

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- April 10, 1979

The Regular Meeting of the City Planning Commission was called to order at 6 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

Also Present

Richard Lillie, Director of Planning
Luther Polnau, Supervising Planner
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Sheila Finneran, Legal Department
Charles Graves, Director of Engineering
John German, Director of Public Works
Charles Kanetzky, Water and Wastewater
Ouida Glass, Senior Secretary

Absent

Leo Danze
Sid Jagger

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ZONING

C14-79-062 Z Investments: C, 1st and 5th H&A to C, 2nd H&A
 (by Bill Jezek)
 6019-6037 I.H. 35
 6101-6105 U.S. 290

Mr. Lillie explained this request was continued from April 3 and that it has now been determined the zoning is not needed.

NO ACTION WAS TAKEN.

C14-79-063 Cullen Center Bank & Trust: GR, 5th H&A to C, 5th H&A
(by Louis Henna, Jr. and Bert Pence)
8717-8831 I.H. 35
800-956 Park Plaza
8716-8816 North Plaza

Mr. Lillie explained the public hearing on this request had been continued from April 3 in order for applicant to meet with the neighborhood association.

PERSONS APPEARING IN FAVOR

Bert Pence, representing applicant
Louis Henna, Jr.

COMMISSION ACTION

Bert Pence, representing applicant, explained this is a request for location for the Chevrolet dealership and stated they desire to stay on IH-35. He discussed having met with the neighborhood association and stated he had not received any comment in opposition to the requested change of zoning. He discussed the request to have the entire tract zoned "C" Commercial and offered a restrictive covenant that if the land is zoned "C" Commercial that it be used only as an authorized or franchised Chevrolet dealership or that it would revert back to the "GR" zoning. Mrs. Schechter wondered whether or not the neighborhood was aware of the security lighting that would be used. Louis Henna, Jr., discussed the need for the Commercial zoning in order to display one and one-half ton trucks. He discussed the lighting that would be needed and felt that it would not cause any problems. He pointed out that this is not speculative zoning. Mr. Snyder asked if they would be willing to tie this to a site plan. Mr. Henna explained that Planning Commissions and City Council change stated he would be reluctant to do this. Mr. Dixon asked what they would do with the present property and Mr. Henna explained that most of the land is leased, they do not own the entire tract. Mrs. Shipman discussed the apartments and very nice homes on the east side of IH-35 and felt this could be detrimental to the neighborhood. Mr. Henna stated they were showing good faith in offering a restrictive covenant and pointed out that it would not be to their advantage to alienate the neighborhood. He felt the dealership would be sensitive to the surrounding area. There was discussion of the length of time

C14-79-063 Cullen Center (cont'd.)

needed to submit a site plan. Mr. Stoll felt that the Commission should grant "C" Commercial as requested subject to a special permit and pointed out the options, and pointed out that the options are a special permit on the entire area, "C" Commercial on a portion only, or "C" Commercial on all of it. Mrs. Shipman asked and the applicant agreed to limit the first 100 feet along IH-35 to first height and area.

COMMISSION VOTE

Mr. Stoll moved to approve staff recommendations and to grant "C" Commercial, 1st H&A for the first 100 feet along IH-35. Mrs. Shipman seconded the motion. This motion passed and the Commission, after discussion and on motion by Mr. Stoll, seconded by Mrs. Shipman, voted to reconsider the previous action. Mr. Stoll then moved to grant "C" Commercial, 1st H&A for the front half of subject tract only. Mrs. Shipman seconded this motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

ANNEXATION

C7a-79-001 Annexation
Dittmarville Subdivision located at
northwest intersection of South First
Street and Dittmar Road

Mr. Lillie explained this is a small subdivison on South First Street on the edge of the City limits and there has been a request for annexation. The staff had added adequate area to meet the state statutes and the area is within the 1979 Annexation Plan. It is the recommendation of the staff that this request be considered positively and a recommendation for annexation of the Dittmarville Subdivision be made to the City Council.

