

## CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--April 12, 1977

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

Present

Miguel Guerrero, Chairman  
Freddie Dixon  
Gabriel Gutierrez  
Jean Mather  
Dean Rindy\*  
Bill Stoll

\*Arrived at 7:15 PM

Absent

Barbara Chance  
Sid Jagger  
Nellie White

Also Present

Richard R. Lillie, Director of Planning  
Tom Knickerbocker, Assistant Director of  
Curtis Johnson, Director of Water and  
Wastewater  
Maureen McReynolds, Director of Office of  
Environmental Resource Management  
Lee Stone, Office of Environmental Resource  
Management  
Dona Jakubowsky, Administrative Secretary

## ZONING

C14-69-191	Richard Resendez: 805-807 Montopolis Drive 6300-6302 Felix Avenue	<u>"GR" General Retail, 1st H &amp; A to</u> <u>"C" Commercial, 1st H &amp; A</u>
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Mr. Lillie told the members that the owner had been notified that this application would be reviewed, but he had not been in contact with the staff. He explained that the Planning Commission and City Council had granted the zoning change subject to right-of-way requirements and since these right-of-way requirements have not been met the case is still pending. He added that Montopolis Drive has been improved since this application was filed and the right-of-way for that street would not be needed at this time, but the right-of-way for Felix Avenue should still be required if the application is extended.

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Gutierrez asked what the use was. Mr. Lillie replied that he did not know, but the request had been for a plumbing shop and the reason "C" Commercial was requested was to allow outside storage. He added that the staff feels that the "GR" General Retail for a plumbing shop is appropriate at this location but that "C" Commercial would not be appropriate. Ms. Mather said that she felt there should not be outside storage abutting the "A" Residential area. Mr. Gutierrez agreed. Mr. Gutierrez made a motion to dismiss the application. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of Richard Resendez for a zoning change from "GR" General Retail, 1st H & A to "C" Commercial, 1st H & A on property located at 805-807 Montopolis Drive and 6300-6302 Felix Avenue.

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

THE MOTION PASSED BY A 6-0 VOTE.

C14-71-233	Dr. Louis Buck & Whit H. Hanks: 808-812 West 29th Street	<u>"B" Residence, 2nd H &amp; A to</u> <u>"GR" General Retail, 2nd H &amp; A</u>
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Mr. Lillie told the members that the staff has received a letter from Mr. Whit H. Hanks requesting that this application be dismissed.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend dismissal of this application. Mr. Rindy seconded the motion.

C14-71-233      Dr. Louis Buck & Whit H. Hanks--Contd.

COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of Dr. Louis Buck & Whit H. Hanks for a zoning change from "B" Residence, 2nd H & A to "GR" General Retail, 2nd H & A on property located at 808-812 West 29th Street.

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

THE MOTION PASSED BY A 6-0 VOTE.

C14-72-242      Kash-Karry, Inc.:                      "A" Residence, 1st H & A to  
                    Rear of 6202-6212 Manchaca Rd.        "GR" General Retail, 1st H & A

Mr. Lillie explained to the members that this tract does not have frontage on Manchaca Road and the City Council's recommendation was to combine it with the "GR" General Retail tract fronting Manchaca Road and a restrictive covenant providing for a 6-foot privacy fence along the west boundary line, which is "A" Residential. He continued that Fertsh Drive is on the Planning Commission agenda to be vacated and if this is done the access to this particular property will be limited and changes the conditions with respect to this particular zoning. He added that the owner has not been in contact with the staff.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Jeryl Hart was in attendance to represent the applicant and told the members that a subdivision plat has been filed which combines the subject tract with the lot on Manchaca and will provide the six-foot privacy fence on the west side of the subject tract. Ms. Mather made a motion to postpone action pending review of the subdivision proposal. Mr. Gutierrez seconded the motion.

COMMISSION VOTE:

To POSTPONE action on the request of Kash-Karry, Inc. for a zoning change from "A" Residence, 1st H & A to "GR" General Retail, 1st H & A, located at the rear of 6202-6212 Manchaca Road, pending review of the subdivision proposal.

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

THE MOTION PASSED BY A 6-0 VOTE.

