

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--November 9, 1976

The meeting of the Commission was called to order at 7:00 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman  
Barbara Chance  
Gabriel Gutierrez  
Sid Jagger  
Jean Mather  
Dean Rindy  
Bill Stoll  
Nellie White

Absent

Freddie Dixon

Also Present

Richard Lillie, Director of Planning  
Tom Knickerbocker, Assistant Director  
of Planning  
Maureen McReynolds, Director of Environmental  
Resource Management  
Bill Lowery, Department of Urban  
Transportation  
Evelyn Butler, Supervisor of Current Planning  
Brian Schuller, Planner  
Dona Jakubowsky, Administrative Secretary

## SPECIAL PERMITS

C14p-76-043      Shoal Creek Investors:      Shoal Creek Hospital Addition  
3501 Mills Avenue at  
West 35th Street

Mr. Lillie reminded the members that this application had been postponed from the meeting of November 2 and that they had requested the applicant to revise the site plan to show more water retention. Mr. Lillie then read Sec. 45-29(d) of the Zoning Ordinance titled Factors to be considered, concerning the decision to grant or deny a special permit.

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather asked the representatives of the applicant if this was currently a psychiatric hospital and was told that it was. She then asked if the proposal involved a change in the use. Mr. David White, representing the applicant, said that the plans were to add medical services as the demand for these had increased. Ms. Mather felt that there was more need in Austin for a psychiatric hospital. Mr. White said that the plans were not to change the nature of the hospital, but to be equipped for medical services as well as psychiatric services. He continued that the hospital is licensed for 280 beds, that approximately 200 are presently being used, and they would increase that number to 250. Mr. Gutierrez asked if the hospital could be used in an emergency situation. Mr. White said that they would have an emergency receiving area but that it would not operate in the same way that Brackenridge operates. Mr. Gutierrez expressed concern over the present financial situation of Brackenridge and thought that another medical facility in the city would put an extra burden on Brackenridge. Mr. Guerrero explained that the Commission, in making a decision on this special permit, had to consider the effect of the proposed project on the people of Austin. Mr. White felt that the cases that would use the Shoal Creek facility would not use the Brackenridge facility, but another hospital in the Shoal Creek area. Mr. Gutierrez said that more information was needed concerning the effect of the proposed project on Brackenridge Hospital. Mr. Rindy asked if the City Council or the Hospital Board had discussed the proposal. Mr. White answered that he did not know. Mr. Rindy said that it appeared that the applicant had met the requests made of them by the Commission at the November 2 meeting, but in light of the new issue of the change in use, he thought the application should be postponed. He made a motion to postpone the request pending review by the City Council and the Hospital Board. Mr. Guerrero amended the motion to request review by the City Manager instead of the City Council. He said that the City Manager could present the case to the City Council if he felt it necessary. Mr. Jagger further amended the motion to include setting a public hearing for 5:00 PM on November 23, 1976. Ms. Chance seconded the amended motion.

## COMMISSION VOTE:

To SET A PUBLIC HEARING FOR NOVEMBER 23, 1976 at 5:00 PM to consider the request of Shoal Creek Investors for an addition to Shoal Creek Hospital located at 3501 Mills Avenue at West 35th Street.

