

PLANNING COMMISSION

Regular Meeting--August 24, 1976

PRELIMINARY SUBDIVISIONS

C8-76-33 Mesa Park, Phase III
Mesa Park Blvd. and Zuni Drive

The staff reported that this preliminary plan consists of 25.05 acres with 83 lots, the average lot size being 115' x 80'.

The Plat Review Committee met on August 27, 1975 and recommended approval with the following conditions:

1. Fiscal arrangements required for sidewalks along the south and west sides of Mesa Park Blvd.
2. Intersection design of Mesa Park Blvd. and Duval Road requires approval from Urban Transportation and Engineering Departments.
3. Full right-of-way for Mesa Park Blvd. must be included on final plat.
4. Waterway development permit required prior to final approval.
5. Water service is available and wastewater service is available from existing lift station. Approach main fee may be required.

Additional recommendations and conditions:

1. Inca Trail and Black Bear Bend street names must be changed as these are duplications of existing streets.
2. Wastewater service is not available at this time. The subdivision is located in the Upper Little Walnut Creek watershed.
3. Consideration of the run-off generated by the development and its effect on flooding problems downstream will be given during review of the creek permit.
4. Delete that portion of Hot Springs Drive south of Red Cloud Drive to conform to a proposed preliminary plan revision to the south.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of MESA PARK, PHASE III, subject to all departmental requirements and additional recommendations and conditions.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-37 Shiloh Subdivision, Phase Two
Davis Lane and Greenback Drive

The staff reported that this preliminary plan consists of 98.01 acres with 330 lots, the average lot size being 65' x 130'.

The Plat Review Committee met on September 17, 1975 and recommended approval with the following conditions:

1. Sidewalks required along one side of Stone River Drive, Shiloh Drive, Seminary Ridge Drive, Gettysburg Drive, Greenback Drive and Davis Lane. A note to indicate this is required on the final plat.
2. A note required on the final plat prohibiting access to collector street for lots fronting on residential (50') streets.
3. Water development permit required prior to final approval.
4. A variance is required for the block length of blocks C and D. Recommend to grant because of topography and circulation is adequate.
5. All lots required to have an adequate building site exclusive of the building line and drainage easement.
6. Exxon and Phillips Pipeline Company required to sign final plats to effect dedication of streets across pipelines.
7. Drainage and utility easements as required.
8. Show existing storm sewer facilities.
9. Show 100 year flood plain.
10. Make lot lines coincide with one side of pipeline easements instead of their centerlines.
11. All streets required to intersect at or near 90 degrees.
12. City water and wastewater service is available.
13. Applicant requested to work out the problems as related to Environmental Resource Management comments dated August 24, 1976:

"Further investigation and discussion with the applicant has resulted in agreement on how to handle the waterways. The small drainageway between Fort Sumter and Dixon Drive can be relocated with minimal damage to the environment. This will permit added lot yield in that area. However, the main channel of Boggy Creek should be left largely unaltered. This will require moving Shiloh Drive to the north in the area of Chatanooga Court, and terminating Merimack Lane further south further from the creek. Minor revisions in lot layout will result. Only with these changes being made can we recommend approval of the preliminary."

14. Subdivision required to be connected to city water and wastewater systems.

C8-76-37 Shiloh, Phase Two---continued

Additional recommendations and comments:

Engineering/Drainage

1. Fiscal arrangements required at a later date.
2. Flood plain note required on final plat.
3. Creeks are to remain in their natural channels unless approved by the Director of Engineering.

Urban Transportation

1. Alignment of Merrimack Lane and Monitor Drive required to be adjusted to achieve a 90 degree intersection at their crossing.
2. Adjust Merrimack Lane and Greenback Drive to achieve a 90 degree intersection at their crossing.
3. Monitor Drive needs to be a collector street.
4. Eliminate corner half cul-de-sacs on Merrimack Lane and Vicksburg Trail and use not less than 50' radii at corners.
5. Shift Charleston Drive to the north about 15 feet at its intersection with Dixon Drive and adjust alignment of both streets to achieve a 90 degree intersection. (Improves sight distance to Charleston Drive/Seminary Drive intersection).

Water and Wastewater

1. Water service is not available at this time. (Southwest A)
2. Wastewater service is not available because of the following:
 - a) Williamson Creek not capable of handling any additional flow at this time.
 - b) Shiloh lift station is not capable of handling the total flow produced by this subdivision.

Engineering Services, Planning and Post Office

1. Change name of the following streets:
 - a) Merrimack Lane
 - b) Merrimack Court
 - c) Plantation Circle
 - d) Greenback Drive required to be Cameron Loop

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SHILOH SUBDIVISION, PHASE TWO, subject to all of the departmental requirements and recommendations plus the additional recommendations and comments with the exception of DELETING Urban Transportations comments No. 3 and 4 and requiring a revision or including a revision of the plan to effect compliance with Environmental Resource Managements recommendation of August 24, 1976 and GRANTING the variance for the length of Blocks C and D.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-38 Mesa Village
Spicewood Springs Road and Mesa Drive

The staff recommended that this preliminary plan be postponed for ninety (90) days as requested by the owner and engineer. The Commission then

VOTED: To POSTPONE the preliminary plan of MESA VILLAGE for ninty (90) days.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-39 Onion Creek, Section Two-A
Pinehurst Drive and Champions Circle

The staff reported that this preliminary plan consists of 12.57 acres with 23 lots, the average lot size being 81' x 111'.