C14-72-263	Billie J. Lynas: 3504 & 3506-3510 Darby Lane 6219-6309 Wilcab Road	<u>"A" Residence, 1st H &amp; A to</u> <u>"C" Commercial, 1st H &amp; A</u>
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Mr. Lillie told the members that the Planning Commission and the City Council had granted the request for "C" Commercial, subject to the dedication of one-half the right-of-way necessary to increase Darby Lane to 60 feet and a subdivision. He said that this Commission had recently reviewed two tracts to the north of the subject tract and on the same side of the highway, and deleted the subdivision requirement but retained the right-of-way requirements. He suggested that the Commission may want to take the same kind of action on this application.

#### COMMISSION ACTION:

The members reviewed the information presented. Mr. Guerrero asked Mr. Lillie if the applicant had contacted the staff. Mr. Lillie responded that he had not, but the staff felt that the requested zoning was appropriate for the area. Ms. Mather made a motion to recommend extension of this application, deleting the subdivision requirement and retaining the right-of-way requirement. Mr. Gutierrez seconded the motion.

#### COMMISSION VOTE:

To RECOMMEND EXTENSION of the request of Billie J. Lynas for a zoning change from "A" Residence, 1st H & A to "C" Commercial, 1st H & A on property located at 3504 & 3506-3510 Darby Lane and 6219-6309 Wilcab Road, deleting the requirement for a subdivision and retaining the requirement for right-of-way on Darby Lane.

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

THE MOTION PASSED BY A 5-0 VOTE.

C14-72-293	A.P. Jollymesa, Ltd., et al: 9226 Jollyville Road (Old U.S. 183)	<u>"IA" Residence, 1st H &amp; A to</u> <u>"BB" Residence, 1st &amp; 2nd H &amp; A &amp;</u> <u>"A" Residence, 1st H &amp; A</u>
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Mr. Lillie told the members that when this application was heard in 1972 there was a great deal of opposition expressed. He said that the zoning that was recommended was a compromise to a number of people who were trying to retain some buffering between an apartment project and their rear property line. He said that the owners had not contacted the staff and if the members felt that this zoning was still appropriate, the staff suggests that the subdivision requirement be deleted and the application be extended. However, if the members feel that too much time has elapsed allowing for too many changes in the area, the staff would recommend that the application be dismissed and allow the applicants to refile.

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CI4-72-293 A.P. Jollymesa, Ltd., et al--Contd.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather said she did feel that five years is a very long time for zoning like this to be pending and since there was so much opposition, she would move to recommend dismissal. Mr. Rindy seconded the motion.

## COMMISSION VOTE:

To RECOMMEND DISMISSAL of the request of A.P. Jollymesa, Ltd., et al for a zoning change from "IA" Residence, 1st H & A to "BB" Residence, 1st & 2nd H & A and "A" Residence, 1st H & A on property located at 9226 Jollyville Road (Old U.S. 183).

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

ABSENT: Mmes. Chance and White; Mr. Jagger

OUT OF ROOM: Mr. Stoll

THE MOTION PASSED BY A 5-0 VOTE.

## STREET VACATIONS

CI0v-77-002 Street Vacation

Vacation of Mariposa Drive and East Side Drive.

Mr. Lillie explained that this deals with the vacation of street rights-of-way that are located in the Travis Heights area. He reminded the members that this item had already been heard by the Commission and postponed. He continued that the property is owned partly by the Austin Independent School District and partly by the City and both parties agreed to the vacation. He said, however, that some residents of the area did object to the proposal and if the Commission felt that additional time was needed for all of these people to meet to work out some of the problems, it could postpone action again.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

PETITION OF 85 NAMES

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Mr. Lucas

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Gutierrez made a motion to postpone action indefinitely. Mr. Guerrero seconded the motion.

C10v-77-002 Street Vacation--Contd.

## COMMISSION VOTE:

To POSTPONE INDEFINITELY action on the vacation of Mariposa Drive and East Side Drive.

AYE: Messrs. Guerrero, Gutierrez and Rindy  
NAY: Mr. Stoll  
ABSTAIN: Ms. Mather  
ABSENT: Mmes. Chance and White; Mr. Jagger  
OUT OF ROOM: Mr. Dixon

THE MOTION PASSED BY A 3-1-1 VOTE.

