Engr.	St. Name Approval	Tax Cert	E.R.M. Bldg. Insp.	Water	San. Sewer	Health	Planning	Eng.*	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas		
NEW FINAL SUBDIVISIONS																			
77 30	Texas Oaks Slaughter Lane	Mar. 27	Apr. 26		X	X	X	NR	X	X	NR				X	X	X		DISAPPROVE - 1 & 3
78 17	Cherry Creek, Ph. VII, Sec. 3 Longview Rd. & Westgate Blvd.	-	-		10 X	X	X	NR	X	X	NR			X	X	X	X		DISAPPROVE - 1, 3 & 10
78 84	Covered Bridge Covered Bridge Drive	-	-		10 X	X	X	NR						X	X	X	X		DISAPPROVE - 3 & 10
78 93	Woodhaven II Pinnacle Road	-	-		10 X	485	X	NR	1&2 X	1 X	NR			X	X	6 X	X		DISAPPROVE - 1,2,3,4,5,6 & 10
79 03	Walnut Crossing, Sec. 4 Duval Road	-	-		X	485		NR							X	9 X	X		DISAPPROVE - 3,4,5 & 9
79 07	Bee Caves Sec. Two Addition Tamarro Blvd.	-	-		X	485	X	NR	1 X	1 X	NR			X	X	X	X		DISAPPROVE - 1,3,4,5, & 31
OLD SHORT FORM SUBDIVISIONS																			
5 76 105	Cannon Professional Park W. Cannon Dr. & Emerald Forest	-	-						R	E	C	O	R	D	E	D			REQUEST TO VACATE - RECOMMEND TO GRANT
78 260	The Resub. of the Hills of Lost Creek, Sec. 2 Fox Chapel Dr. & Quaker Ridge	-	-	X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	X	NR	REQUEST NAME CHANGE TO "BEST PART OF LOST CREEK" APPROVE
79 02	Gaines Subd. Sec. One U.S. 290 E. of Travis Country Blvd																		REQUEST TO WITHDRAW - RECOMMEND TO GRANT

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

255-B

4.11

FILE#	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																PLANNING RECOMMENDATION	ACTION	
				County Engr.	St. Name Approval	Tax Cert	E. R. H. Bldg. Insp.	Water	San. Sever	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban	Trans.	Gas	Fluor. Ed. High				
68-	OLD SHORT FORM SUBD'S. Cont'd.																					
79 26	Southwest Oaks, Sec. 2 Manassas Dr. at Keneshaw Dr.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR			CONSIDER PROBLEM 20 - RECOMMEND (a) APPROVE	
77 186	Bee Caves Section Three Tamarren Blvd. & Loop 1	-	-	NR		4&5		X	X	X	X	X		NR	NR	6	X	NA			REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
79 59	Johnston Place Manchaca Rd. at Valley View Rd.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR			APPROVE	
78 326	Kenneth E. Knight Resub. Hampton Rd. & E. 35th St.	-	-	NR	X	X	X	X	X	X	NR	X	X	NR	NR	X	X	NR			APPROVE	
79 17	Circle Ranch Estates Crystal Bend Dr. E. of Dessau Rd.	-	-	X	X	X	X	X	NA	NA	X	X	X	NR	NR	X	NA	NR			APPROVE	
78 323	Resub. of Cannon Professional Park Wm. Cannon Dr. & Emerald Forest	-	-	NR	X	X	X	X	X	X	NR	X		NR	NR	X	X				REQUEST TO CHANGE NAME TO "CANNON PROFESSIONAL PARK PH. ONE"- RECOMMEND TO GRANT DISAPPROVE - 3,9 & 37	
79 15	Huebetter Subdivision Old Bee Caves Road	-	-	X	X	4&5		X	X	X	X	X	X	NR	NR	X	NA	NR			CONSIDER PROBLEM 36 - RECOMMEND (a) DISAPPROVE 1,4,5, & 9	
	NEW SHORT FORM SUBDIVISIONS																					
79 34	Country Club of Austin Country Club Rd. & Grove Blvd.	Mar. 27	Apr. 26	NR		X	X		X	X				NR	NR	X	X				DISAPPROVE - 3	
79 35	C.B.S. Subdivision S. Congress S. of Alpine Rd.	-	-	NR		X	X		X	X	NR			NR	NR	6	X				DISAPPROVE - 1,3, & 6	