The Plat Review Committee met on June 23, 1976 and recommended approval with the following conditions:

1. Champions Circle and Merion Cricket Drive required to be offset a minimum distance of 150 feet. Recommend a variance be granted to 130 feet as agreed to by Urban Transportation, Planning and County Engineer after field investigation.
2. Island design in Champions Circle requires the approval of Urban Transportation and Engineering Departments and County Engineer. Need 18 feet of paving on each side of tree island.
3. Sidewalks required on one side of Pinehurst Drive and Champions Circle. Letter of credit required and location note required on final plat.
4. Subdivision required to be connected to city water system and to the Onion Creek wastewater treatment plant and system with appropriate fiscal arrangements and water approach main fee.
5. Drainage and utility easements as required.
6. Change name of Champions Circle---duplication.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of UNION CREEK, SECTION TWO-A, subject to all of the departmental requirements and recommendations and GRANTING the variance in Item No. 1.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-42 Resubdivision of Lot 30, Block K, Valley View Acres---Revised
Silvermine Drive and Racoon Run

The staff reported that this preliminary plan consists of 10.5 acres with 19 lots, the average lot size being 80' x 180'.

The Plat Review Committee met on July 14, 1976 and recommended approval with the following conditions:

1. Recommend this subdivision be required to connect to the city water system and to the existing Valley View Acres wastewater treatment plant and system. (No individual wells and septic tanks).
2. A no-occupancy restriction required on final plat pertaining to connection to a public water system and to the wastewater treatment system.
3. Note required on final plat prohibiting vehicular access (driveways) to Silvermine Drive from Lot 18.
4. Lot 19, and all lots, required to have an adequate building site exclusive of drainage easements and building setback lines.
5. Subdivision is in Water District #9 and the Southwest "B" water systems with localized problems with supply and pressure.
6. Wastewater service not available from the City of Austin.
7. Waterway development permit required prior to final approval.
 - a) Creek areas should remain in their natural state--i.e. no channelization or addition of concrete lining. Lots must have adequate building sites exclusive of flood plains, easements, and setbacks. We, (Environmental Resource Management) will not support any addition of fill material in the 100 year flood plain.
 - b) ERM recommends the 100 year flood plain be dedicated as a drainage easement. No cutting, filling, fences, or vegetation removal should be allowed in this easement. This should be indicated on the plat.
 - c) Given that the package plant has capacity to serve and treat effluent from these lots, ERM recommends that they be hooked up to it. Septic systems are not acceptable at this density. If, however, the plant must be expanded in order to serve these lots, ERM will recommend to the Texas Water Quality Board that the plant not be allowed to discharge its effluent. Williamson Creek is already an effluent dominated creek; this office cannot support the addition of more effluent.
8. Show 100 year flood plain on the final plat.
9. Bond required to be made with County for construction of paving and drainage to county specifications.
10. Drainage and utility easements as required.

C8-76-42 Resubdivision Lot 30, Block K, Valley View Acres---Revised---Cont'd.

Additional comments:

Water and Wastewater

1. Water service is not available at this time (S.W., B.) and wastewater service is not available.
2. Water approach main charge required.
3. Fiscal arrangements required for water.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of RESUBDIVISION OF LOT 30, BLOCK K, VALLEY VIEW ACRES - REVISED, subject to all of the departmental requirements and recommendations and additional comments.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-43 Travis Oaks Estates
 Kohlers Trail south of Gibson Drive

The staff reported that this preliminary plan consists of 53 acres with 12 lots, the average lot size being 2 acres .

The Plat Review Committee met on July 14, 1976 and recommended approval with the following conditions:

1. Subdivision required to be developed to urban standards. Recommend a variance to delete requirements for curbs, gutters and wastewater lines for this two (2) acre layout in conformance with the "Low Density Standard" policy recently adopted by the Planning Commission.
2. Letter required from Water District #17 indicating that fiscal arrangements have been made to serve this subdivision with water.
3. Waterway development permit required prior to final approval.
4. All lots required to have an adequate building site (including septic tanks and drain field) exclusive of drainage easements, steep slopes and building setback lines.
5. Recommend no sidewalks be required because of topography and limited pedestrian activity in this area.
6. Variance required on the length of Kohlers Trail. Recommend to grant because of topography, low density, and provision for extension is made.
7. Recommend a variance on the centerline radius for the curves along Kohlers Trail to the largest possible radius based on topography and trees. (standard is 300')
8. Restriction required on final plat prohibiting resubdivision in accordance with the "Low Density Standard" policy recently adopted by the Planning Commission.

C8-76-43 Travis Oaks Estates---continued

9. Health Department approval required for septic tank use prior to preliminary approval. Percolation and core tests required; one each per five (5) acres for preliminary approval, and a percolation test for each lot for final approval. Connection to Water District #17. Restriction on final plat to single family only. Percolation tests required on each lot prior to final approval and stake property lines on Lots 5-12.
10. Restriction required on final plat prohibiting construction on any lot without prior approval of the Austin-Travis County Health Department.
11. Show 100 year flood plain data. Preliminary site visit indicates that lots are large enough so that structures will not be forced to be placed in the creek areas.
12. Environmental Resource Management recommends:
 - a) The tract should be analyzed in accordance with the proposed Lake Austin standards.
 - b) The lots be equipped with alternative systems rather than traditional septic tanks.
 - c) Lot lines should run down creeks so that the creeks will not bi-sect lots and cause building and septic tank site problems.
13. Change Kohlers Lane to Kohlers Trail.
14. Drainage and utility easements as required.
15. Show all centerline curve data.
16. The County Engineer's comments dated July 14, 1976 are as follows:

Roads should be held to a maximum grade of 15%. Suggest re-location of cul-de-sac at end of Kohlers Trail out of drainage area to avoid cut and fill. This would also eliminate need for drainage easement, culvert, and a possible 25% cross grade. Alignment of Kohlers Trail in vicinity of Lot 2 and Lot 7 will require 7 to 10 foot cuts and 20 feet of fill to hold grade. The right-of-way, as shown, is not enough for 20 feet of fill. Radius of Kohlers Trail, just south of intersection with Strader Circle should be 200-foot minimum.

