

## CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--June 14, 1977

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, Jr.  
Sid Jagger  
Jean Mather  
Bill Stoll\*\*

Also Present

Richard Lillie, Director of Planning

Absent

Freddie Dixon  
Dean Rindy

\*was late

\*\*left early

## ZONING

C14-73-141	Charles C. Allison, D.V.M. et al; 5508-5510 King's Highway 1700-1800 Stassney Lane	<u>Interim "A" Residence District,</u> <u>1st H &amp; A to "O" Office, 1st</u> <u>H &amp; A (as amended)</u>
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Mr. Richard Lillie, representing the Planning staff, delivered the staff report and the staff recommendation that the subdivision requirement be deleted and the ordinance be prepared for City Council action.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend extension of the zoning with deletion of the subdivision requirement. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To recommend extension of the zoning for Charles C. Allison, D.V.M., et al.; from Interim "A" Residence, 1st H & A to "O" Office, 1st H & A on property located at 5508-5510 King's Highway and 1700-1800 Stassney Lane.

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

THE MOTION PASSED BY A 5-0 VOTE.

C14-73-165	St. Andrews Presbyterian Church; 2009-2017 Koenig Lane 1909 Ullrich Drive 5800-5808 Laird Drive	<u>"A" Residence District, 1st</u> <u>H &amp; A to "LR" Local Retail,</u> <u>1st H &amp; A (tract 1) and "O"</u> <u>Office, 1st H &amp; A (tract 2)</u>
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Mr. Richard Lillie, representing the Planning staff, delivered the staff report and the staff recommendation that the subdivision requirement be deleted and the ordinance be prepared for City Council action.

## COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend extension of the zoning with deletion of the subdivision requirement. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To recommend extension of the zoning for St. Andrews Presbyterian Church, from "A" Residence, 1st H & A to "LR" Local Retail, 1st H & A (tract 1) and "O" Office, 1st H & A (tract 2) on property located at 2009-2017 Koenig Lane, 1909 Ullrich Drive and 5800-5808 Laird Drive.

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

THE MOTION PASSED BY A 5-0 VOTE.

C14-73-167	R. W. Cullers, et al; 3715 Manchaca and also bounded by the planned extension of Valley View Road	<u>"A" Residence District, 1st H &amp; A to "B" Residence District, 1st H &amp; A (tract 1) and "O" Office, 1st H &amp; A (tract 2)</u>
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Mr. Richard Lillie, representing the Planning staff, delivered the staff report and the staff recommendation that the subdivision requirements be deleted and the ordinance prepared for City Council action.

#### COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend extension of the zoning with deletion of the subdivision requirement. Mr. Gutierrez seconded the motion.

#### COMMISSION VOTE:

To recommend extension of the zoning for R. W. Cullers, et al, from "A" Residence, 1st H & A to "B" Residence, 1st H & A (tract 1) and "O" Office, 1st H & A (tract 2) on property located at 3715 Manchaca and also bounded by the planned extension of Valley View Road.

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

ABSENT: Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

C14-73-173	Mrs. Edna J. Duffy: 1901-1925 S. I.H. 35	<u>"A" Residence District, 1st H &amp; A to "O" Office, 1st H &amp; A (as amended)</u>
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Mr. Richard Lillie, representing the Planning staff, delivered the staff report and the staff recommendation that the restrictive covenant be retained and the zoning be extended. The owner has agreed to complete the requirements.

#### COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend extension of the zoning. Mr. Gutierrez seconded the motion.

#### COMMISSION VOTE:

To Recommend extension of the zoning for Mrs. Edna J. Duffy from "A" Residence, 1st H & A to "O" Office, 1st H & A on property located at 1901-1925 S. I.H. 35.

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

ABSENT: Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

<u>C14-73-211</u>	KVET Broadcasting Co., Inc., Rear of 1868-2040 Rundberg Lane (proposed) 9429-9701 Running Bird Lane (proposed)	<u>"A" Residence District, 1st H &amp; A to "D" Industrial, 1st H &amp; A (tracts 1 &amp; 3) and "B" Residence 1st H &amp; A (tracts 1A, 3A, &amp; 2)</u>
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Mr. Richard Lillie, representing the Planning staff, delivered the staff report and the staff recommendation that the zoning be extended. The owner has agreed to submit the necessary field notes describing the tracts.

