

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting--July 12, 1977

The meeting of the Commission was called to order at 7:15 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman*
Gabriel Gutierrez, Jr.
Sid Jagger
Mary Ethel Schechter
Bernard Snyder
Bill Stoll
James G. Vier

Also Present

Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervising Planner
Bill Lowery, Urban Transportation Department
Juan Valera-Lema, Environmental Resource
Management
Ouida W. Glass, Senior Secretary

* Arrived at 7:40 p.m.

Absent

Barbara Chance
Freddie Dixon

ZONING HEARINGS

| | | |
|------------|--|--|
| C14-77-072 | C.L. Reeves: 9484 Jollyville Road and bounded by loop 360 and U.S. Highway 183 (Rescheduled form July 5) | Int. "AA" 1st to "GR". 1st (Tract 1) and "BB", 1st (Tract 2) |
|------------|--|--|

Mr. Tom Knickerbocker of the Planning Staff reported that this 6.95-acre property fronts Jollyville Road just south of its intersection with Loop 360 in northwest Austin. General Retail is being requested on the front 2.68 acres of the property, Tract 1. A residence exists next to the road; the remainder is undeveloped. Apartment zoning is being requested on the rear 4.28 acres, Tract 2, which backs to a low-density neighborhood. The staff recommends that "GR" General Retail be denied on Tract 1, but that "LR" Local Retail, 1st H & A be granted on Tract 1 and that "BB" Residence be Denied on the entire area of Tract 2, but that a 25-foot strip of "A" be established along the neighborhood border and "BB" residence, 1st H & A be granted on the remainder of the tract.

CITIZEN COMMUNICATIONWRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

C.L. Reeves (Applicant)

Jim Landrum, Chairman, Zoning Committee, North Austin Civic Association

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

Mr. Reeves concurred with the staff recommendation but did request some modifications. He indicated that he and the neighborhood organization had met and agreed upon a restrictive covenant for buffering in lieu of the "A" buffer recommended by the staff. The covenant provisions include a 25-foot greenbelt without structures or paving, height limitations of structures depending upon structure orientation, lighting restrictions, and parking restrictions. After some discussion a provision for a special permit prior to development was included, and the applicant agreed with this. Mr. Jagger felt that the deed restriction needs to go with the land and should be drawn up before the ordinance goes to Council. Mr. Reeves again requested that a strip not be zoned "A" Residential. Mr. Guerrero stated that is the only way the Planning Commission can control it from this point; that is to require the "A" Zoning.

COMMISSION VOTE:

Mr. Jagger moved to Grant "LR", 1st H & A on Tract 1 and "BB", 1st on Tract 2 subject to the covenant agreed upon with the neighborhood with a provision for a special permit prior to the development of Tract 2.

C14-77-072 C.L. Reeves (continued)

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
 NAY: Mr. Guerrero.
 ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 6-1 VOTE.

PENDING ZONING CASES

C14-73-217 James M. Dyess: "A", "BB", and "C", 1st H & A to "GR", 1st
 (by Bob R. Howerton) H & A
 9109 Capital Drive
 601 Middle Lane

Mr. Tom Knickerbocker of the Planning Staff explained to the members that the staff recommendation is to extend with original conditions. He explained that the applicant is finalizing conditions at the present time with the Legal Department. Mr. James Dyess, owner of the tract, was present, and requested extension.

COMMISSION ACTION:

Mr. Vier moved approval according to staff recommendations. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To EXTEND with original conditions (five feet of right-of-way on Middle Lane and Capital Drive and a restrictive covenant prohibiting access to Capital Drive and limiting curb cuts on Middle Lane to one.)

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez, and Snyder;
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C14-73-220 Carl Burnette, et al: "A", 1st H & A to "O", 1st H & A
 Bby Robert L. Davis)
 1101-1221 West Ben White Blvd.
 4211 Banister Lane, and the
 dead-end of Jinx Avenue.

Mr. Tom Knickerbocker of the Planning staff delivered the staff report and stated that zoning is not needed and recommended it be dismissed.

COMMISSION ACTION:

The members reviewed the information presented. Mr. Vier moved that the case be dismissed. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To DISMISS.