COMMISSION VOTE:

Mr. Stoll moved to approve the staff recommendations and to recommend to the City Council the annexation of the Dittmarville Subdivision at the northwest intersection of South First Street and Dittmar Road. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 5-0.

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OTHER BUSINESS

C12-79-005 Public Services
Wastewater Approach Main for
Capitol Business Park Subdivision

Mr. Lillie explained this request is for a wastewater approach main for the Capitol Business Park Subdivision. The line is to be 12 inches and an estimated length of 700 feet and is inside the City limits in Priority Area II of the Comprehensive Plan. The Environmental Board has reviewed the request and has no problem with it.

COMMISSION ACTION

Mr. Stoll moved to approve the wastewater approach main for the Capitol Business Park in accordance with staff recommendations. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C20-76-008 Lake Austin Growth Management Plan
Annual Report - Public Hearing has been
cancelled and rescheduled for April 24
at the request of the subcommittee.

Mr. Lillie explained this item had been rescheduled for April 24 at 5:30 p.m.

NO ACTION WAS TAKEN.

C2-79-001 Consideration of Area V Designation

Mr. Lillie explained that Area V was submitted to the City Council as an area on which the Planning Commission wanted to spend more time and work to determine disposition. The Council had asked the remainder of Area V to be reviewed and recommendations submitted. Luther Polnau of the Planning Staff discussed the options and pointed out the areas to be considered, one of which is a small area in the northwest portion of the city which is basically in the Bull Creek watershed and the other area is located in the southwest and is basically in the Barton Creek watershed. He discussed the developments and commitments that have occurred in the two areas. He pointed out the municipal utility districts and discussed the existing water lines as well as the type of activity that is occurring in the area. He pointed out that there is very little infrastructure commitment within these areas even though the capacity of the systems outside of them would be able to accept connection. A permanent designation of Area IV would recognize a level of infrastructure commitment and level of development pressure and would imply that the City would

C2-79-001 Consideration of Area V Designation (Cont'd.)

respond to those pressures by annexation and continued funding of infrastructure within the designated area. If it were to be designated in Area VI it would be a recognition of little or no infrastructure commitment within the area and relatively less development pressures occurring in the area. It would then imply that the City would not participate in development by annexation or by the provision of infrastructure within the near future. Basically, the staff recommends that the area that is presently in Area V be designated Area VI for the following reasons. Area VI is the most appropriate to avoid the encouragement of rapid development. An Area IV designation would encourage rapid development because it implies annexation in the immediate future and associates this area with other lands which are within the Area IV designation now which have infrastructure commitments and high development pressures. Thirdly, the Area VI designation does not preclude development or annexation should the need arise or changes occur. It best maintains the integrity of the growth corridor concept.

COMMISSION ACTION

After discussion and comments the Commission decided it would be a good idea for the subcommittee to reconvene in order to hear what some of the groups and organizations might have to say before making a recommendation to the City Council.

C2o-79-003 Zoning Ordinance

To consider setting a public hearing
to amend Chapter 45 of the Zoning Ordinance
regarding building height in the Center
City area

Mr. Lillie explained this is a request to set a public hearing to consider the proposed amendment to Chapter 45 of the Zoning Ordinance regarding the heights of buildings in the center city area. He discussed provisions of the proposed draft and suggested a date of the second meeting in May in order to have ample time to mail the proposed ordinance to interested individuals and associations.

COMMISSION ACTION

Mr. Vier moved to schedule a public hearing at 7 p.m. on May 8 to consider amendment to Chapter 45 of the Zoning Ordinance regarding building height in the center city area. Mr. Snyder seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

R700 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 this is a request of Mr. S. C. Bartlett for the annexation of land along R.R. 2222.