#### COMMISSION ACTION:

The members reviewed the information presented. Ms. Mather made a motion to recommend extension of the zoning. Mr. Gutierrez seconded the motion.

#### COMMISSION VOTE:

To recommend extension of the zoning for KVET Broadcasting Co., Inc., from "A" Residence, 1st H & A to "D" Industrial, 1st H & A (tracts 1 & 3) and a "B" Residence, 1st H & A (tract 1A, 3A, and 2) on property located at rear of 1868-2040 Rundberg Lane and 9429-9701 Running Bird Lane.

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

ABSENT: Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

#### OTHER BUSINESS

<u>R1100</u>	<u>Transit and Transportation</u> Presentation of Public Transit Plan and Setting public hearing for June 28th.
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The Commission voted to set a public hearing for June 28, 1977 at 7:00 PM. To discuss the presentation of Public Transit Plan.

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

ABSENT: Messrs. Dixon and Rindy

THE MOTION PASSED BY A 6-0 VOTE.

<u>R300</u>	<u>Environment: Barton Creek Watershed</u> Consider request by Mr. Don Walden, Chairman, Citizens Board of Natural Resources and Environmental Quality.
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The Commission voted to set a work session on June 29, 1977 at 7:00 PM. And set a public hearing for July 12, 1977 at 7:30 PM to consider Lake Austin standards in Barton Creek Watershed.

R300 Environment: Barton Creek Watershed

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

ABSENT: Messrs. Dixon and Rindy

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-002 Public Services  
Consideration of a water approach main  
for Southland Oaks Subdivision.  
(Postponed from May 24, 1977)

Mr. Richard Lillie reviewed the approach main policy with the Commission members and the information on the request by Mr. Oscar Holmes.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Jagger made a motion to recommend approval of the application. Mr. Gutierrez seconded the motion.

COMMISSION VOTE:

To recommend approval for a water approach main for the Southland Oaks Subdivision.

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

ABSENT: Messrs. Dixon and Rindy.

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-003 Public Services  
Consideration of a wastewater approach  
main for Quail Hollow Subdivision, Sec. II

Mr. Richard Lillie reviewed the approach main policy with the Commission members and the information on the request by Mr. W. T. Williams, Jr.

COMMISSION ACTION:

The members reviewed the information presented. Ms. Chance made a motion to recommend approval of the application. Ms. Mather seconded the motion.

COMMISSION VOTE:

To recommend approval for a wastewater approach main for the Southland Oaks Subdivision.

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

ABSENT: Messrs. Dixon and Rindy.

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-004                      Public Services  
Consideration of water approach  
main for Reissig Subdivision.

Mr. Richard Lillie reviewed the approach main policy with the Commission members and the information on the request by Mr. F. James Nolen.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Stoll made a motion to GRANT the application. Mr. Gutierrez seconded the motion.

COMMISSION VOTE:

To GRANT the request for a water approach main for the reissig Subdivision.

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

THE MOTION WAS GRANTED BY 3-2 VOTE.

C2o-77-001                      Zoning Ordinance  
Consider amendment relating to private  
and parochial Schools.

NO ACTION WAS TAKEN.

C2o-77-001                      Zoning ordinance  
Consider setting a public hearing on  
July 12, 1977 to amend Chapter 45 of  
the Austin City Code to establish criteria  
for Historic Districts.

The Commission voted to set a public hearing for July 12, 1977 at 8:30 PM. To discuss the Zoning Ordinance to amend Chapter 45 of the Austin City Code to establish criteria for Historic Districts.

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

THE MOTION PASSED BY A 6-0 VOTE.

C7p-77-002                      Sale of City Property  
Consideration of the sale of city property  
located at 505 West 15th Street.

C7p-77-002 Sale of City Property (cont'd)

Mr. Richard Lillie, representing the Planning staff reviewed the information with the members.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Jagger made a motion to approve the sale of the property. Mr. Gutierrez seconded the motion.