Flood Prone Area is located on Lot 11, in southeast portion of the plat, should require dedication of drainage easement. Other easements will be needed as necessary for drainage. Flood Prone Areas should present problems for septic tank location. Approval for a Flood Hazard Area Development Permit will be needed for all proposed infrastructure before the final plat can be approved for recording.

C8-76-43 Travis Oaks Estates---continued

Additional comments:

Environmental Resource Management

1. Show 100 year flood plain data.

Urban Transportation

1. Straighten Kohlers Lane enough to achieve minimum centerline radius of 300 feet.
2. Eliminate partial cul-de-sac near south end of Kohlers Lane.

Engineering

1. Fiscal arrangements required for drainage and for street construction to "Low Density Standards".
2. Show Volume and Page of adjoining property owners and lot dimensions.

Water and Wastewater

1. Fiscal arrangements required for water and wastewater.
2. No water and wastewater available from the City of Austin.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of TRAVIS OAKS ESTATES, subject to all of the departmental requirements and the additional comments indicating ERM's comment 12-b being modified to permit whatever system is approved by the Health Department and GRANTING the variances in Item No's. 1, 5, 6 and 7.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Rindy
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

(Mr. Bill Stoll was out of the room while the vote was taken.)

C8-76-44 Village Ten at Anderson Mill
Lake Creek Parkway and Millwright Parkway

The staff reported that this preliminary plan consists of 43.63 acres with 14 lots, the average lot size being 80' x 120'.

The Plat Review Committee met on June 23, 1976 and recommended approval with the following conditions:

1. Sidewalks required on west side of Millwright Parkway, both sides of Mill Creek Parkway and Creek View Drive and on one side of Tonga Trail and Hard Rock Drive. Letter of credit required and location note required on final plat.

C8-76-44 Village Ten at Anderson Mill---continued

2. Variance required on the length of the block containing multi-family. Recommend to grant because of existing development and proposed use.
3. Show building setback lines on preliminary plan, 25' from front streets and 15' from side streets for residential lots. Recommend 25' from all streets for the commercial and multi-family tracts.
4. Show lot number designations on commercial and multi-family tracts.
5. Note required on final plat prohibiting driveway access within 100 feet of the intersecting R.O.W. lines of Lake Creek Parkway and Millwright Parkway and Mill Creek Parkway.
6. Creek View Drive needs to be 64' in width.
7. Slope or grades of streets not to exceed the following:
 - a) Lake Creek Parkway - 8%
 - b) Mill Creek Parkway - 8%
 - c) Creek View Drive - 15%
 - d) Millwright Parkway - 15%
8. Williamson County M.U.D. #1 to determine availability of water and wastewater. Need letter prior to final approval. Fiscal arrangements required therefor.
9. Minimum centerline radius for collector streets is 300' and 200' for residential streets. Show on preliminary plan.
10. Cul-de-sac required at southwest end of Tonga Trail. Recommend variance to delete cul-de-sac requirement.
11. Change name of Creek View Drive as it is a duplication.
12. Creek Permit required. Applicant should show location of the 100 year flood plain as it exists now, and its location after the proposed channelization. The segment of the creek which crosses the proposed parks should be treated in a natural way; i.e. concrete sides and bottoms must be avoided, and existing trees should be preserved. The applicant should provide retention areas on site to handle the runoff generated by development of the multi-family tract. Any drainage/channelization work must be coordinated with these areas, and will be analyzed carefully in order to assure a natural a treatment as possible. As a general rule E.R.M. discourages the use of channelization as a method of flood control. Given the width of the flood plain, and the environment of the area to be altered, exceptions to this policy can be made. ERM therefore, needs flood plain information in order to be more specific.

Additional comments:

Urban Transportation

1. The centerline of Creek View Drive at Millwright Parkway must line up or be off-set 150 feet from the centerline of any street (existing or platted) entering Millwright Parkway from the east.

C8-76-44 Village Ten at Anderson Mill---continued

Additional Comments--continued:

Planning Department

1. Recommend Commission consider requiring a minimum setback of 50' from the south property line adjoining the single-family lots on the multi-family tract.
2. Recommend multi-family tract be limited to a total of 250 units to conform to density approved on original conceptual plan.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE TEN AT ANDERSON MILL, subject to all of the departmental requirements and additional comments, GRANTING the variances in Item No's. 2 and 10.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll. Ms. Mather

NAY: Ms. Chance

ABSENT: Ms. Lewis-McGowan

C8-76-45 Deerbrook Village at Anderson Mill
Deerbrook Trail and F M. 620

The staff reported that this preliminary plan consists of 23.87 acres with 74 lots, the average lot size being 80' x 140'.