PERSONS APPEARING IN FAVOR

S. C. Bartlett
Jimmie Russell
Sidney Smith

COMMISSION ACTION

Mr. Bartlett discussed the area and stated that it is not listed for annexation in the Plan until 1981 or 1983. He requested this area be given particular consideration insofar as the highway is concerned and requested that action be taken now. He felt area residents needed the support and help of the City in regulating traffic that they are not now getting. He noted that the speed limit has been reduced from 55 to 45 miles per hour but that it needs to be enforced. He requested the City to annex from the City limits to Loop 360 that portion of R.R. 2222 or perhaps even to the City Park Road. Jimmie Russell expressed agreement with the comments of Mr. Bartlett and stated the neighborhood also is in agreement. Sidney Smith stated this is a speed trap and something must be done to control it, pointing out that it will be more and more necessary to control the traffic as subdivisions are being built on out.

COMMISSION VOTE

Mr. Dixon moved to authorize the staff to proceed with the study necessary to allow the annexation. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R1300 Neighborhood

To consider adoption of the Neighborhood Planning Format

Mr. Lillie stated the Planning Commission had requested specific amendments to the draft for the neighborhood planning format when it was presented last month. Luther Polnau discussed those amendments and how they had been made part of the document.

R1300 Neighborhood (Cont'd.)COMMISSION ACTION

Mrs. Shipman suggested this be adopted as the Planning Commission approach to neighborhood planning with the stipulation that it be reviewed in one year to be reaffirmed or disallowed. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R141 Planning Commission Rules and Regulations
To consider amendment to City Planning Commission Rules and Regulations, Article XIV - POSTPONEMENT OF PUBLIC HEARINGS and to consider setting a public hearing to amend Chapter 45 of the Austin City Code.

Mr. Lillie stated the Department is prepared to proceed with the ordinance and rules amendment regarding postponements. If the Commission so desired, he suggested a public hearing date of May 8 to amend the zoning ordinance to require a fee for a postponement.

COMMISSION VOTE

Mr. Dixon moved to set a public hearing for May 8 to amend the zoning ordinance to require a fee for a postponement.

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

THE MOTION PASSED BY A VOTE OF 5-0.

R200 Report by Committees
Landscape
Septic Tank
HCD Joint Committee
Scheduling and Operations
Lake Austin

NO ACTION WAS TAKEN

PRELIMINARY SUBDIVISIONS

C8-76-80 Thoroughbred Estates
 F.M. 812 and Moore Road

Evelyn Butler explained that the applicant has agreed with the conditions as listed in the staff report and that the staff would recommend approval with those conditions. She explained that evapo-transpiration systems will be permitted for tracts of five acres or larger and that this subdivision could be approved under those conditions.

John Meinrath, representing Walter Carrington, owner of an adjacent tract, discussed the street layout and objected to the location of Juniper Draw. The applicant offered to eliminate Juniper Draw.

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 Water District No. 12 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 and fiscal arrangements required by the City. (Sec. 41-14 & 41-56)
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 12 water system and to a septic tank or other system approved by the Austin-Travis County Health Department. (Sec. 41-56 & 41-57)
4. Variance required on the length of Juniper Draw cul-de-sac(s). (Sec. 41-31) Recommend to grant because of low density and provision for future extension is made. (Not required as street was eliminated by Commission.)
5. Cul-de-sac (open ended) required at the west end of Juniper Draw. (Sec. 41-31) (Not required as street was eliminated by Commission.)
6. Variance required on the length of all blocks. (Sec. 41-32). Recommend to grant because of topography and low density.
7. Variance required on the scale of this preliminary plan. (Sec. 41-11) Recommend to grant because of plat size at the required scale of 1" = 100'.
8. Waterway development permit required prior to final plat approval. (Sec. 41-47.10)
9. Show 100-year flood plain data on the preliminary plan. (Sec. 41-45)
10. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan. (Sec. 41-11)
11. Drainage and public utility easements as required. (Sec. 41-11 & 41-29)

C8-76-80 Thoroughbred Estates (cont'd.)

12. See attached memo from Health Department.

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). (Ord. No. 750313-C). This ordinance does not apply outside the city limits.
2. Show lot lines more clearly.

INFORMATION ITEMS

1. Subdivision is located outside city.
2. Subdivision is located in the Del Valle School District.
3. Subdivision is located in the South Fork of Dry Creek watershed.
4. No sidewalks required for suburban subdivision.