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

ABSENT:        Mr. Dixon

## PLANNED UNIT DEVELOPMENTS

C814-76-011	Harvey H. Lane and John Van Winkle: Westlake Drive	<u>Int. "AA" Residence, 1st H &amp; A to a 51-unit planned unit development called, "Los Altos Condominiums".</u>
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Mr. Lillie explained that at the meeting of November 2, 1976 the Commission voted to postpone this request to this meeting, and that the public hearing had been closed.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Stoll asked the applicant's representative, Mr. Bert Hooper, about flood control and water protection. Mr. Hooper told the members that the applicant is prepared to comply with the spirit of the Lake Austin Development Plan and would be willing to take such additional measures necessary to alleviate any run-off or drainage problems as may be indicated by the final Plan. Mr. Jagger made a motion to postpone the application and ask the applicant to get with the neighborhood to resolve any problems and open the hearing at the meeting in one month. Mr. Guerrero asked Mr. Hooper if he met with the neighborhood. Mr. Hooper replied that he had met with Mr. Scanlan of the neighborhood association, who indicated he felt that nothing could be worked out. He said Mr. Scanlan explained that the neighbors felt they did not have the expertise to make suggestions for changes. Mr. Jagger said that the Commission wanted the applicant to understand the neighborhood's problems and to try to meet their concerns. Ms. Chance asked Mr. Scanlan to express the neighborhood's feelings. Mr. Scanlan repeated what Mr. Hooper had said and added that he would be glad to lay out in writing the concerns of the neighborhood. Ms. Mather amended the motion to add that the Commission would like a proposal that would offer assurance that the water quality of Lake Austin will not be impaired. Mr. Jagger told the applicant that there were three areas of concern: density, run-off and traffic and the Commission would like for them to address these concerns. Ms. White added that there was another area of concern, of compatibility of the surrounding area. Mr. Rindy added that the Commission, by granting a postponement was not implying acceptance of the application. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To POSTPONE ACTION AND SET A PUBLIC HEARING FOR DECEMBER 14, 1976 to consider the application of Harvey H. Lane and John Van Winkle for a zoning change from Int. "AA" Residence, 1st H & A to a 51-unit planned unit development called, "Los Altos Condominiums" located on Westlake Drive.

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

ABSENT: Mr. Dixon

C814-75-002      The Courtyard  
Loop 360 & Ranch Road 2222

Mr. Lillie told the Commission members that this was being presented for a reapproval of the original preliminary subdivision plan. He added that this same plan had been before them in the past and had been postponed pending City Council action on the approach main. He said that the City Council had approved the approach main and that this plan had been reviewed in relation to the Lake Austin Growth Management Plan.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Roy Bechtol (Applicant)

Maury Hood (Applicant)

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy felt that the proposal was too dense for the area. Ms. White thought that the plan would not be compatible with the area. Ms. Chance said that there was going to be development around the lake and she felt that there would have to be some trade-offs to allow development in areas which were appropriate for it. Ms. Mather also felt that the proposal was too dense for the area and that it would ruin the appearance of the hills. Mr. Jagger reminded the other members that the area was located in the Lake Austin watershed and was 100 acres of flat land. Ms. Chance made a motion to approve the request. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To APPROVE the request for reapproval of the preliminary subdivision for a planned unit development called "The Courtyard", to be located at Loop 360 & Ranch Road 2222.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll; Ms. Chance

NAY: Mr. Rindy; Mmes. Mather and White

ABSENT: Mr. Dixon

STREET VACATIONS

C10v-76-013      Street Vacation

Vacate a portion of Sunshine Drive, 523.56 feet north of West 49th Street.

Mr. Lillie told the Commission members that this request was a result of the anticipated completion of the Texas Department of Health Resources Complex in November. He explained that a new drive was being proposed through existing State-owned property to Lamar Boulevard and would cross

C10v-76-013 Street Vacation--Contd.

the right-of-way of Sunshine Drive. Also, Sunshine Drive north of West 49th Street dead-ends into State-owned property and is bordered on both sides by State-owned property. The State feels that the extension of Sunshine Drive north would hinder the security operations of the State and would not serve any useful purpose as a public thoroughfare.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion to approve the request for a street vacation subject to ordinance requirements and departmental recommendations. Mr. Stoll seconded the motion.

## COMMISSION VOTE:

To APPROVE the request to vacate a portion of Sunshine Drive, 523.56 feet north of West 49th Street, subject to ordinance requirements and departmental recommendations.

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

ABSENT: Mr. Dixon

## HISTORIC ZONING

C14h-76-016 Frank Brown Building:  
410 Congress Avenue

"C-2" Commercial, 4th H & A to  
"C-2-H" Commercial-Historic,  
4th H & A

Mr. Tom Knickerbocker, representing the Planning staff, explained that this was a request for historic designation and a request for a name change from the Frank Brown Building to Southwestern Telegraph and Telephone Company. He added that the Historic Landmark Commission had reviewed the application and recommended that the requests be granted.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

Ernest Rosner, P.O. Box 5202

Paul Wendler (Representing Austin National Bank)

C14h-76-016 Frank Brown Building--Contd.