## COMMISSION VOTE:

To APPROVE the sale of city property located at 505 West 15th Street.

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

ABSENT: Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-003 Sale of City Property  
Consideration of the sale of city property  
located at 1811 Palma Plaza.

Mr. Richard Lillie, representing the Planning staff reviewed the information with the members.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion to approve the sale of property. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To APPROVE the sale of city property Located at 1811 Palma Plaza.

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

ABSENT: Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-004 Sale of City Property  
Consideration of the sale of city property  
located at 1104-1106 Enfield Road.

Mr. Richard Lillie, representing the Planning staff reviewed the information with the members.

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion to approve the sale of the property subject to (1) rollback zoning to "A" Residence (2) retain necessary R.O.W. prior to the sale. Ms. Chance seconded the motion.

C7p-77-004      Sale of City Property Cont'd

## COMMISSION VOTE:

To APPROVE the sale of city property subject to (1) rollback zoning to "A" Residence; (2) retain necessary R.O.W. located at 1104-1106 Enfield Road.

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

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-005      Sale of City Property  
Consideration of the sale of city property  
located at 1507 Harrell Lane.

Mr. Richard Lillie, representing the Planning staff reviewed the information with the members.

## COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion to approve the sale of the property subject to (1) rollback zoning to "A" Residence; (2) retain necessary R.O.W. prior to the sale. Ms Chance seconded the motion.

## COMMISSION VOTE:

To APPROVE the sale of city Property subject to (1) rollback zoning to "A" Residence; (2) retain necessary R.O.W. located at 1507 Harrell Lane.

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

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-006      Sale of City Property  
Consideration of the sale of city property  
located at 1509 Parkway.

Mr. Richard Lillie, representing the Planning Staff, reviewed the information with the members.

## COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion to approve the sale of the property subject to (1) rollback zoning to "A" Residence; (2) retain necessary right-of-way prior to the sale. Ms. Chance seconded the motion.



C7p-77-006      Sale of City Property Cont'd

COMMISSION VOTE:

To APPROVE the sale of city property subject to (1) rollback zoning to "A" Residence; (2) retain necessary right-of-way located at 1509 Parkway.

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

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-007      Sale of City Property

Consideration of the sale of city property located at 1101-1109 Elm Street and 1405-1407 West 12th Street.

Mr. Richard Lillie representing the Planning staff reviewed the information with the members.

COMMISSION ACTION:

Members reviewed the information presented. Mr. Gutierrez made a motion to approve the sale of the property subject to retain necessary R.O.W. prior to the sale. Mr. Jagger seconded the motion.

COMMISSION VOTE:

To APPROVE the sale of city property subject to retain necessary R.O.W. prior to the sale located at 1101-1109 Elm Street and 1405-1407 West 12th Street.

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

THE MOTION PASSED BY A 5-0 VOTE.

C7p-77-008      Sale of City Property

Consideration of the city of city property located at 1117 Enfield Road.

Mr. Richard Lillie representing the Planning staff reviewed the information with the members.

COMMISSION ACTION:

Members reviewed the information presented. Ms. Mather made a motion to approve the sale of the property subject to (1) rollback to "A" Residence (2) retain necessary R.O.W. prior to the sale. Ms. Chance seconded the motion.

C7p-77-008      Sale of City Property Cont'd

## COMMISSION VOTE:

To APPROVE the sale of city property subject to (1) rollback to "A" Residence; (2) retain necessary R.O.W. prior to the sale located at 1117 Enfield Road.

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

ABSENT:       Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

C6-77-001      Capital Improvements Program  
To consider the 1977-82 Capital  
Improvements Program.

The Commission Voted to set dates for Work Sessions to discuss the Capital Improvements Program on June 20 and June 21, 1977 at 7:00.

NO ACTION WAS TAKEN.

C-77            Minutes  
Approve April 26, 1977 Planning Commission Minutes (Subdivision)  
Approve May 2, 1977 Planning Commission Minutes (Zoning)  
Approve May 3, 1977 Planning Commission Minutes (Zoning)  
Approve May 10, 1977 Planning Commission Minutes

## COMMISSION ACTION:

Mr. Gutierrez made a motion to approve the April 26, May 2, 3 and 10, 1977 Planning Commission minutes. Ms. Mather seconded the motion.