COMMISSION ACTION

Mrs. Shipman moved approval of the preliminary subdivision as recommended by the staff, noting that applicant has agreed to delete Juniper Draw. Mrs. Schechter seconded the motion.

AYE: Dixon, Schechter, Shipman, Stoll, Vier.

ABSENT: Danze, Jagger, Snyder.

OUT OF THE ROOM: Guerrero

THE MOTION PASSED BY A VOTE OF 5-0.

C8-78-144 Long Canyon
F.M. 2222

Evelyn Butler modified Item 21; crossed out sentence "A" report from the Engineering Department will be presented at the meeting." and added "See attached memo from the Engineering Department." Mrs. Butler recommended approval with the conditions listed in the report.

ORDINANCE REQUIREMENTS

1. Modifications required as shown on Plat Review Print to extend Preece Cove to existing public road. (Sec. 41-22)
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 and 41-14)

C8-78-144 Long Canyon (cont'd.)

3. Connection required to the City of Austin water system. (Sec. 41-49)
4. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water system and a septic tank system approved by the Austin/Travis County Health Department. (Sec. 41-13)
5. Variance required to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available and subdivision has been approved for septic tank system use by the appropriate authority. (See attached memo from Water & Wastewater Department.) (Sec. 41-48)
6. Variance required on the length of Soledad Cove cul-de-sac. (Sec. 41-31) Recommend to grant because of topography and provision for future extension is made.
7. Variance required on the length of block(s) A, B, C, D and E. (Sec. 41-32) Recommend to grant because of topography.
8. Variance required on the scale of this preliminary plan. (Sec. 41-32) Recommend to grant because of plat, etc.
9. Sidewalks required on both sides of Cerro Drive and Long Canyon Drive, and one side (specify) of all other proposed streets and subdivision side of R.M. 2222. (Sec. 41-42)
10. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits. (Sec. 41-42)
11. Contour lines required to be not more than 100 horizontal feet apart. (Sec. 41-11)
12. Minimum street centerline radius is 300' for Collector streets and 200' for residential streets. (Sec. 41-37)
13. Waterway development permit required prior to final plat approval. (Sec. 41-47.10)
14. Drainage and public utility easements as required. (Sec. 41-11 & 41-29)
15. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-44.1)
16. Show all existing easements and record references. (Sec. 41-11)
17. Reverse building setback line for Lot 51, Block A and Lot 16, Block D. (Sec. 41-11 & zoning ordinance)
18. Maximum grade on collector streets required not to exceed 15%, 20% for residential streets, or as approved by the Urban Transportation Department. (Sec. 41-37)

C8-78-144 Long Canyon (cont'd.)

19. Restrictive covenant required with final plat(s) to address the following items: (Sec. 41-35.3)
 - a. Define allowable uses and maintenance of conservation easements.
 - b. Driveway required not to exceed 14% grade for the first 25' except as approved by the Engineering Department.
 - c. 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.
 - d. 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.
20. 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). (Sec. 41-11.1)
21. Variance requested to delete curbs and gutters. (Sec. 41-43). (See attached letter and reports from Urban Transportation and Public Works Departments.) See attached memo from the Engineering Department.
22. Variance requested to delete sidewalks (Sec. 41-42) (See attached letter and reports from Urban Transportation and Public Works Department). Recommend to deny unless topographic justification is shown based on construction plans.
23. See attached memo from Health Department dated April 4, 1979.

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). (Ord. 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 Austin, Round Rock and Leander School Districts.
3. Subdivision is located in the Lake Austin watershed.
4. Preliminary plan complies with Lake Austin standards. (See attached report)

Bert Hooper, attorney for the applicant, discussed the requested variance for sidewalks. He requested that Priest Cove not be required to join into the Vaughn Ranch Road which is off the tract. He pointed out that Items 9 and 21 are inter-related and relates to the sidewalk requirements and they are asking a variance on the sidewalks. He discussed Item 20 which is a variance requested

C8-78-144 Long Canyon (cont'd.)

with respect to curbs and gutters. The collector streets will have modified curbs and gutters. The other residential streets will have at the option of the developer no curbs and gutters. He discussed alternate pedestrian ways which were a type of hike and bike trails and would take the place of sidewalks in the subdivision, but would be built with the subdivision. They will be maintained by the property owners and a homeowners association will be set up, and the trails will be dedicated on the plat to the homeowners.