C10v-77-003 Street Vacation

Vacation of Bluebird Lane from Mockingbird Lane north to the north line of Pleasant Hill Addition.

Mr. Lillie explained that this was a request from the owner of the adjoining properties to the east and west of Bluebird Lane, who wishes to purchase the street easement. He added that the Engineering Department recommends retention of a drainage easement on the entire right-of-way.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Gutierrez made a motion to approve the vacation subject to compliance with ordinance requirements and departmental recommendations. Mr. Stoll seconded the motion.

## COMMISSION VOTE:

To APPROVE the vacation of Bluebird Lane from Mockingbird Lane north to the north line of Pleasant Hill Addition, subject to compliance with ordinance requirements and departmental recommendations.

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

THE MOTION PASSED BY A 5-0 VOTE.

C10v-77-004 Street Vacation

Vacation of the portion of Fertsch Drive from Cockburn Drive to Berkeley Avenue.

Mr. Lillie told the members that Fertsch Drive is located between Cunningham Elementary School and Manchaca Road in south Austin. He said that the vacation request was submitted by the Austin Independent School District and the owners of a subdivision called K & K Addition (Kash-Karry, Inc.). He continued that they are requesting, in addition to the street vacation, to deed the land to the Austin Independent School District for use as playground space for the elementary school and for the A.I.S.D. to dedicate 2538 square feet along Cockburn Drive necessary to provide 60 feet of right-of-way and build a 6-foot privacy fence along the east line of the vacated Fertsch Drive.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. Jeryl Hart (Representing Applicant)

PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Gutierrez made a motion to approve the street vacation subject to the retention of easements. Mr. Stoll seconded the motion.

## COMMISSION VOTE:

To APPROVE the vacation of the portion of Fertsch Drive from Cockburn Drive to Berkeley Avenue subject to ordinance requirements and departmental recommendations.

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

ABSENT: Mmes. Chance and White; Mr. Jagger

OUT OF ROOM: Mr. Dixon

THE MOTION PASSED BY A 5-0 VOTE.

C10v-77-005 Street Vacation

Vacation of the alley right-of-way through the center of Clarksville Park.

Mr. Lillie told the members that last month the Commission approved a trade between the Austin Independent School District and the City of Austin and this right-of-way falls within the park area that was traded. He explained that there is no access to the alley from either the east or the west.

C10v-77-005 Street Vacation--Contd.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Rindy made a motion to approve the street vacation and Ms. Mather seconded the motion.

## COMMISSION VOTE:

To APPROVE the vacation of the alley right-of-way through the center of Clarksville Park.

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

THE MOTION PASSED BY A 6-0 VOTE.

## PUBLIC HEARING

C2o-77-001 Zoning Ordinance

To consider amending Chapter 45 of the Austin City Code regarding private and parochial schools.

Mr. Lillie explained that this item had resulted from a request by Mr. Hal Haralson to review provisions within the City zoning ordinance dealing with private and parochial schools. He said that the issue centered on the fact that the ordinance required that private and parochial schools needed to be accredited by the state, which is almost impossible to do since, to be accredited, the school must be in existence for at least one year. He then reviewed with the Commission members amendments to the zoning ordinance drafted by the City Legal Department.

## CITIZEN COMMUNICATION

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Mr. Hal Haralson  
Garland Williams  
Elroy Spreen



C2o-77-001      Zoning Ordinance--Contd.

PERSONS APPEARING IN OPPOSITION  
Linda Shaw

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Stoll and Ms. Mather expressed concern for the provision requiring one acre for the first fifty children and an additional five hundred square feet for each child in excess of fifty enrolled. Ms. Mather said that in comparing it to the public school system, there is a difference between a facility on 10 acres and even a very small facility on one acre when considering the playground, parking, etc. Mr. Lillie said that the staff had not considered the lot size in these amendments and if the Commission wished to consider the one acre lot size provision, it could either go ahead and pass these amendments and make a recommendation to the City Council or it could postpone action until there has been a study made of the lot size. Mr. Gutierrez felt that the one acre provision was adequate, because it could create some hardships depending upon the part of the city in which you intend to construct the school in terms of land cost. He pointed out that permits had been approved for day care centers in neighborhoods which had more density than the proposed ordinance. Ms. Mather made a motion to postpone action to the meeting on April 26, 1977 to consider alternatives on lot size requirements. Mr. Stoll seconded the motion.