C14-73-251 M.M. Brinkley, et al: Int. "A", 1st H & A to "O", 1st H & A
 (by Robert L. Davis) (Tract X) "B" & "BB", 1st H & A
 8000 & rear of 7700- (Tract Y)
 8000 U.S. 290, East
 Rear of 2400-2448 Ed
 Bluestein Blvd., also
 bounded by Old Cameron Road

Mr. Tom Knickerbocker of the Planning staff explained this request and stated that it was premature.

COMMISSION ACTION:

The members of the Commission reviewed the information presented. Mr. Vier moved approval of the staff recommendation to dismiss the application as being premature and that it could set an undesirable precedent for other large tracts in the area. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To DISMISS.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez, and Snyder.
 Ms. Schechter

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C814-76-001 Planned Unit Development
 Consider revision of non-standard
 pavement widths for Great Hills VII.

Mr. Tom Knickerbocker of the Planning staff presented the case and explained that this request was for 30 foot and 44foot wide streets rather than 38 and 30 foot streets. It was also requested that any future P.U.D.'s coming in with dedicated streets meet or exceed the City's traffic capacity standards before they are presented so there will not be substandard dedicated streets that do not meet the already adopted ordinances.

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 Commission heard the information as presented. Mr. Jagger moved that the staff recommendations be approved. Mr. Vier seconded the motion.

COMMISSION VOTE

To APPROVE 30 and 44 foot wide streets.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder and Vier.
Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 6-0 VOTE.

C814-76-009 Planned Unit Development

Consider revision to Planned Unit Development at West Sixth and West Lynn.

Requested by Mr. Howard Brunson.

Mr. Tom Knickerbocker of the Planning staff presented the staff report and stated that this was a request to reduce the total number of units from 30 to 26 for the property located at the northwest corner of West Sixth and West Lynn; to include two tri-plex units instead of two duplex units.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

John Van Winkle, architect and joint builder of the project

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Brunson explained this request is to reduce the number of units from 30 to 26 on an already approved P.U.D. request. Mr. Jagger moved the request be approved. Ms. Schechter seconded the motion.

COMMISSION VOTE

To approve the request.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier.
Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon

THE MOTION PASSED BY A 7-0 VOTE.

C2o-77-001

Zoning Ordinance

Amendment to Chapter 45; Zoning Ordinance to consider recommendation of Landmark Commission to permit the establishment of Historic Districts in the City of Austin.

Mr. Tom Knickerbocker, representing the Planning Staff, explained the concept of the historic district. Mr. Philip D. Creer, Chairman of the Landmark Commission, explained what the ordinance would do and why it was needed. He explained that each noncontiguous area would be a separate district. Mr. Jagger expressed concern over getting some buildings demolished that should not be; explained there is a definite problem in that people do not know what would happen to them. He was of the opinion that there is not enough flexibility with what we are going to do to be able to feel comfortable with what we are trying to do. Mr. Bill Lowry, Urban Transportation Department, submitted a memo from Mr. Joe Ternus, Director of the Urban Transportation Department, expressing various concerns regarding this matter, especially as to how the traffic control system would be affected by the ordinance and concern of on-street parking. After discussion, Mr. Lowry stated that the comments of the memorandum were merely recommendations from the Urban Transportation Department that provisions of the City Code be followed.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Killiam Fehr, Chairman Travis County Historical Commission, and local architect.

Kenneth Manning, Hyde Park Neighborhood Association

Roy Henderson, South River City Citizen

PERSONS APPEARING IN OPPOSITION

Mrs. Ralph (Marie) Hanna

COMMISSION ACTION:

The members heard the information as presented. Mr. Fehr reported that in his opinion Austin should adopt the zoning ordinance to preserve part of the past. Mr. Manning stated that the historic district concept provides two levels of protection and should only be applied to something that meets structure criteria. He is in favor of the overall concept as proposed by the Landmark Commission, but did feel that the district preservation plan was the key to this ordinance. Mr. Henderson was in favor of the concept as presented. Mrs. Ralph Hanna was against the proposal; preferred spot zoning as far as Congress Avenue is concerned; felt that very few buildings were worthy of the historic landmark marks. Mr. Creer felt there was much misapprehension over the ordinance. He stated that all they were trying to do was to get input about what should go

into an historic district; pointing out that any recommendations of the Landmark Commission go to the Planning Commission and then to the City Council.