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

Alex Pope

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the request for a name change be approved and Mr. Rindy seconded the motion. Mr. Gutierrez then made a motion to grant the request for historic zoning. Ms. Chance seconded the motion.

## COMMISSION VOTE:

To GRANT the request for a change in zoning from "C-2" Commercial, 4th H & A to "C-2-H" Commercial-Historic, 4th H & A on property located at 410 Congress Avenue known as the Frank Brown Building.

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

ABSENT: Mr. Dixon

To APPROVE the request for a name change from the Frank Brown Building to the Southwestern Telegraph and Telephone Company, located at 410 Congress Avenue.

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

ABSENT: Mr. Dixon

C14h-76-017 St. David's Episcopal Church:  
300 East 7th Street"C" Commercial, 4th H & A to  
"C-H" Commercial-Historic, 4th H &

Mr. Tom Knickerbocker, representing the Planning staff, reported that the Historic Landmark Commission had reviewed the application and recommended that historic zoning be granted. He added that the zoning applies to all of Lot 1 and the west 10 feet of Lot 2, Block 86, Original City.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion that the request for historic zoning be granted. Ms. Chance seconded the motion.

C14h-74-017 St. David's Episcopal Church--Contd.

## COMMISSION VOTE:

To GRANT the request for a zoning change from "C" Commercial, 4th H & A to "C-H" Commercial-Historic, 4th H & A on property located at 300 East 7th Street known as St. David's Episcopal Church.

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

ABSENT: Mr. Dixon

## PUBLIC HEARINGS

C2o-76-008 Lake Austin Growth Management Plan

Consideration of a Resolution to adopt the Plan in principle.

Mr. Sid Jagger, Chairman of the Subcommittee to study interim standards for the Lake Austin area, reported that the Subcommittee was not ready to make a recommendation at this time. He explained that more time was necessary to meet with the Legal Department as well as other City Departments for an exchange of information.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion that this item be postponed indefinitely and Ms. Mather seconded the motion.

## COMMISSION VOTE:

To POSTPONE INDEFINITELY the consideration of a resolution to adopt the Lake Austin Growth Management Plan in principle.

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

ABSENT: Mr. Dixon

C2o-76-008 Subdivision Ordinance

To consider amending Chapter 41, Articles II and III of the City Code to provide for interim development standards in the area included within the Lake Austin Growth Management Plan.

C2o-76-008      Subdivision Ordinance--Contd.

Mr. Sid Jagger, Chairman of the Subcommittee to study interim standards for the Lake Austin area, reported that the Subcommittee was not ready to make a recommendation at this time. He explained that more time was necessary to meet with the Legal Department as well as other City Departments for an exchange of information.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion that this item be postponed indefinitely and Ms. Mather seconded the motion.

## COMMISSION VOTE:

To POSTPONE INDEFINITELY the consideration of amending Chapter 41, Articles II and III of the City Code to provide for interim development standards in the area included within the Lake Austin Growth Management Plan.

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

ABSENT:    Mr. Dixon

C2o-76-006      Zoning Ordinance

Consideration of an amendment to Chapter 45, of the Code of the City of Austin, to reduce the number of uses presently permitted in the front 25-foot building setback area and increase landscaping.

Mr. Lillie explained that the Commission had expressed an interest in improving the appearance of commercial and industrial areas along major thoroughfares in the Austin area and were suggesting that the uses permitted on land between curb and building be considered and possibly reduced in order to accomplish this objective.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Henrietta Jacobsen

John Aiken (prefers percentage figure to set figure)

Maury Hood



C2o-76-006      Zoning Ordinance--Contd.

## PERSONS APPEARING IN OPPOSITION

Joe Gilbreath  
Joe Gordon  
Mr. Lane

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Rindy made a motion that the question be referred to a subcommittee of the Planning Commission to work out the details of this proposal according to a "grandfather clause" to protect existing property, setbacks, zoning, types of property, options for a variety of types of drainage, City requirements and make clear that the Commission wants to make the standards feasible. Mr. Guerrero said that the standards would have to be flexible. Ms. Mather felt that instead of the set 25-foot setback, there should be a percentage with a maximum amount of setback required. She was also concerned about postponing the issue, since some zoning cases are awaiting a decision and suggested that a time limit be applied to the postponement. Mr. Rindy amended his motion to continue the hearing to December 14, 1976. Mr. Stoll seconded the amended motion.