The Plat Review Committee met on July 7, 1976 and recommended approval with the following conditions:

1. Provision required for future R.O.W. of 150 feet on F.M. 620. 75' from the existing centerline. Show future R.O.W. line on preliminary plan and building line of 25 feet back from future R.O.W. line.
2. Recommend restriction on final plat prohibiting vehicular access to F.M. 620 from all abutting lots.
3. A variance required on the length of block abutting F.M. 620. Recommend Berryhill Way be extended to F.M. 620 and provide for a break in this very long block (2000 feet). Recommend variance if Berryhill Way is extended.
4. Subdivision required to be connected to Williamson County M.U.D. #1 water and wastewater system. Letter of approval required from said M.U.D. stating availability of water and wastewater prior to final approval.
5. Deerbrook Trail and Split Rail Parkway required to be dedicated with fiscal arrangements for construction to provide access to this addition.
6. A variance is required on the length of Moss Rock. Recommend to grant because only eleven (11) lots are served by this cul-de-sac.

C8-76-45 Deerbrook Village at Anderson Mill---continued

7. Fiscal arrangements required for sidewalks on both sides of Deerbrook Trail, on the south side of F.M. 620 and on one side of all other streets. Location note required on final plat.
8. Urban Transportation Department to determine R.O.W. needs on Split Rail Parkway and Deerbrook Trail.
9. Show centerline curve data of all curved streets to verify compliance with required standards.
10. Drainage and utility easements as required.
11. Environmental Resource Management recommends that a 100 foot building setback be required on all lots backing up to Highway 620 in order to protect the future residents from the effects of noise from the edge of the R.O.W. which is required by the Highway Department (Note: This area was originally planned to be a commercial area, which would have acted as a noise buffer, especially at night. ERM supports efforts to eliminate "strip development" of commercial uses along major roadways, but feels that the residential uses which may replace it must be protected from severe impacts associated with them. With the commercial uses removed, this office recommends that the 100 foot setback be required. Noise is not effectively buffered by trees. It takes either a solid barrier or distance to mitigate noise impacts.)

Another alternative might be the construction of an earth berm along Highway 620, which could then be landscaped. This would have the additional advantage of providing visual buffering for both the highway users and home owners. The 100 foot setback may be able to be reduced if a berm is considered.

Additional comments:

Urban Transportation

1. Deerbrook Trail should have 70' of R.O.W. for 200 feet from F.M. 620 and tapering back to 60 feet at a point 400 feet from the south R.O.W. line of F.M. 620.
2. Split Rail Parkway required to have 60 feet of R.O.W.

Planning, Engineering and Post Office

1. Change name of Fannin Cove, Charnwood, Wildwood Court, Berryhill Way and Moss Rock as they are duplications.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan of DEERBROOK VILLAGE AT ANDERSON MILL, subject to departmental requirements and additional comments DELETING Item No's. 1 and 11 and SUBSTITUTING for #11 the requirement of 25' setback from F.M. 620, a privacy fence, leaving existing trees and requiring a restriction on the final plat requiring noise abatement construction for those houses adjoining F.M. 620.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll.
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-46 Cherry Creek, Phase VI, Section 3
Headly Drive and Lancret Hill Drive

The staff reported that this preliminary plan consists of 9.33 acres with 35 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on July 14, 1976 and recommended approval with the following conditions:

1. A variance is required on the length of Lancret Hill Drive cul-de-sac. Recommend to grant because of topography.
2. Sidewalks required on both sides of Headly Drive and on one side of Lancret Hill Drive and Bushnell Drive. Sidewalk location and construction note required on final plat.
3. Subdivision required to be connected to the city water and wastewater system with appropriate fiscal arrangements.
4. Waterway development permit required and fiscal arrangements for streets, drainage and sidewalks.
5. Subdivision would require water service from Southwest "A" system and is not available at this time.
6. Subdivision would place additional load on Williamson Creek Treatment Plant.
7. Building permits required prior to any construction.
8. Need 100 year flood plain information in order to evaluate tract for Creek Permit purposes.
9. Environmental Resource Management recommends:
 - a) In construction of roads and clearing of building sites, applicant should continue to preserve as many trees as possible.
 - b) This tract is part of a former P.U.D. site, and is well suited to the P.U.D. approach because of the hill and tree covered rocky terrain adjacent to it. While we have no major objection to this particular subdivision, we will closely scrutinize any proposal to place more small single family lots on the hill and ridge. Placement and size of such lots will be crucial, due to the steep, highly visible topography and numerous trees. Lots on steep hills need to be larger in order to provide adequate building sites.
10. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE VI, SECTION THREE, subject to all of the departmental requirements and GRANTING the variance in Item No. 1.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-75-07 Lakecliff
Rockcliff Road and West Lake Drive

The staff reported that this preliminary plan consists of 4.10 acres with 8 lots, the average lot size being 106' x 115'.