## COMMISSION VOTE:

To APPROVE the April 26, May 2, May 3, and May 10, 1977 Planning Commission minutes.

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

ABSENT:       Messrs. Dixon, Rindy and Stoll

THE MOTION PASSED BY A 5-0 VOTE.

R105-77 SUBDIVISION MEMORANDUM

Short form and Final Plats as listed on the Subdivision Memorandum. Action taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The staff reported that the following final 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 plat.

C8-76-01 Barrington Oaks, Section 5  
D-K Ranch Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll

Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy

The staff then

VOTED: To APPROVE the following final plat and to GRANT variance requiring removal of Lots 1-5, Block G.

C8-76-71 The Village @ Western Oaks, Sec. 1  
Convict Hill & Beckett Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll

Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy

The staff reported that the following final plats 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 plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, approval of the Texas Water Quality Board for a treatment plant, and current tax certificates.

C8-77-10 Travis Vista II, Phase B  
Travis Vista Loop & F.M. 620

AYE: Messrs. Guerrero, Gutierrez, Jagger and Stoll

Mmes. Chance and Mather

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, street name changes, compliance with departmental requirements as on file with the City of Austin Planning Department, and Council approval of approach main.

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED (continued)C8-77-32 Beaconridge IV-B  
South 1st Street

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8-77-34 Balcones Park Addition, Sec. 8-A  
Balcones Dr. & Ledgestone Dr.

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, street name changes, compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required, and compliance with memo from ERM.

C8-77-35 Woodbridge, Section Two  
Hermitage Drive

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, and sidewalk note.

C8-76-16 Balcones Oaks, Section 2  
Tanbark Trail & Longleaf Dr.

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported the following short form 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 short form plats.

C8s-77-102 Safeway Addition #2  
Manchaca Road & Wm. Cannon Dr.

C8s-77-88 G.A. Freitag Subdivision  
Hwy. #71 and Old Austin Marble Falls Dr.

C8s-77-74 Mesa Oaks Village, Section One  
Mesa Drive

C8s-77-70 Toyota Addition  
Huntland Dr. & Brenda Dr.

C8s-77-84 Brockman's Subdivision  
Burnet Road & Anderson Lane

C8s-77-100 Wild Basin Oaks  
Wild Basin Ledge

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

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required to delete requirements to show setback line on plat.

C8s-77-107 Ingrid Subdivision  
S. Lamar & Barton Springs Rd.

The staff reported that the applicant requested C8s-77-60 (Resub. of Lot 11, Plaza Grandos, Del Robles) be withdrawn and the Commission approved the request.

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

ABSENT: Messrs. Dixon and Rindy

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required on signature requirements of the adjoining owner because of pre-application on Westcreek, Phase 1 and to GRANT the variance on plat corrections required. The surveyor agreed to make such corrections prior to plat recording.

C8s-77-61 Francis Subdivision  
Taylor Dunlop Road

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

ABSENT: Messrs. Dixon and Rindy

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance requiring the balance of the tract be excluded.

C8s-77-87 1st Resub. of a portion of Lot 2-A-1  
Mayfield Public Freight Tr.  
Burnet Road & U.S. 183

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

ABSENT: Messrs. Dixon and Rindy

The staff reported that the following short form plats 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 plat and to GRANT variance on signature of adjoining owner.

C8s-77-113 Elsass Subdivision  
Burnet Road & W. 42nd St.

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

ABSENT: Messrs. Dixon and Rindy

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required to delete fiscal requirements for sewer and to GRANT the variance required on signature requirements of the adjoining owner because of pre-application on Westcreek, Phase 1.