## COMMISSION VOTE:

To CONTINUE THE HEARING TO DECEMBER 14, 1976 to consider an amendment to Chapter 45, of the Code of the City of Austin, to reduce the number of uses presently permitted in the front 25-foot building setback area and increase landscaping.

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

ABSENT:    Mr. Dixon

## OTHER BUSINESS

C2a-76-001      Amendment to Austin Development Plan: Expressway and Major Arterial Plan  
Consideration of a draft of a motion made at the October 26 meeting to encourage a residential/pedestrian environment along William Cannon Drive.

Mr. Lillie presented the following draft motion to the Commission.

*The construction of a new major street provides the community with an opportunity to work toward the accomplishment of several goals in the Austin Tomorrow Program. These Goals hope to assure that major streets do not disturb existing and planned neighborhoods, that zoning and other development controls be used to implement land use patterns, which discourage strip commercial development, encourage noise and aesthetic buffering, and provide for non-motorized transportation facilities. It is therefore recommended that actions*

C2a-76-001 Amendment to Austin Development Plan--Contd.

*taken on subdivision, zoning and other matters related to land development along this facility, be consistent with these objectives.*

COMMISSION ACTION:

Members reviewed the draft motion. Ms. Mather said that she would like to endorse the motion, but she also felt that the Commission should look into design more carefully in the future. She then made a motion that the Commission approve the draft motion. Mr. Rindy seconded the motion.

COMMISSION VOTE:

To APPROVE the adoption of the motion drafted by the Planning staff to encourage a residential/pedestrian environment along William Cannon Drive.

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

ABSENT: Mr. Dixon

C11-76-003 Transit and Transportation

Determination of the number of parking spaces which are adequate for motor vehicle repair establishment located at 9523 Burnet Road, called Glass Specialty Systems as required by Sec. 45-30 of the Code of the City of Austin.

Mr. Lillie presented the following memo to the Commissioners.

*Section 45-30 of the Zoning Ordinance requires the Planning Commission to determine the number of parking spaces adequate for several uses including motor vehicle sales or repair establishments.*

*Glass Specialty Systems, an auto glass repair establishment located at 9523 Burnet Road, is proposing an addition to the existing building as shown on the attached site plan.*

*The applicant has indicated there are a total of 7 employees. Four trucks are used and are constantly in and out of the establishment to provide service at the customer's location. Five customer automobiles can be accommodated inside the building.*

*The staff has reviewed the site plan and recommends a total of 14 on-site parking spaces be provided as indicated.*

*Parking spaces 9 thru 11 should be relocated as shown to provide access to the overhead door on the west end of the building.*

C11-76-003 Transit and Transportation--Contd.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Al Bennett, representing the applicant, told the Commission members that the property owners were in agreement with the site plan as proposed. Mr. Jagger made a motion to approve the request and Ms. Mather seconded the motion.

## COMMISSION VOTE:

To APPROVE the parking plan for a total of 14 on-site parking spaces for Glass Specialty Systems located at 9523 Burnet Road.

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

Mmes. Chance, Mather and White

ABSENT: Mr. Dixon

C7p-76-003 Sale of City Property

Consideration of the sale of city property located at 1005-1011 Lydia Street and 1004-1010 Wheelless Street.

Mr. Lillie explained that this was the site of a fire station and that the building had been removed in 1975. He added that the property is presently zoned "C" Commercial, 1st H & A and had been approved for sale by the Planning Commission in 1971 with the fire station building intact. No bid was successful at this time and it was decided to remove the building from the site and seek Planning Commission approval for sale without the improvements.

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather felt that the zoning on the property needed to be rolled back to "A" Residence. Mr. Lillie told her that it would be proper to make that condition a part of the motion if she wished. Ms. Mather then made a motion to approve the sale of the property subject to rezoning to "A" Residence prior to the sale. Ms. Chance seconded the motion.

## COMMISSION VOTE:

To APPROVE the sale of city property located at 1005-1011 Lydia Street and 1004-1010 Wheelless Street, subject to the property being rezoned to "A" Residence prior to the sale.