The Plat Review Committee met on February 26, 1975 and recommended approval with the following conditions:

1. Show 5' dedication for R.O.W. on the east side of Rockcliff Road to make 40'. Recommend variance from the Ordinance requirement of 50' because of slough and existing houses.
2. Drainage permit required.
3. Recommend variance to exclude the balance of the tract not included in preliminary plan.
4. This subdivision is not approved for septic tanks. Approved for holding tanks only. All prospective purchasers must be so advised.
5. The lots in this subdivision are hereby restricted from occupancy until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate and sufficient supply for family use.
6. It will be necessary for the residents to secure approval of the Texas Water Development Board for lake water that might be used for this subdivision and the treatment will need to be approved by the Austin-Travis County Health Department.
7. This subdivision is classified as "URBAN" and will require fiscal arrangements for water and sewer lines as well as paving before the subdivision can be approved.
8. Any change in the shoreline or proposed boat docks will require Navigation Board and City Council approval.
9. Building permits will be required prior to any construction.
10. Relative to the existing structures on Lot 3, 4 and 8, these structures would be considered nonconforming due to insufficient front setback or more than one structure used for residential purposes on the lot.
11. Show slough along west side of Rockcliff Road.
12. Show how Rockcliff Road ties into existing public road for access.
13. Rock Cliff Road should be Rockcliff Road.
14. Restriction required on final plat stating until Rockcliff Road is constructed to city standards by the abutting property owners, the city will take no responsibility for improvements or maintenance.
15. Variance requested from regular urban construction standards indicated in No. 7 above because road is existing with paving. Recommend to grant with No. 14 note on the final plat.
16. Variance required on R.O.W. width of Rockcliff Road to permit 35' instead of 50' or 40' as recommended in Item No. 1.

C8-75-07 Lakecliff---continued

17. Variance requested to delete requirements indicated in No. 7 for City water and wastewater because such is not available and to permit holding tanks in lieu of septic tanks. Recommend to grant with notes 4 and 5 on final plat and because Health Department will not approve septic tanks.
18. See applicant's letter identifying his reasons for the variances in the Planning Department file.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of LAKECLIFF, subject to all of the departmental requirements DELETING Item No. 1, GRANTING the variances in Item No's. 3, 15, 16 and 17 and REQUIRING Lots 5, 6 and 7 to be platted as 2 lots instead of 3.

AYE: Messrs. Gutierrez, Dixon, Jagger and Stoll. Mmes. Chance and Mather
NAY: Messrs. Guerrero and Rindy
ABSENT: Ms. Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) final subdivisions have appeared before the Commission in the past and have now met all departmental requirements. The staff recommends that these subdivisions be approved. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-72-65 Eck Lane Addition
 Eck Lane
C8-72-129 Lamplight Village, Section 2
 Lamplight Village & Glass Glow
C8-76-31 Slow Turtle Subdivision
 Toro Canyon Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
 Mmes. Chance and Mather
ABSENT: Ms. Lewis-McGowan

C8-75-22 Countryside, Section 1
 Walsh Tarlton Lane

AYE: Messrs. Guerrero, Dixon, Gutierrez, Rindy and Stoll
 Mmes. Chance and Mather
ABSTAIN: Mr. Jagger
ABSENT: Ms. Lewis-McGowan

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision pending fiscal requirements, compliance with departmental requirements as on file with the City of Austin Planning Department and street name changes required.

C8-76-39 Onion Creek, Section 2-A
Pinehurst Drive and Champion Circle

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending the city's ability to serve with water and wastewater.

C8-76-41 Oak Knoll Commercial
Highway 183

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The staff reported that this planned unit development has appeared before the Commission in the past and has now met all departmental requirements. The staff recommends that this P.U.D. be approved. The Commission then

VOTED: To APPROVE the following planned unit development.

C814-75-07 Quail Run
Rundberg Lane and Rutland Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following planned unit development pending fiscal requirements and compliance with departmental requirements as on file with the City of Austin Planning Department.

C814-76-08 Summerwood, Section Five
Steck Avenue

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four short form plats have complied with all departmental requirements and recommended that they be approved. The Commission then

VOTED: To APPROVE the following short form plats.

C8s-76-77 Resub. of Lot B, Block D, Lamplight Village, Section One
Parmer Lane and Limerick Avenue

C8s-76-108 Wood Shadows, Section Four - Amended
Ceberry Drive

C8s-76-136 Resub. Lots 4 and 5, Block G, Meadowcreek, Section Two,
Phase Two
Loganberry Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8s-76-93 Resub. of Lot 1, Block D, Aqua Monte, Section Two
Lakeridge Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger and Stoll
Mmes. Chance and Mather

NAY: Mr. Rindy

ABSENT: Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on the signature of the adjoining owner and to DELETE requirements for wastewater because wastewater is not available.

C8s-76-122 Aery Addition
West View Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To APPROVE the following short form plat with a setback line of 40 feet on Lot C to provide a 15 foot setback if cul-de-sac is constructed in the future, GRANTING a variance on the requirement for the cul-de-sac.

C8s-76-117 Resub. of Lots 5, 6 and 8, Block 12, Fruth Addition
W. 31st Street and Cedar Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plat and to GRANT the variance to DELETE requirements for wastewater because it is not available.

C8s-76-101 Ralph Simonson Addition
Old U.S. 183

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plat and to GRANT the variance to remove the requirement of the building line.

C8s-76-140 Buell Avenue Addition
Buell Avenue

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plat and to GRANT the variances to DELETE the requirement for sewer fiscal and on the signature of the adjoining owner.

C8s-76-141 Wild Basin No. 2
Wild Basin Ledge

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-76-143 Resub. of Lot 1 and 2, Morrow Subdivision
U.S. 183 and W. Duval Road

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and Council approval of wastewater approach main required prior to final approval.