C8s-77-118 The Emil T. Miller Addition  
U.S. Highway 290

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

The staff reported that the following short form plats 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 plats pending fiscal arrangements required and compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-116 Resub. Lt. 14, Bl. H, Spring Hill Vill.  
Delahunty Lane

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

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-77-122 Wildersville Addition  
Stratford Drive  
C8s-77-124 Resub. Lt. 2, Bo's Subd.  
Knollwood Drive  
C8s-77-127 Resub. Lts. 2&3, Crockett  
Commercial Area, Sec. 2  
Manchaca Road & Stassney La.  
C8s-77-132 Allen Center  
Cor k Path & Stassney Lane  
C8s-77-133 Hyde Park Baptist Church  
E. 40th Street and Speedway

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

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department, and to GRANT variance on letter requiring signature of adjoining owner.

C8s-77-119 Parco Estates, Section 2  
Dessau-Pflugerville Rd.

C8s-77-121 Walden Park  
S. Lamar Blvd.

C8s-77-123 Mesa Oaks Village, Sec. 2  
Mesa Drive

C8s-77-126 Las Cimas, Section 5  
Crystal Brook Drive

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note, and to GRANT variance on signature of adjoining owner.

C8s-77-120 Resub. Lot 1, Allandale Sq., Sec. 2  
Rockwood Lane

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required and to GRANT variance on signature of adjoining owner.



SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)C8s-77-125 1st Resub. Lt. 8711 Burnet Rd. Subd.  
Burnet Rd. & Polaris Ave.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and Urban Transportation requirements and receipt of variance letter from owner to exclude balance of tract.

C8s-77-128 Airport King Subd., Sec. 4  
Martin Luther King Blvd.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and current tax certificates required and to GRANT variance on signature of adjoining owner.

C8s-77-129 Wayne Bice Addition  
U.S. 183

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required, and to GRANT variance requiring long form to extend Noma Drive.

C8s-77-130 Wedgewood, Section Two  
U.S. 290 & Wolfcreek Pass

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To DISAPPROVE the following short for plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and receipt of letter requesting variance on signature of adjoining owner.

C8s-77-131 Twin Oaks Industrial Dist. #8  
St. Elmo Road & Terry-O-Lane

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements, and to receipt of letter requesting variance on signature of adjoining owner.

C8s-77-104 The 1st Resub. E. 200' of Blk. A.  
Lot 3, Summit Oaks  
Bell Avenue and U.S. 183

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and to GRANT variance excluding balance of tract and to delete fiscal requirements for sewer.

C8s-77-111 Westlake Highlands 2-A, Rev.  
Paisano Road

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required, letter of approval required from Water District No. 10, restriction required on plat prohibiting occupancy until connection to a public water system and to a septic tank and system approved by the Austin-Travis County Health Department and plat corrections required; and to GRANT variances to exclude balance of tract and to delete fiscal requirements for sewer.

C8s-77-112 Kellam-Westlake Highlands  
Paisano Road

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required, sidewalk note and release or waiver signed by all affected owners and to GRANT variance requiring the two lots on this plat to change setback line. No Lake Austin review made.

C8s-77-114 Resub. Blk. U, Oak Forest, Sec. 3  
Danwood Dr. & Sweet Shade Ln.

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and letter of variance on signature of adjoining owner and to GRANT variance to delete fiscal requirements for sewer, To GRANT variance requiring signature of adjoining owner and to GRANT variance deleting requirements for city water.

C8s-77-115 Smoky Ridge Annex  
Smoky Ridge

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

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

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements as on file with the City of Austin Planning Department, current tax certificates required, and receipt of letter requesting variance on signature requirement of adjoining owner and to GRANT variance to delete fiscal requirement for sewer and to GRANT variance to delete requirements for city water.

C8s-77-117 Manana Tranquila  
Pearce Road

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

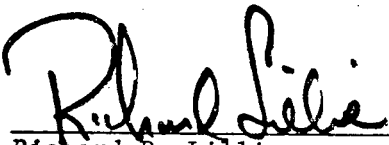
PLANNED UNIT DEVELOPMENT

The staff reported that the following Planned Unit Development is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of this P.U.D. The Commission then

VOTED: To DISAPPROVE the following P.U.D. pending fiscal arrangements, street name changes, compliance with departmental requirements as on file with the City of Austin Planning Department and Urban Transportation requirements.