COMMISSION VOTE:

Mr. Stoll moved a subcommittee be appointed to look into the material as presented and come back to the Planning Commission with recommendations. Ms. Schechter seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier.
Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

Mr. Guerrero appointed a subcommittee consisting of Mr. Vier as chairman and Mr. Jagger and Mr. Gutierrez. They were asked to report their findings as soon as possible, with a status report requested by August 9.

C12-77-005 Public Services
Consideration of Water and Wastewater
Approach Main for Anderson Professional
Park.

Mr. Tom Knickerbocker of the Planning Staff presented the staff report and explained it was recommended for approval; there was no involvement of city funds; and it will serve only already existing customers.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. Hart for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The members reviewed the information presented. Mr. Stoll moved the request be approved subject to staff recommendation. Mr. Jagger seconded the motion.

COMMISSION VOTE

To APPROVE an approach main for Anderson Professional Park.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Stoll and Vier.
Ms. Schechter.

OUT-OF-ROOM: Mr. Snyder

ABSENT: Ms. Chance and Mr. Dixon

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-006 Public Services

Consideration of Dry Creek Water and
Wastewater Approach Main Phase I to
the Austin Corporation Property.

Mr. Tom Knickerbocker presented the staff report and explained that this approach main would relieve an existing lift station operated by the city and is in an area that is contiguous with the master plan and consistent with it and is, therefore, recommended for approval.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mr. Hart (applicant)

PERSONS APPEARING IN OPPOSITION

Fred Eby, representing three property owners

COMMISSION ACTION

Mr. Eby stated that all of the land is located on the west and north side of the creek and it would not be feasible in this manner; it does not belong on one side of the creek. Mr. Hart explained that the city prepared construction plans on this land about five years ago. If that location is satisfactory to the property owners, then that is where it will be built. If they desire some adjustments, we will do our utmost to satisfy their considerations. Juan Valera-Lerma, Environmental Resource Management, stated that he first saw this project during the C.I.P. review and that he does not agree with alignment in the creek. It is his desire to stay out of the creek completely. Mr. Knickerbocker explained that the issue at this time is the approval of the financial arrangements for the city to enter into development for the construction of the line. It is not a design review at this point. Don Walden was in agreement for approval of the contract contingent upon the Environmental Board's review and approval of the final route.

COMMISSION VOTE

Mr. Jagger moved it be approved subject to final plans being approved by the Environmental Board. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C12-77-007 Public Services
Consideration of Dry Creek Wastewater
Approach Main Phase II to the E.R.
Barrow Property.

Mr. Tom Knickerbocker of the Planning staff explained that this is Phase II, which is the connection north to the E. R. Barrow property.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Jeryl Hart, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Hart explained that this is an auxiliary to Phase I that would provide wastewater service to the one remaining valley. The lift station is in the upper reaches of this valley. Mr. Stoll moved the request be approved, subject to the same requirements as Phase I. Ms. Schechter seconded the motion.

COMMISSION ACTION

To APPROVE with the same requirements as Phase I.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C12-77-008 Public Services
Consideration of a Wastewater Approach
Main for an area west of Western Oaks
Subdivision.

Mr. Tom Knickerbocker of the Planning staff explained that Mr. Jerry D. Angerman, owner of Scenic Brook West Subdivision, has requested a wastewater approach main for this subdivision. He explained a 30-day postponement was requested by the City Manager and agreed to by the applicant in order to give the Planning Commission and staff time to look deeper into the issues of growth control and environmental problems of Williamson Creek.

C8c-77-001 Far West

Consider conceptual plan for Far West, a 280-acre area bounded by F.M. 2222, Bull Creek, Far West Boulevard, and Northwest Hills. Requested by Mr. Tom Wolfe, representing Environmental Communities Corporation.