C8s-76-145 Resub. of Green Trails Estates
Hart Lane and Green Trails Parkway

AYE: Messrs. Guerrero, Dixon; Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following two short form plats pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-76-137 Resub. of Tract 1 of Omega-Terrell-Lynch Subdivision
I.H. 35 and E. 49th Street
C8s-76-138 Citizen's Subdivision #2
I.H. 35 and E. 53½ Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To POSTPONE the following short form plat pending receipt of a variance letter.

C8s-76-139 Bundick Oaks
Ladera Vista Drive and Old U.S. 183

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements.

C8s-76-124 Tex-Pop Addition
Anderson Lane and Watson Street

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

The Commission then

VOTED: To DISAPPROVE the following short form plats pending the city's ability to serve with water and/or wastewater.

C8s-76-142 Achison Frazer, Hutchison Addition
Shoal Creek Blvd.
C8s-76-144 Leffler Addition
Jollyville Road - McNeil Road
C8s-76-146 McCuistion Addition
Canyon Circle West and Canyon Circle East

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

PUBLIC HEARINGS

C2o-76-002 Zoning Ordinance
Amendment to Sec. 45-31 of the Zoning Ordinance dealing with sign setbacks, tethered aerial devices and church accessory signs.

Mr. Lillie introduced Mr. Ed Stevens, representing the Building Inspection Department, who delivered the report and recommendation of the Sign Committee. He reported that the Sign Committee felt that the Sign Ordinance recognized height of advertising as a factor causing visual encroachment into surrounding or adjacent residential development and that any exceptions to the current regulation permitting heights in excess of the present height and area provisions would present an unfair advantage over other sign and advertising contractors. For this reason, the Sign Committee voted to recommend that no exception or provision be made for blimps, derigibles, or balloons.

C2o-76-002 Zoning Ordinance--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. Jack Jewett

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jack Jewett, speaking in favor of adding the provision for tethered aerial devices to the Zoning Ordinance, said he had read the current portion of the ordinance dealing with signs, and there was no reference made to blimps, derigibles or balloons. Mr. Bob Miller, representing the Sign Committee, replied that the Committee felt that these devices did come under the ordinance, which defines a sign as anything which directs attention. It was explained that aerial devices are safer the higher they are, and if made to abide by the height limitations as stated in the ordinance, these devices could be dangerous. Mr. Rindy asked if search lights were considered signs and Mr. Miller replied that they were intangible. Mr. Jagger felt that the ordinance should be amended to either prohibit or regulate these devices. Ms. Chance thought they should be regulated. Ms. Mather wondered if it would be possible to allow blimps, derigibles and balloons to exceed the height limit. Mr. Miller felt that if an exception was made for them, others would request permission to also exceed the limits. Mr. Jagger made a motion to leave the ordinance unchanged in respect to tethered aerial devices and to ask the Building Inspection Department for a report on search lights. Ms. Mather seconded the motion.

COMMISSION VOTE:

To retain Sec. 45-31 of the Zoning Ordinance dealing with tethered aerial devices as it now reads, with no amendment.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
 Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C11-76-002 Transit and Transportation

Review of loading facilities, parking, and vehicular circulation for proposed Continental Trailways Bus Depot at I.H. 35 and East 1st Street as required by Sec. 45-30 of the Code of the City of Austin.

Mr. Brian Schuller, representing the Planning staff, told the members that this item had been before the Commission on August 10 and had since been heard by the Urban Transportation Commission. The recommendations of the Urban Transportation Commission are that bus and automobile traffic enter the site from East 1st Street

C11-76-002 Transit and Transportation--Contd.

and exit the site on I.H. 35 frontage road; that a minimum of fifteen (15) parking spaces and some bicycle parking be required; and that sound buffering be provided on the east and south property lines of the site. Mr. Schuller said that a site plan had been prepared in accordance with these recommendations. He added that the zoning ordinance provides that the Planning Commission shall determine the number of parking spaces that would be adequate for this facility. He also said that the property is already zoned "C" Commercial, 3rd H & A and does allow this type of use.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

Petition of 104 names

WRITTEN COMMENTS IN OPPOSITION

Petition of 41 names

PERSONS APPEARING IN FAVOR

Tom Curtis (Representing Applicant)

Baltimore Revis (Representing Applicant)

Leonard Schlueter (Representing Applicant)

Dan Frieden (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

Paul Hernandez

Julio Hernandez

Mrs. Garcia

COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez asked what the increase in traffic had been in the area. Mr. Bill Lowery, representing the Urban Transportation Department, responded that traffic had actually decreased since 1971. Mr. Gutierrez expressed concern for the children going to school and to Palm Park. He said that he had spoken to the ticket agent at Continental Trailways and was told that 4 to 40 people disembark from the buses each trip. Mr. Gutierrez moved that 40 parking spaces be required to maintain adequate public safety and traffic flow. The motion died for lack of a second. Mr. Dixon offered a substitute motion that a minimum of 25 and a maximum of 30 on-site parking spaces be required. Mr. Stoll seconded the motion. The Commissioners were concerned about the increase in bus passengers and wondered if the number of parking spaces could be tied to the number of passengers estimated to be an average at this time. Mr. John Meinrath, representing the Legal Department, told the members that this was not a zoning issue and, therefore, this could not be done. Mr. Guerrero added that if this was a concern, the number of parking spaces required now should take into consideration the possibility of the bus operation growing. Mr. Gutierrez felt that Mr. Dixon's motion did not provide enough parking spaces. He asked Mr. Lillie how many parking spaces were shown on the site plan including parking for cabs. Mr. Lillie answered that there were 19 spaces, two designated for cabs. Mr. Gutierrez made a motion that 21 additional parking spaces be required, 5 to be designated for taxi parking. Ms. Chance seconded the motion.