John German, Director of Public Works, responded to the request for variance for the sidewalks and recommended that the subdivision meet all urban requirements including sidewalks and street construction. He felt that any roadways in the subdivision should be built to urban standards. He expressed particular concern that collectors and arterials meet urban standards regardless. Charles Graves, Director of Engineering, discussed the low density standards and stated he did not know when they would be implemented, but had hoped that it would have been done before this subdivision was processed. He discussed the density of the subdivision at large and whether or not the density of the subdivision should control or whether the density along the street should be the controlling factor. He explained this has not been determined at this point. This subdivision was reviewed on the basis that most of the streets in the subdivision are collector streets and the Engineering Department has not made a proposal for any reduction in street standards for collectors and arterials at this point and the developer has agreed to this. They are full width streets, with curbs and gutters, 44 feet, and he discussed the two differences because of the Lake Austin Ordinance. He stated they had agreed for applicant to use an alternate curb and gutter section which is called variable height curbs and gutters. He discussed the swale and how they would be used in back of the curb and gutter. Conceptually, the Engineering Department would like to try the swale, at the request of applicant, and see how it can be worked out, emphasizing the only option on collector streets is whether to use the swales or be required to use storm sewers. The collector streets will be required to have curbs and gutters. He then discussed local streets and felt the cul-de-sacs could use a non-curbed and guttered street. Mr. Graves explained that on the basis of the Lake Austin Ordinance the Planning Commission does have the right to vary after a report from Engineering and Urban Transportation regarding the requirement for curb and gutters. He explained the Engineering Department comments have been addressed on that particular request on these cul-de-sacs and these low density streets even though lacking a policy at the present time. He felt this to be close enough to what the policy eventually will be to go ahead and make a staff recommendation. He recommended approval of the variance on those particular streets.

There then was discussion of bringing the cul-de-sac through the subdivision. Mrs. Butler explained it is an ordinance requirement that stub streets be extended and pointed out there is only one entry street into the subdivision. She explained the street should be properly terminated or extended and recommended that it be extended. Stuart Henry, attorney for applicant, explained there would be an acceleration lane on 2222 and it would interfere with Vaught Ranch Road and requested the variance be granted. Mrs. Butler explained that

C8-78-144 Long Canyon (cont'd.)

it was the recommendation of Public Works and also of Urban Transportation Department to deny the sidewalk variance. Urban Transportation Department had been responsive to varying from the sidewalk requirement on local streets, but wanted a specific request on each street; the collector streets merited the sidewalks but the local streets might merit variances. She discussed the provisions of the ordinance with reference to sidewalk variances and the need to find the subdivision of a tract impractical if the requirement is not enforced.

John Aiken, speaking in opposition, stated he was negotiating with the owner of an adjacent tract and requested the Planning Commission to require the applicant to give him street access to the Beard property. He pointed out he would have no feasible access to the mountain top if some provision is not made here. The Commissioners pointed out to Mr. Aiken this was a matter for him to negotiate with the applicant and this could be done before the final is submitted to the Planning Commission for consideration.

COMMISSION VOTE

Mr. Stoll moved approval of the preliminary plat, granting the variance on the curbs and gutters as endorsed by the Engineering Department, granting the variance on the deletion of the requirement for the extension of Priest Cove as requested by the applicant, and granting the variance on the sidewalks as requested by the applicant with the provision that the Planning Commission accept the applicant's recommendation that the homeowner's association articles be written and attached to the final plat when it is approved by the Planning Commission. This will grant Variance 5, 6, 7 and 8, including Item 1. Based on the evidence presented, it is a finding of fact that it is impractical for this subdivision to be developed unless these variances are granted. The homeowner's document is to be noted on the plat by volume and page as agreed to by the applicant. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-24 Forest Ridge
 Loop 360 and Spicewood Springs Road

Evelyn Butler recommended to postpone this subdivision based on owner's request. No hearing was held.