Mr. Tom Knickerbocker of the Planning staff explained that this is for approval of a conceptual plan for Far West, an 280.3-acre area bounded by F.M. 2222, Bull Creek, Far West Boulevard, and Northwest Hills.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Tom Wolfe, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Wolfe explained that the conceptual plan is necessary in order to know what kind of things are in concept for this area; the plan meets the characteristics of the Master Plan and the Austin Tomorrow program. It is also able to meet the Lake Austin plan and guidelines. Mr. Wolfe explained that the Planning Commission would have full review of each phase before another phase is approved. Mr. Stoll stated he would like to have direction of the staff, particularly with whether or not this measures up to the things we have been aiming for in the Comprehensive Plan. It is merely a master plan guide that does not bind the Commission in any manner.

COMMISSION VOTE

Mr. Jagger moved that the Commission thank Mr. Wolfe for presenting this plan and commend him for proceeding with a plan that appears at this time to be an exceptionally desirable way to be moving. Mr. Gutierrez seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder, Stoll and Vier. Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION CARRIED BY A 7-0 VOTE.

STREET VACATIONS

C10v-77-006 Street Vacation
Vacation of a portion of Brittany Blvd.

Tom Knickerbocker of the Planning staff explained to the Commission that staff had recommended that a portion of Brittany Boulevard be vacated due to resubdivision.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

COMMISSION ACTION

The members reviewed the information presented. Mr. Gutierrez made a motion to approve the vacation as presented. Mr. Stoll seconded the motion.

COMMISSION VOTE

To APPROVE the vacation of a portion of Brittany Boulevard.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez and Snyder.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C10v-77-007 Street Vacation
Street Alley Vacation for Lawson Lane, Dotson
Street and Leona Street.

Mr. Tom Knickerbocker of the Planning staff reviewed this request and explained this vacation is in conformance with the Urban Renewal plan for the area and plans for acquisition by the Austin Independent School District.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

C10v-77-007 Street Vacation (continued)

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 street vacation as presented. Mr. Stoll seconded the motion.

COMMISSION VOTE

To vacate said streets in connection with two adjacent tracts of land to the north and west of Blackshear School as requested by A.I.S.D.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez and Snyder.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C10v-77-008 Street Vacation

Vacation of a portion of Iroquois Drive
and Olga Court.

Mr. Tom Knickerbocker of the Planning staff stated that only 50 feet is needed for street right-of-way and that 10 feet of the existing 60 feet right-of-way can be re-subdivided into the adjoining lots.

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 request according to the staff recommendations.

COMMISSION VOTE

To approve the vacation of the south 10 feet of Iroquois Drive and the northwesterly 10 foot portion of Olga Court of Parker Heights Section 1-B.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez and Snyder.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C10v-77-009 Street Vacation (continued)
Street and Alley Vacation for
Tortuga Terrace.

Mr. Tom Knickerbocker of the Planning staff explained that this is a portion of the street that was dedicated but never built.

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 request to vacate the street as presented. Mr. Stoll seconded the motion.

COMMISSION VOTE

To vacate Tortuga Street and alley as requested.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez and Snyder.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

C10v-77-010 Street Vacation
Riverside Drive and Arena Drive

Mr. Tom Knickerbocker of the Planning staff explained that this right-of-way is no longer needed for the proposed Riverside Drive and Arena Drive improvements.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

None

C10v-77-010 Street Vacation (continued)

COMMISSION ACTION

The members reviewed the information presented. Mr. Gutierrez made a motion to approve the request. Mr. Stoll seconded the motion.

COMMISSION VOTE:

To vacate portions of Riverside Drive and Arena Drive as requested.

AYE: Messrs. Guerrero, Jagger, Stoll, Vier, Gutierrez and Snyder.
 Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

THE MOTION PASSED BY A 7-0 VOTE.

SUBDIVISIONS

R105-76 SUBDIVISION MEMORANDUM

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

SHORT FORM SUBDIVISIONS - OLD

The following short form subdivisions have appeared before the Commission before 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-77-124 Resub. Lot #2, Bo's Subdivision
Knollwood Drive

C8s-77-134 4th Resub. Lt. 3, Oltorf Village,/ Sec. 1
I.H. 35

C8s-77-10 1st Resub., Blk. D, Industrial Terr.
Industrial Terr. & Business Dr.