<sup>4</sup>  
C14-75-02 The Courtyard  
F.M. 2222 and Loop 360

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

  
Richard R. Lillie  
Executive Secretary

PRELIMINARY SUBDIVISIONSC8-77-73 Spicewood Estates  
Spicewood Parkway

The staff reported that this plat was postponed from the May 24, 1977, meeting. The staff also reported that this preliminary plan consists of 137.23 acres with 311 lots, the average lot size being 85' x 120' and the density being 2.28 lots per acre.

The Plat Review Committee met on April 20, 1977, and recommended approval with the following conditions:

1. All streets, drainage, sidewalks, water and wastewater lines required to be constructed to city (urban) standards with appropriate fiscal arrangements.
2. Connection required to a sewer treatment and collection system (no septic tanks) and to the city water system.
3. Waterway development permit required prior to final approval.
4. Show restrictions for the 100 year flood plain and conservation easement on final plat.
5. Recommend a variance to permit 30' of width on the neck of Lot 3, Block K if building setback line is located 25' behind Lots 2 and 4. Owner has agreed to this.
6. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
7. Sidewalks required on both sides of all collector streets and one side (specify) of all other streets. Appropriate note on final plat and fiscal arrangements required.
8. A variance is required on the length of most blocks. Recommend to grant because of topography and existing development to the west.
9. A variance is required on the length of Breezy Point. Recommend to grant because of topography.
10. Minimum centerline radius for collector streets is 300' and 200' for residential streets with 75' for right angle turns. Show compliance.
11. Recommend Little Creek and Lookout Point be shifted further away from the steeper slopes to provide better building sites and driveway access to the lots.
12. All street grades required to be approved by the Engineering Department.
13. All intersections required to be at or near 90 degrees.
14. Recommend a variance on the scale of the preliminary plan because of plat size at the required scale. Final plats required to be 1" = 100'.
15. Recommend owner negotiate dedication of Sunnyridge Drive out to Spicewood Parkway, if possible, prior to final approval of the northern portion of this subdivision.
16. Water system improvements required for adequate water service.
17. Letters required from the Texas Water Quality Board and Texas Department of Health Resources approving connection of this subdivision to the existing sewer treatment plant.

CS-77-73 Spicewood Estates (continued)

18. Eliminate tapered building lines.
19. Bench Mark to establish U.S.C.S. Datum.
20. Building slab elevation note required on final plat.
21. Minimum offset distance between street intersections is 150' centerline to centerline.
22. Drainage and utility easements as required.
- \*23. The information that would be required by the proposed Lake Austin interim ordinance is needed to evaluate this subdivision.
- \*24. The streets in the southern half of the tract are poorly designed to respect existing topography.
- \*25. Application to tie into the Balcones Package Treatment Plant may be opposed by Environmental Resource Management. The question will be referred to the Environmental Board.
- \*26. Water quality measures such as maximizing percolation on the lots, minimizing rainfall runoff which is diverted to streets and waterways, detention ponding and overland drainage are suggested.
27. Offsite drainage easements or letter of agreement may be required.
28. Change the names of Sunnyridge Drive, Rock's Throw, Stone's Throw, Echo Hill, Broadlawn Bend, Elmwood Lane, Rim View, Rim View Circle, Little Creek, Lookout Point and View Point because of duplication. Show suffix for Country Knoll, Breezy Point and Hideout Hill such as street, drive, lane, etc.

Additional comments on the preliminary plan from Environmental Resource Management are on file with the City of Austin Planning Department.

\* These items are not ordinance requirements and cannot be required unless the owner agrees.

After further discussion, the Commission then

**VOIED:** To APPROVE the preliminary plan of SPICEWOOD ESTATES subject to departmental requirements and to GRANT variances as recommended by staff and that prior to submission of the final plat for approval, that the wastewater disposal system be brought back for the Commission's review after having been taken to the Environmental Board for their recommendation.

**AYE:** Messrs. Guerrero, Gutierrez, Jagger and Stoll.  
Mes. Chance and Mather.

**ABSENT:** Messrs. Dixon and Rindy.