Mrs. Shipman moved and Mrs. Schechter seconded the motion to approve this postponement as requested.

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

THE MOTION PASSED BY A VOTE OF 5-0.

C8-79-27 Barton Creek BluffsU.S. 71, South of Bee Caves Road

Evelyn Butler made the following modifications: Added "if water is available" to item 2; deleted Item 3 entirely, deleted Item's 3, 4 and 5 under Recommendations. She recommended approval with these modifications. 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 or fiscal arrangements therefor posted with the County Engineer. (Sec. 41-54 and 41-55)
2. Connection required to Water District No. 14 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, with fiscal arrangements required by the City. (if water is available - added at meeting.) (Sec. 41-52)
3. Austin-Travis County Health Department approval required for septic tank system use prior to preliminary plan approval. (Sec. 41-57)
(Deleted at meeting)
4. Austin-Travis County Health Department approval required for individual water well(s) prior to final plat approval if service is not available from District No. 14. (Sec. 41-56)
5. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 14 water system or a water well approved by the Austin-Travis County Health Department, and to a septic tank system approved by the Austin-Travis County Health Department. (Sec. 41-13)
6. Variance required on the length of all cul-de-sac(s) except Little Big Road. (Sec. 41-31) Recommend to grant because of topography and low density.
7. Variance required on the length of all block(s) over 1200' long. (Sec. 41-32) Recommend to grant because of topography and low density.
8. All lots required to comply with subdivision ordinance requirements for width and area for a subdivision approved for septic tank systems use. Such lots required to have a minimum width of 60'. (Sec. 41-35)
9. Waterway development permit required prior to final plat approval. (Sec. 41-47.10)
10. Drainage and public utility easement as required. (Sec. 41-13, 41-29, & 41-44.2)
11. The 25-year flood plain required to be dedicated as a drainage easement. (Sec. 41-44.1)
12. Change name of Tishmingo Trail, Shawnee Pass, Musket Rim, & Little Big Road. (Sec. 41-26)

C8-79-27 Barton Creek Bluffs (cont'd.)

13. Show building setback lines on the preliminary plan 25' from all front streets. (Sec. 41-13)
14. Cul-de-sac required at the ends of Tishmingo Trail, Windago Way and Spearfish Canyon. (Sec. 41-31)
15. Tishmingo Trail required to be dedicated out to Hwy. 71 for access. (Sec. 41-23)
16. Street intersection with Hwy 71 required to be approved by State Highway Department. (State requirement)
17. Maximum permitted street grades are 15% for collector street (Tishmigo Trail) and 20% for all residential streets or as approved by County Engineer. (Sec. 41-54)
18. Maintenance bond required by the County. (County Requirement)
19. County review of street and drainage plans required. (County Requirement)
20. See attached memo from Health Department dated April 5, 1979.

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). (Ord. 750313-C) This ordinance does not apply outside the city limits.
2. Recommend this owner attempt to sell lots 16, 95, 111, 112, 113 and 114 to adjoining owners so such lots can be developed from the proper side of the creek. If this is not possible, recommend a common access easement (driveway) be provided to serve lots 95 & 111-114. Recommend against multiple driveways crossing the creek.
3. The Barton Creek corridor should be preserved as an environmental easement and public access should be provided for the neighborhood. (deleted at the meeting).
4. Recommend 64' R.O.W. for Tishmingo Trail. (deleted at meeting)
5. See attached memo from E.R.M. (deleted at meeting)

INFORMATION ITEMS

1. Subdivision is located outside city.
2. Subdivision is located in the Dripping Springs School District.
3. Subdivision is located in the Little Barton Cr. watershed.
4. No sidewalks required for Suburban subdivision.
5. Natural gas service not available.

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COMMISSION VOTE

Mr. Dixon moved to approve subject to staff recommendations, granting the necessary variances, modifications, and corrections and noting owner's agreement to recommendations 1 and 2. Mrs. Schechter seconded the motion.