## COMMISSION VOTE:

To POSTPONE TO APRIL 26, 1977 action to consider amending Chapter 45 of the Austin City Code regarding private and parochial schools.

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

THE MOTION PASSED BY A 6-0 VOTE.

## OTHER BUSINESS

C12-77-001      Public Services

Consideration of a Water and Wastewater Approach Main for the West Rim Subdivision.

Mr. Lillie reviewed the approach main policy with the Commission members. He told them that notices had been mailed to property owners along the 1100 feet on which this project would pass.

## CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

C12-77-001      Public Services--Contd.

## WRITTEN COMMENTS IN OPPOSITION

None

## PERSONS APPEARING IN FAVOR

Don Bird (Representing Applicant)

Dee Wheeler

John Hargrove

Jeryl Hart (Representing Applicant)

## PERSONS APPEARING IN OPPOSITION

John Scanlan (Representing Lake Austin Hill Country Neighborhood Association)

Ken Manning (Representing the Regional Group of the Austin Sierra Club)

Dick Stanford

Guy Thompson, Jr.

Barbara Humburger

Jackie Jacobsen

Dr. E.M. Waite

Tom Leach

Walter Rostow

Garland Stokes

## COMMISSION ACTION:

The members reviewed the information presented. Mr. Don Bird, representing the applicant, told the members that the request was actually for an 8-inch line, but Mr. Curtis Johnson, Director of the Water and Wastewater Department had requested a 12-inch line for engineering reasons. He said that the applicant is willing to install the 12-inch line recommended by the Water and Wastewater Department. Mr. Johnson explained that, because the approach main policy requires that approach mains be approved prior to the approval of the preliminary plat of a subdivision, precise figures are not known and estimates must be used. He continued that, with the information available on the project at this time, it appears that an 8-inch water line would serve the domestic needs of the subdivision proposed, but it would not provide adequate fire protection for the area. He said that it was difficult to say if the 8-inch wastewater line would be adequate for this particular subdivision, because the area proposed for the installation of the line is extremely flat and an 8-inch line requires a steeper grade than a 12-inch line. Mr. Gutierrez asked Mr. Lillie about the questions posed by the Office of Environmental Resource Management which addressed (a) total area that could be served by the proposed lines at full capacity, (b) existing roadways capacities and possible need to upgrade these roads to accommodate further development, (c) projected school capacity needs, and (d) fiscal impact on the city to provide services to this area. He said he wished to know who would be responsible for answering these questions. Mr. Lillie replied that if the Commission is interested in undertaking a study the Planning staff would be responsible for doing that and other departments and agencies would be called upon to answer questions that the Planning Department could not

C12-77-001 Public Services--Contd.

answer. Mr. Guerrero asked Mr. Lillie how long it would take for the staff to conduct such a study. Mr. Lillie answered that there is a provision within the policy which says that the Commission can recommend a postponement for 90 days and the staff will make every effort to do the work in that period of time if the Commission chooses to postpone the application. Mr. Gutierrez pointed out that another consideration is what kind of policy on growth will be adopted by the City Council with the Master Plan and therefore, based on the current approach main policy he moved that the application be postponed for 90 days and the Planning staff be directed to coordinate the study in answer to the questions posed by the Office of Environmental Resource Management in their memorandum dated April 5, 1977. Mr. Dixon seconded the motion. Mr. Rindy made a substitute motion to deny the request, based on the Master Plan recommended by the Commission and on the existing City policies and the City's annexation study. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To DENY the request for a water and wastewater approach main for the West Rim Subdivision.

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

## THE MOTION FAILED BY A 2-4 VOTE.

To POSTPONE FOR 90 DAYS the request for a water and wastewater approach main for the West Rim Subdivision.

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

## THE MOTION PASSED BY A 5-1 VOTE.

R300 Environment: Creeks and Waterways  
 Presentation of information on and status of the Barton Creek Study. Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management.