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

255-2
A.11

FILE NO.	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expire	REPORTS RECEIVED --- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				County Engr.	St. Name Approval	Tax Cert	P.R.M.	Bldg. Insp.	Water	San. Sever	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas		
79 36	NEW SHORT FORM SUBD'S. Cont'd. Sweco Addition Springdale Rd. & Old Manor Rd.	Mar. 27	Apr. 26	9 X		X	X	X						NR	NR	6 X	X		DISAPPROVE - 3, 6 & 9
79 37	Water Square E. 1st St. & Comal St.	"	"	NR		X	X	X	X	1 X	NR			NR	NR	6 X	X	1	DISAPPROVE - 1, 3 & 6
79 38	Dinerstein Addition No. 2 I.H. 35 N. of E. Powell Ln.	"	"	NR		X	X	X	X	1 X	NR			NR	NR	X	X	1	DISAPPROVE - 1 & 3
79 40	Rivera Subdivision Montopolis Dr. at Carson Ridge	"	"	NR		5 X	X	X			NR			NR	NR	6 X	X		DISAPPROVE - 3, 5 & 6
79 41	Arroyo Doble C.t. Sec. II A Twin Creeks Rd. & Twin Creeks Cir.	"	"											NR	NR				DISAPPROVE - 3
79 42	Gaines Subd. Sec. One A U.S. 290 E. of Travis Country Blvd	"	"			X								NR	NR				CONSIDER PROBLEM 20 - RECOMMEND (a) DISAPPROVE - 3
79 43	Longhorn Business Park No. 2A Brockton Dr. at Kramer Ln.	"	"	NR		485					NR			NR	NR	X	X		DISAPPROVE - 3, 4 & 5
79 44	Hillview Addition No. 2 West Ave. N. of W. 34th St.	"	"	NR		X					NR			NR	NR	X	X		DISAPPROVE - 3
79 45	Arthur Peterson Addition Ross Rd. S. of Pearce Lane	"	"			X	X	X	NA	NA	11			NR	NR	X	NA	NR	CONSIDER PROBLEM 20 - RECOMMEND (b) DISAPPROVE - 3 & 11
79 46	St. Elias Eastern Orthodox Church Addition E. 11th St. E. of Trinity St.	"	"	NR		X					NR			NR	NR	6 X	X		DISAPPROVE - 3 & 6

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

2552
A.11

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
					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	Fiscal Exp.			
	OLD FINAL SUBDIVISION PLAT																				
77 107	Great Hills Section VIII Continental Club Pkwy.	-	-					R	E	C	O	R	D	E	D					REQUEST TO VACATE - RECOMMEND TO GRANT	
	NEW FINAL SUBDIVISION PLAT																				
77 107	Great Hills Section VIII "A" Continental Club Pkwy.	Mar. 27	Apr. 26			X	X	X	NR	X	X	NR	X	X	X	X	X	X	X	DISAPPROVE <i>consider #28</i>	
79 98	Barrington Oaks Section Ten Barrington Way & Jollyville Rd	"	"			X	485	X	NR						X	9	X	X		DISAPPROVE - 3,4,5 & 9	
	NEW SHORT FORM SUBDIVISIONS																				
79 39	Parliament Place Townhouses Parliament Pl. & Spicewood Spgs.	"	"	NR				X	X	X	X	NR		NR	NR	6	X	X	1	DISAPPROVE - 1,3, & 6	
79 47	Richard J. Kaiser Subdivision Pearce Rd. & Manana St.	"	"			5					11	34		NR	NR	X				DISAPPROVE - 3,5, 11 & 34	

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

various request to delete side of sidewalks due to topo

*vacation dist
not comp. 26d
not comp. in
one and. 26d*

255-E

A.11