C8s-77-13 Trailwood Village One @ Travis Country
Trail Crest Cir.

C8s-77-139 ^{Willow} ~~Creek~~ Sec. 5 & Tr. C, Willow Bend Addn.,/ Sec. 1
Pleasant Valley Rd.

C8s-76-216 Resub. Lts. 16 & 17, Blk. B, Granada/Est., Sec. 1
LaFauna Path

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

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

C8s-77-145 Marvin L. Joseph Subdivision
Jefferson Street & W. 35th St.

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.

ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

VOTED: To APPROVE the following short form subdivisions and grant variance to exclude the balance of the tracts:

C8s-77-128 Airport-King Subdivision, Sec. 4
Airport Blvd. & M.L.K. Blvd.

SHORT FORM SUBDIVISIONS - OLD (continued)

C8s-77-125 1st Resub. Lt. 1, 8711 Burnet Rd./ Subd.
Burnet Road

C8s-72-410 K & K Addition
Manchaca Road & Berkley Dr.

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

VOTED: To APPROVE the following short form subdivision and to grant a variance from fiscal requirements for sewer service since it is not available and will not be for some time.

C8s-77-85 Thunderbird Farms
F.M. 969

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

SHORT FORM SUBDIVISIONS - NEW

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-77-150 Resub. Lts. 12 & 13, Blk. B, The Homestead
Great Divide Drive

C8s-77-156 Drapela Subdivision
I.H. 35 & Royal Hills Dr.

C8s-77-158 Resub. of Lts. 41 & 48 of Sunset View
Tisdale Drive

C8s-77-159 H.S. Wallace, Jr., Subd.
Barton Springs & Steizer Rd.

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

SHORT FORM SUBDIVISIONS - NEW (continued)

The Commission then

VOTED: To DISAPPROVE the following short form subdivisions pending compliance with departmental requirements and a letter of variance.

C8s-77-153 Northwest Commercial Subd.
Old U.S. Highway 81

C8s-77-154 Dale Watkins Subd.
Ben White & Todd Lane

C8s-77-157 The Children's Home Subd.
W. 38th Street & Ave. B.

C8s-77-152 Manna West, Sec. 3
Manna Street

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending compliance with the departmental requirements and the right-of-way required.

C8s-77-149 Indian Oaks 2
Blackfoot Tr. & McNeil Rd.

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending provision for installation of sidewalks and compliance with departmental requirements.

C8s-77-155 The Hills of Lost Creek, Sec. 1
Lost Creek Blvd.

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

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

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SHORT FORM SUBDIVISIONS - NEW (continued)

C8s-77-151 Pearce Annex
 Pearce Road

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder; Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

FINAL SUBDIVISIONS - OLD

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

The Commission then

VOTED: To APPROVE the following final subdivision:

C8-77-21 Resub. of Lot b, Blk. F., Lamplight/Village, Sec. 1
 Parmer Lane

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder; Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The Commission then

VOTED: To APPROVE the following final subdivision and to GRANT a variance from fiscal requirements for sewer service since it is not available and will not be for some time.

C8-76-52 Anderson Mill Estates, Section 4
 Anderson Mill Road

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder; Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

FINAL SUBDIVISION - NEW

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 compliance with ordinance requirements and departmental recommendations as on file with the City of Austin Planning Department; waterway development permit; preliminary requirement concerning Summerside Drive; and with no access permitted from Block H to Steck Avenue:

Planning Commission--Austin, Texas

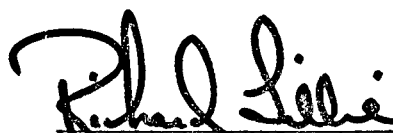
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C814-77-02 Summerwood, Phase Two, Sec. One
3731 Steck Avenue

AYE: Messrs. Jagger, Stoll, Vier, Gutierrez and Snyder. Ms. Schechter.
ABSENT: Ms. Chance and Mr. Dixon.

The meeting adjourned at 11:00 p.m.



Richard R. Little
Executive Secretary