Mr. Lillie introduced Dr. Maureen McReynolds, Director of the Office of Environmental Resource Management, who made the presentation. Dr. McReynolds told the members that a study of the Barton Creek Watershed was originally recommended by the Citizens Environmental Board when the Travis Country subdivision approach main was under consideration and the Barton Creek wastewater interceptor was also under consideration and was in the CIP. She said that these projects had been abandoned

R300                      Environment: Creeks and Waterways--Contd.

for various reasons, but the City Council approved the concept of the Barton Creek watershed study. She then outlined what had been done, what was being done and what the plans were in the study. The Commission members thanked Dr. McReynolds for the presentation.

NO ACTION WAS TAKEN

R1400                      Zoning Cases

Consider setting new public hearing date for zoning cases scheduled for April 5, 1977.

Mr. Lillie told the members that, because of the cancellation of the meeting of April 5 due to a lack of a quorum, there are a total of 49 cases to be heard, including 27 pending cases and 22 new cases. The members agreed to schedule a meeting for May 2, 1977 and May 4, 1977, in addition to their regular meeting on May 3, 1977.

NO ACTION WAS TAKEN.

C2o-76-006                      Zoning Ordinance

Consider a draft of an amendment to Chapter 45 of the Austin City Code regarding a Scenic Zoning Overlay District as recommended by the Sign Committee and appropriate landscaping provisions.

Mr. Lillie explained that he had been meeting with the Building Inspection Department and what they were attempting to do is tie the MoPac Highway Impact Overlay Zone, Scenic Zoning requirements recommended by the Sign Committee and the landscaping provision together into one ordinance. He said that the meetings between the Departments will continue and a draft ordinance will be submitted to the Commission for their review and comment.

NO ACTION WAS TAKEN.

C2o-77-002                      Zoning Ordinance

Consider setting a public hearing to amend Chapter 45 of the Austin City Code regarding building setback and fencing requirements between "A" Residence and more restrictive districts and "MH" Residence and less restrictive districts.

Mr. Lillie explained to the members that this deals with the rear setback line to set back one foot of horizontal space for every one foot of verticle height of building. He said that all is needed at this time is to set a public hearing.

C2o-77-002      Zoning Ordinance--Contd.

The members agreed to set a public hearing to consider this amendment on May 10, 1977 at 7:30 PM.

NO ACTION WAS TAKEN..

C6-77-001      Capital Improvements Program

Consider the establishment of a meeting schedule to review the 1977-1982 Capital Improvements Program project recommendations.

Mr. Lillie told the members that Mr. Jorge Carrasco, Acting Director of the Research and Budget Office, had indicated that all the material for all the projects should be available no later than April 25, 1977. He added that the Commission must submit their recommendation to the City Council by the end of June. He suggested that they work with the Departments during the month of May, hold public hearings during the first two weeks of June and work on the report during the last two weeks in June.

NO ACTION WAS TAKEN.

C2a-77-003      Master Plan

Consider action to proceed with the study to determine feasibility of implementing the Bergstrom Air Installation Compatible Use Zone (AICUZ) study.

Mr. Lillie referred the members to a memorandum indicating what work the staff feels would be necessary and how much time it would take to do it. He explained that the memo sets out some general guidelines that the staff prefers to follow if the Commission wishes them to proceed with the study. He added that it is expected that the work can be completed by August or September.

NO ACTION WAS TAKEN.

C11-77-006      Traffic and Transportation

Determination of the number of parking spaces required for the Southwest Body & Paint, Inc. establishment at 1804 S. Lamar as required by Section 45-30(12) of the Code of the City of Austin.

Mr. Lillie told the members that this item had been reviewed by the Planning, Urban Transportation and Engineering Departments and 59 parking spaces outside the buildings are recommended as requested.

C11-77-006 Traffic and Transportation--Contd.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend 59 parking spaces for the Southwest Body & Paint, Inc. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To RECOMMEND 59 parking spaces for the Southwest Body & Paint, Inc. establishment at 1804 S. Lamar Boulevard, as required by Section 45-30(12) of the Code of the City of Austin.

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

THE MOTION PASSED BY A 6-0 VOTE.

C11-77-007 Traffic and Transportation

Determination of the number of parking spaces required for Midas Muffler Shop at 2415 West Ben White Boulevard as required by Section 45-30(12) of the Code of the City of Austin.