C11-76-002 Transit and Transportation--Contd.

COMMISSION VOTE:

To APPROVE the Continental Trailways Bus Depot at I.H. 35 and East 1st Street with 40 parking spaces, 5 of which are to be designated for taxi use.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C814-76-001 Crow and Associates, Inc.:
Loop 360 & Great Hills Dr.

A request for 251 detached single family units, 83 townhouse units with additional proposed multi-family and commercial acreage and common open space, called "The Great Hills P.U.D. #2".

Mr. Brian Schuller, representing the Planning staff, delivered the staff report and the staff recommendation to approve the request subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Roy Bechtol (Representing Applicant)

Glenn Schmidt (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Schuller told them that this application was postponed in March of this year by the Planning Commission pending review in relation to the Lake Austin Study. He continued that the plan being presented at this time was a revised plan in response to original ordinance requirements and recommendations, and in the Lake Austin Study development criteria. Mr. Bill Lowery, representing the Urban Transportation Department, said that this department is concerned about the street widths. He explained that the street standards require that a collector street be 50 feet wide, but that since this is a P.U.D., private streets are allowed. He added, in response to a question from Mr. Jagger, that if 30-foot streets were constructed, the residents would have to be asked not to park their cars on the street in front of their houses. The applicant presented the following letter to the Commission:

"We have reviewed the staff report on our application for our Planned Unit Development and we can or have complied with many of the ordinance requirements and staff recommendations. There are some points where we feel variances or exceptions will allow a much better development and we feel that these points deserve your consideration.

C814-76-001 Crow and Associates, Inc.--Contd.

- A. Ordinance Requirements: Most requirements listed have been or will be complied with. We ask your approval for variances or exceptions as follows:
1. Urban Transportation Comments 1, 2 & 3: We request that the R.O.W. and paving widths of 60' and 44', respectively, be waived to 50' and 30'. The most significant reasons for this request are:
 - a. Less cut and fill required
 - b. Less clearing of vegetation required
 - c. Less paving required
 2. Urban Transportation Comment 5: It is our understanding that the standard of a maximum grade of 15% can be varied by the staff to exceed 15% if it is for distances less than 300 feet. We request this degree of flexibility be allowed.
 3. Urban Transportation Comment 6: If standards in excess of a neighborhood collector street are required for Great Hills Trail, we request that it be appropriately included in the City's Arterial Plan.
 4. Urban Transportation Comment 7: It appears this requirement may be in conflict with the desires of the Department of Environmental Resource Management. Accordingly we request that enough flexibility be allowed to design this street with its entry on Loop 360 as shown and be of an appropriate grade to get to its current termination basically as shown. We feel that this can be accomplished by permitting a maximum grade of 17% for a relatively short distance.
 5. Urban Transportation Comment 8: Simons Road is shown connecting to this road network solely because it exists as an unimproved, county R.O.W. It is not necessary to serve this development and we propose that it be left as is with no plans for improvement.
 6. Urban Transportation Comment 9: We request that the sidewalk requirement for the local and collector streets be waived in lieu of a trail system to be developed in the greenbelt area.
 7. Although it was not mentioned by Urban Transportation, our plan contains cul de sacs that conflict with the maximum and minimum length standards and we request they be approved as shown.
- B. Departmental Recommendations
1. Engineering Department Recommendation 1: We request that the name Great Hills Trail be allowed since it is platted of record south of Loop 360 and this street is its direct extension.
 2. E.R.M. Recommendation 5: We ask that this recommendation not be approved. We feel it is vital to our overall development to have an east-west street in this area to serve our adjacent property.

C814-76-001 Crow and Associates, Inc.--Contd.

We fully realize the sensitivity of the area in question but it is in fact one of the least sensitive areas available to us. We have discussed at length with the E.R.M. staff our planning for adjacent areas which include only one other crossing of this stream.

3. E.R.M. Recommendation 6: The density in question is less than 6 units per acre which we do not consider excessive. This density meets the impervious coverage requirements and allows for considerable green and open space both within and around the townhouse area. The units will not be as visible as initially thought by the E.R.M. staff due to the configuration of the site and surrounding topography, heavy tree cover, and an increased set-back from the actual edge of the ridge adjacent to Loop 360.

4. Lake Austin Development Plan:

- a. Canyonside Drive: As discussed above, we feel it is imperative to extend this street across the valley to serve our adjacent property to the west. Accordingly, we request variances necessary to accomplish this. In addition to the question of maximum grades discussed above, we feel the street can be designed with maximum cuts and fills of 5' - 6' located only in the areas of the maximum grades.

We realize that this is contrary to the standards recommended by the Lake Austin Study, but we must ask for flexibility such as this in isolated and infrequent cases.

- b. Impervious Coverage: We must take exception to the staff recommendation that flood plain area not be included in allowable impervious coverage calculations. Even though no impervious surfaces are allowed in the flood plain, that surely does not affect the consideration of how the undisturbed land in the flood plain affects the run-off of adjacent land.

In regard to the impervious coverage proposed by this plan, we have studied the plan extensively with the staff and it is my understanding that the current plan meets the required standards.

We feel that these requests are reasonable and do not violate the spirit of any proposed or existing ordinances and we therefore respectfully request your approval as outlined herein."