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

Mmes. Chance, Mather and White

ABSENT: Mr. Dixon

C7p-76-004 Sale of City Property

Consideration of the sale of city property located at 819-823 Airport Boulevard.

Mr. Lillie told the Commission members that this property was part of an adjoining fire station site and was zoned "D" Industrial, 6th H & A.

C7p-76-004 Sale of City Property--Contd.

He added that the sale was subject to final location of the division line between this and the remainder fire station site.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion that the sale of this property be approved. Ms. Chance seconded the motion.

COMMISSION VOTE:

To APPROVE the sale of city property located at 819-823 Airport Boulevard.

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

Mmes. Chance, Mather and White

ABSENT: Mr. Dixon

R141 Planning Commission Rules and Regulations

To consider amending Section XVII, Withdrawal of Zoning Applications, of the Planning Commission Rules and Regulations.

Mr. Lillie explained to the members that this item was on their agenda to notify them that action will be taken on it at their next meeting. He said that this action is necessary due to their decision to eliminate the Zoning Committee.

NO ACTION REQUIRED.

C1-76 Minutes

COMMISSION VOTE:

To APPROVE the August 24, 1976 and September 28, 1976 Planning Commission minutes.

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

Mmes. Chance, Mather and White

ABSENT: Mr. Dixon

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The staff reported that the following final subdivision has appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of this plat. The Commission then

Final Subdivision Plats--Contd.

VOTED: To APPROVE the following final subdivision plat:

C8-76-46                      Cherry Creek, Phase 6, Sec. 3  
                                    Headly Drive

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

ABSENT:        Mr. Dixon

The staff reported that the following final subdivision has appeared before the Commission in the past and all departmental requirements have not been complied with. The staff recommends disapproval of this plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision plat pending fiscal arrangements:

<sup>5</sup>  
C8-76-46                      Beaconridge IV - A  
                                    South First Street

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

ABSENT:        Mr. Dixon

The staff reported that the following final subdivisions are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements:

C8-76-62                      Koger Executive Center, Unit 3  
                                    Executive Center Dr. & Hart Ln.

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

ABSENT:        Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending a street name change and compliance with departmental requirements:

C8-76-45                      Deerbrook Village @ Anderson Mill  
                                    Deerbrook Trail & F.M. 1620

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

ABSENT:        Mr. Dixon

Final Subdivision Plats--Contd.

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending provision of sidewalk and compliance with departmental requirements:

C8-76-60                      South Lakeshore Addition  
Pleasant Valley & South Lakeshore

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

ABSENT:    Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following final subdivisions pending fiscal arrangements and compliance with departmental requirements:

C8-76-21                      West Creek, Sec. 1  
McCarty Lane

C8-76-61                      Gracywoods, Sec. 2-A  
Knoll Park Drive

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

ABSENT:    Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending a street name change, fiscal arrangements and compliance with departmental requirements:

C8-76-25                      West Creek, Sec. 2  
Old Fredricksburg Road

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

ABSENT:    Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements, notes on plat, approval for holding tanks only, with restriction for single family residence use:

C8-76-07                      Lakecliff  
Rockcliff Road

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

ABSENT:    Mr. Dixon

Final Subdivision Plats--Contd.

The Commission then

VOTED: To DISAPPROVE the following planned unit development pending a street name change and compliance with departmental requirements:

C814-76-07      Old Town, Sec. 2, Phase 2, amended  
Old Town Drive

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

ABSENT: Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following planned unit development pending provision of sidewalk and compliance with departmental requirements:

C814-76-10      Summerwood, Sec. 6  
Cima Serena

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

ABSENT: Mr. Dixon

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following 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-76-159      Cliff B. Peck Addition  
U.S. Highway 183 & Jollyville Rd.

C8s-76-175      Lamplight Village, Sec. 1, Resub. Lot A, Block F  
Parmer Lane & Brandywine Lane

C8s-76-168      Resub. of a portion of Lot 8, Blocker's Addition to Fortview  
Shelby Lane

C8s-76-182      First Resub. Benoit-Bailey Addition  
Lucksinger Lane

C8s-76-47      S & G Addition  
McKalla Drive

C8s-76-167      Resub. Portion Lots 4, 5, 6, 7 & 8, N. End Addition &  
Outlot 76, Div. D & Vacated Gaffney St.  
West 37th Street

Short Form Subdivisions--Contd.