Mr. Lillie told the members that this item had been reviewed by the Planning, Urban Transportation and Engineering Departments and 12 parking spaces outside the building are recommended as requested.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend 12 parking spaces for the Midas Muffler Shop. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To RECOMMEND 12 parking spaces for the Midas Muffler Shop at 2415 West Ben White Boulevard as required by Section 45-30(12) of the Code of the City of Austin.

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

THE MOTION PASSED BY A 6-0 VOTE.

C11-77-008 Traffic and Transportation

Determination of the number of parking spaces required for an automobile body repair shop at West 5th and Paul Streets as required by Section 45-30(12) of the Code of the City of Austin.

C11-77-008 Traffic and Transportation--Contd.

Mr. Lillie told the members that this item had been reviewed by the Planning, Urban Transportation and Engineering Departments and twelve parking spaces outside the building are recommended as requested.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend twelve parking spaces for the automobile body repair shop. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To RECOMMEND twelve parking spaces for the automobile body repair shop at West 5th and Paul Streets, as required by Section 45-30(12) of the Code of the City of Austin.

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

THE MOTION PASSED BY A 6-0 VOTE.

C1-77 Minutes

Approve March 1, 1977 Planning Commission Minutes (Zoning)  
Approve March 8, 1977 Planning Commission Minutes  
Approve March 22, 1977 Planning Commission Minutes (Subdivision)

## COMMISSION ACTION:

Mr. Dixon made a motion to approve the March 1, 8 and 22, 1977 Planning Commission minutes. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To APPROVE the March 1, 1977, March 8, 1977 and March 22, 1977 Planning Commission Minutes.

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

THE MOTION PASSED BY A 6-0 VOTE.

## SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The following short form subdivisions are appearing before the Commission for the first time and all departmental requirements have been complied with. The staff recommends approval of these plats.

The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-77-51      Wild Basin Highlands  
Petticoat Lane

C8s-77-58      Forrest C. Walker Subdivision  
I.H. 35 & Chaparral Road

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

ABSENT: Mmes. Chance and White; Mr. Jagger

The Commission then

VOTED: To APPROVE the following short form subdivision and grant a variance on signature of the adjoining owner:

C8s-77-53      Chung Addition  
Anderson Lane & Northwest Drive

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

ABSENT: Mmes. Chance and White; Mr. Jagger

The following short form 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 short form subdivisions pending compliance with departmental requirements:

C8s-77-60      Resub. of Lot 11, Plaza Granados  
Del Robles

C8s-77-61      Frances Subdivision  
Taylor Dunlap Road

C8s-77-63      Resub. Lots 11 & 12, Blk. A, Barton Hills, Sec. 7  
Glencliff Dr. & Barton Cliff Dr.

C8s-77-65      Meeks Addition  
F.M. 620

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

ABSENT: Mmes. Chance and White; Mr. Jagger



Short Form Subdivisions--Contd.

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements for water and compliance with departmental requirements; and to grant a variance on fiscal requirements for wastewater:

C8s-77-52      Richard Powell Addition  
Slaughter Lane & Chisholm Lane

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

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, provision for sidewalks and compliance with departmental requirements:

C8s-77-54      Resub. Lot 1-A of the Resub. of Lot 1,  
Kramer Lane Subdivision  
Lamar Blvd. & Kramer Lane

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

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, provision for sidewalks, provision for water detention in parking lot and compliance with departmental requirements; and to grant a variance on signature of adjoining owner:

C8s-77-55      Summercrest  
Morrow Street & Guadalupe Street

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

ABSENT: Mmes. Chance and White; Mr. Jagger

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal arrangements, provision for sidewalks and compliance with departmental requirements:

C8s-77-56      Resub. Tract "B", Cherry Creek, East  
Gobi Drive and Emerald Forest Dr.

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

ABSENT: Mmes. Chance and White; Mr. Jagger

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

Short Form Subdivisions--Contd.

The following short form subdivisions have appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of these plats.

The Commission then

VOTED: To APPROVE the following short form subdivisions:

C8s-77-09      Resub. Lots 15 & 16, Blk. F, Elmwood East  
Woodcliff Drive

C8s-77-11      Resub. Lots 1 & 2, Blk. B, Quail Creek, Ph. 2, Sec. 5  
Rundberg Lane

C8s-77-25      Resub. Lot 39, Blk. B, J.W. Smith's Western Oaks, I-C  
Circle Oaks Lane

C8s-77-45      Resub. Lot 1, Frontier Village, Sec. 3  
Frontier Tr. & Ben White Blvd.