Mr. Jagger made a motion to approve the request for a P.U.D. subject to ordinance requirements and departmental recommendations, with the exception of numbers 1, 2 & 3 from Urban Transportation; amending Urban Transportation recommendations 5, 6, 7 & 8 in accordance with the applicant's request; and

C814-76-001 Crow and Associates, Inc.--Contd.

deletion of recommendation number 6 from the Environmental Resource Management Department. Ms. Mather Seconded the motion.

COMMISSION ACTION:

To APPROVE the request of Crow and Associates, Inc. for 251 detached single family units, 83 townhouse units with additional proposed multi-family and commercial acreage and common open space, called "The Great Hills P.U.D. #2", subject to ordinance requirements and departmental recommendations, deleting numbers 1, 2, & 3 from Urban Transportation; amending Urban Transportation recommendations 5, 6, 7 & 8 in accordance with the applicant's request; and deleting recommendation number 6 from the Environmental Resource Management Department.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

SPECIAL PERMITS

<u>C14p-76-032</u>	<u>AMPCO Corporation:</u> 1100 South I.H. 35, also bounded by East Riverside Dr.	<u>A self-service gasoline station and convenience store including the sale of beer and wine in unopened containers for off-site consumption.</u>
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Mr. Brian Schuller, representing the Planning staff, told the members that they had approved this request previously subject to a revised site plan and that was being presented at this time. He added that the neighborhood had not had an opportunity to review the revised plan and were requesting that the application be postponed to September 14.

COMMISSION ACTION:

Members reviewed the information presented. The applicant's representative requested that the application not be postponed. He felt that no solution could be reached with the neighborhood organization and he preferred to have the Commission make the decision immediately. Mr. Jagger felt that a decision could not be reached until the neighborhood residents had had an opportunity to review the revised site plan and make comments. Ms. Chance agreed. Mr. Stoll made a motion that the request for a special permit be postponed to September 14 and Ms. Chance seconded the motion.

COMMISSION VOTE:

To POSTPONE TO SEPTEMBER 14, 1976 the request of AMPCO Corporation for a special permit for a self-service gasoline station and convenience store including the sale of beer and wine in unopened containers for off-site consumption, located at 1100 South I.H. 35, also bounded by East Riverside Drive.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Rindy and Stoll; Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan and Mr. Dixon*

*Out of room.

OTHER BUSINESS

C12-76-004(a) Public Services

Consideration of approach main to Gracywood, Sec. II,
File #C8-76-34

Mrs. Evelyn Butler, representing the Planning staff, told the members that the equivalent of an eight-inch approach main for water service will be required. She said that the line will serve approximately 789 living units with water service.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Stoll made a motion that the request for an approach main be approved. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To APPROVE the request for an approach main to Gracywood, Sec. II.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C12-76-004(b) Public Services

Consideration of approach main to Woodcliff,
File #C8-75-20

Mrs. Evelyn Butler, representing the Planning staff, told the members that this subdivision will require an approach main that consists of a six-inch force main and an eight-inch gravity main for wastewater service. Approximately 480 equivalent living units are proposed to be served by the gravity main. The City will share in the cost of the main, funding approximately \$450.00 of the \$900.00 required.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Stoll made a motion that the request for an approach main be approved. Mr. Dixon seconded the motion.

COMMISSION VOTE:

To APPROVE the request for an approach main to Woodcliff.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;
Mmes. Chance and Mather

ABSENT: Ms. Lewis-McGowan

C8-76-18Twin Mesa

Hyridge Drive & Adirondack Trail

Mrs. Evelyn Butler, representing the Planning staff, explained to the Commission members that they had approved the subdivision application on July 27 with a request that the owners meet with City staff prior to submission of the final plat to study the feasibility of cul-de-sacing Hyridge Drive. She said that this had been held and it was the opinion of Urban Transportation, Planning and the applicant that it would be best to leave the plan as it was submitted, without the cul-de-sac. The applicant has submitted a letter requesting that the original plan approval be reaffirmed.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion that the previous approval be reaffirmed. Mr. Stoll seconded the motion. Ms. Mather did not agree, but preferred that the street be cul-de-saced.

COMMISSION VOTE:

To REAFFIRM THE APPROVAL of Twin Mesa Subdivision on Hyridge Drive and Adirondack Trail.

AYE: Messrs. Guerrero, Dixon, Gutierrez, Jagger, Rindy and Stoll;

Ms. Chance

NAY: Ms. Mather

ABSENT: Ms. Lewis-McGowan

The meeting was adjourned at 11:50 PM.

The meeting of the Planning Commission was called to order at 5:00 PM in the City Council Chambers, 301 West Second Street.

Present

Miguel Guerrero, Chairman
Barbara Chance
Freddie Dixon
Gabriel Gutierrez, Jr.
Sid Jagger
Jean Mather
Dean Rindy
Bill Stoll

Absent

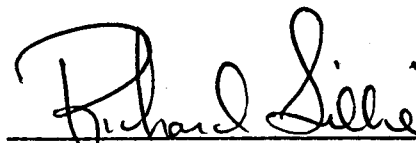
Linda Lewis-McGowan

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director
of Planning
Maureen McReynolds, Director, Environmental
Resource Management
John Meinrath, Assistant City Attorney
Bill Lowery, Urban Transportation Dept.
Ed Stevens, Building Inspection Dept.
Jim Gotcher, Building Inspection Dept.
Brian Schuller, Planner

City Council Member Present

John Trevino



Richard R. Lillie
Executive Secretary