C8s-76-171      MS&B Addition  
South 1st Street

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

ABSENT:    Mr. Dixon

The Commission then

VOTED:     To APPROVE the following short form plat, granting a variance to  
             exclude the balance of the tract:

C8s-76-195      Ohlen Square  
Ohlen Road & U.S. Hwy. 183

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

ABSENT:    Mr. Dixon

The Commission then

VOTED:     To APPROVE the following short form plat, granting a variance on  
             right-of-way requirement on the leased portion of Lot 2 for  
             Riverside Drive, with recordable agreement to dedicate required  
             right-of-way at the time the remainder of right-of-way across  
             Humble tract is acquired or dedicated.

C8s-76-202      Mae Crockett Estate Subdivision  
S. Congress & E. Riverside Dr.

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

ABSENT:    Mr. Dixon

The staff reported that the following short form plats had not complied with  
all departmental requirements and recommended that they be disapproved. The  
Commission then

VOTED:     To DISAPPROVE the following short form plats pending compliance with  
             departmental requirements:

C8s-76-194      Woodland Village of Anderson Mill, Sec. 2, Ph. 3  
Anderson Mill Road

C8s-76-201      Waterloo Park  
East 12th St. & Trinity St.

C8s-76-204      Resub. Lots 2 & 12, Blk. K, Vista West II  
Step Down Cove

C8s-76-205      Resub. Lot 13, Blk. 81, Austin Lake Hills II  
Cuernavaca Dr. & Medio Calle



Short Form Subdivisions--Contd.

C8s-76-206      Woods of Anderson Mill II  
U.S. Hwy. 183 & Woodland Vaillage

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

The Commission then

VOTED:     To DISAPPROVE the following short form plat pending compliance with  
             departmental requirements and a variance on signature requirements of  
             the adjoining owner:

C8s-76-196      Welty Addition  
Westlake Drive

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

The Commission then

VOTED:     To DISAPPROVE the following short form plat pending compliance with  
             departmental requirements, Planning Department requirements and  
             a variance to exclude the balance of the tract:

C8s-76-199      North Park Center *Sec 2*  
Ohlen Road & U.S. Hwy. 183

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

The Commission then

VOTED:     To DISAPPROVE the following short form plats pending compliance with  
             departmental requirements, Planning Department requirements and a  
             variance on signature requirements of the adjoining owner:

C8s-76-197      Spiegel Addition  
Manor - Webberville Road

C8s-76-198      <sup>2</sup> Lot 1, North Park Center  
Ohlen Road and U.S. Hwy. 183

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

The Commission then

Short Form Subdivisions--Contd.

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, and variances on signature requirements of the adjoining owner and on the width of Clay Avenue, if owner dedicates 10 feet or  $\frac{1}{2}$  of a 60-foot right-of-way:

C8s-76-203      Reed - Walling Subdivision  
Clay Ave. & Burnet Road

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

ABSENT: Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plat pending provision of sidewalks and bringing the east 30 feet of lots 12 & 19 under the same ownership as lots 11 & 20:

C8s-76-162      Resub. Lots 12, 13, 14, 15, 16, 17, 18 & 19, Block O,  
Violet Crown Heights, Sec. 2  
Arcadia Ave. & Alegria Rd.

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

ABSENT: Mr. Dixon

The Commission then

VOTED: To DISAPPROVE the following short form plats pending the City's ability to serve with water and wastewater:

C8s-76-181\*      Bradford Addition  
U.S. Hwy. 183

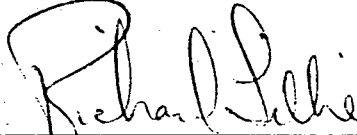
C8s-76-200      Town & Country Village Addition, Sec. 1  
Research Boulevard

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

ABSENT: Mr. Dixon

\*The Commission had considerable discussion concerning the request by the applicant for a variance on fiscal requirements for wastewater service. The Commission indicated that they would approve the variance subject to Health Department approval, but took no action as water service is not available to the area at the present time.

The meeting adjourned at 11:30 PM.

  
Richard R. Lillie  
Executive Secretary