C8s-77-46      Boggy Creek E. Lift Station Addition  
U.S. 183 & Shelton Road

C8s-<sup>96</sup>~~77~~-133      La Costa, Phase One, Section One  
Highway 183 & Highway 290

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

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-77-49      Wilda's Addition  
E. Monroe and Alameda Drive

AYE: Messrs. Guerrero, Dixon, Gutierrez and Stoll

ABSTAIN: Ms. Mather

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

The Commission then

VOTED: To APPROVE the following short form subdivision and grant a variance not to require fiscal arrangements:

C8s-77-28      H.S.T. Subdivision  
State Highway #71

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

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

Short Form Subdivisions--Contd.

The Commission then

VOTED: To APPROVE the following short form subdivision and grant a variance to delete fiscal requirements because such requirements are for service to common area lot not to be built upon:

C8s-77-39      Lot 7 & Common Area, Lot E-4,  
                          J.W. Smith's Western Oaks I-E  
                          One Oak Road

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

The Commission then

VOTED: To APPROVE the following short form subdivision and grant variances on fiscal arrangements and on signature of adjoining owner:

C8s-77-42      Ronald Farrell Addition  
                          Slaughter Lane & Cullen Lane

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

The Commission then

VOTED: To APPROVE the following short form subdivision and grant a variance to exclude the balance of the tract:

C8s-<sup>116</sup>~~7~~-194      Woodland Village of Anderson Mill, Ph. 3, Sec. 2  
                          Anderson Mill Road & Millwright Pkwy.

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

The staff informed the Commission members that a request from the owners had been received for withdrawal of the following short form subdivision. The staff recommends that the request for withdrawal be granted.

The Commission then

VOTED: To APPROVE the request for WITHDRAWAL of the following short form subdivision:

C8s-77-22      Anita Arms Addition  
                          Anita Drive & Blue Bonnet Lane

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

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The following final subdivision plats have appeared before the Commission in the past and all departmental requirements have been complied with. The staff recommends approval of these plats.

The Commission then

VOTED: To APPROVE the following final subdivisions:

<u>C8-77-01</u>	<u>Woodbridge, Sec. 1</u> Rutherford Ln. & Loralinda Dr.
<u>C8-76-04</u>	<u>Oak Forest Villas</u> Old U.S. 183 & Oak Knoll Dr.
<u>C8-77-12</u>	<u>Anderson Mill R.O.W. Dedicated Plat</u> Acorn Circle Trail & Amethy Street
<u>C8-77-14</u>	<u>Eanes I.S.D. Intermediate School Addition</u> French Creek & Walsh Tarlton
<sup>76</sup> <u>C8-<del>77</del>-53</u>	<u>Rutland Village, Sec. 2</u> Rutland Drive
<u>C8-76-54</u>	<u>Oak Hill Industrial Park</u> Boston Lane
<u>C8-76-63</u>	<u>Village 12 @ Anderson Mill</u> Lake Creek Parkway

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

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

The following final subdivision plat 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 provision of current tax certificates and compliance with departmental requirements:

<u>C8<del>7</del>-74-60</u>	<u>Castlewood Forest, Sec. 8</u> Queenswood Rd. & Comburg Castle Way
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AYE: Messrs. Guerrero, Dixon, Gutierrez and Stoll; Ms. Mather

ABSENT: Mmes. Chance and White; Messrs. Jagger and Rindy

Final Subdivisions--Contd.

The following P.U.D. final is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of this plat.

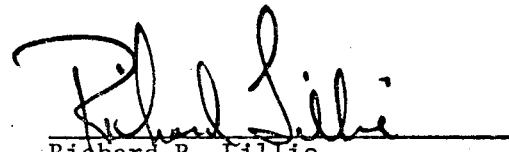
The Commission then

VOTED: To DISAPPROVE the following P.U.D. final plat pending fiscal arrangements, provision for sidewalks, street name changes, and compliance with departmental requirements:

C814-77-01      Towne Park  
Duval Road & E. 39th Street

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

THE MEETING ADJOURNED AT 11:00 PM.

  
Richard R. Lillie  
Executive Secretary