AYE: Dixon, Schechter, Shipman, Stoll, Vier.

ABSENT: Danze, Jagger

OUT OF THE ROOM: Guerrero and Snyder

THE MOTION PASSED BY A VOTE OF 5-0.

R105-79 Subdivision Memorandum

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

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

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

ABSENT: Danze, Jagger

THE MOTION PASSED BY A VOTE OF 7-0.

The record will show that 79-105 was pulled and that Mr. Vier was out of the room when the vote was taken. Mr. Stoll moved and Mrs. Schechter seconded the motion to continue the request for two weeks or until 5:30 p.m. on April 24.

The meeting adjourned at 9 p.m.



Richard R. Little, Executive Secretary

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION OLD SHORT FORM PLATS	Filed With P.C.	Days Expired 30	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																	PLANNING RECOMMENDATION	ACTION
				Bldg. Insp.	Elect.	Eng. Dept.	E.R.M.	Health	PARD	Plan.	Public Works	South. Gas	S.W. Bell	County Eng.	Urban Trans.	Water	Waste- water	Others	FISC. EN-1/10/11			
s78 339	Angerman Subdivision U. S. 290 West	--	--	X	X	X	X	NR	NR	X	NR	NA	X	NR	X	X	X	NR	X	APPROVE		
s79 046	St. Elias Eastern Orthodox Church Addition E. 11th St., East of Trinity St.	--	--	X	X	X	X	NR	NR	X	NR	X	X	NR	X	X	X	NR	NR	APPROVE		
s75 121	Raymond Dearing Subdivision Todd Lane	--	--					R	E	C	O	R	D	E	D					Request for Partial Vacation Recommend to Grant		
s79 015	Huebner Subdivision Old See Caves Road	--	--	X	X	X	X	X	NR	X	NR	X	X	X	X	1	1	NR	1	Consider Problem No. 24, Recommend (a) APPROVE Continued to April 24; report from Legal re fiscal 5-0		
s79 025	Jackson Estates Manhaca Rd., South of Dittmar	--	--	X	X	X	X	X	NR	X	NR	NA	X	X	X	X	X	NR	X	Consider Problem No. 19, Recommend (a) APPROVE		
s79 013	Duval Annex Reinli St., East of Airport Blvd.	--	--	X	X	X	X	NR	NR	X	NR	X	X	NR	X	X	X	NR	X	APPROVE		
s78 317	The Cedar Yard State Hwy. 71	--	--	X	X	X	X	X	NR	X	NR	NA	X	X	X	X	NA	NR	1	Consider Problem No. 20, Recommend (a) APPROVE		
s79 021	The Grant Addition Todd Ln., North of St. Elmo Rd.	--	--	X	X	X	X	X	NR	X	NR	X	X	X	X	X	X	NR	X	Consider Problem No. 24, Recommend (a) APPROVE		
	NEW SHORT FORM PLATS																					
s79 048	R.L.N. Subdivision Mo-Pac Blvd. & Hydrige Drive	4/105/10 79 79						NR	NR		NR			NR						DISAPPROVE - 3		

[illegible]

Planning Commission--Austin, Texas

[illegible]

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

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

FOOTNOTES FOR PLANNING COMMISSION MEMORANDUM---continued

26. Variance required on lot area.
 - a) Recommend to grant
 - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
 - a) Recommend to grant
 - b) Recommend to deny
28. Variance required to delete sidewalks.
 - a) Recommend to grant
 - b) Recommend to deny
29. Variance required on scale of plat.
 - a) Recommend to grant
 - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
 - a) Recommend to grant
 - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula - estimated cost per foot x lot frontage x 2.
 - a) Recommend to grant
 - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.
39. Variance required to delete Planning Commission approval of Alternative Methods as required by Section 41-35.3 (d) Subdivision Ordinance. Recommend to grant because of Amendment to Chapter 29, Austin City Code requiring submission and review of a site development plan by Engineering & E.R.M. Departments, prior to construction.