

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- September 27, 1977

The meeting of the Commission was called to order at 5:35 p.m. in the City Council Chambers.

Present

Miguel Guerrero, Chairman
Freddie Dixon*
Gabriel Gutierrez**
Sid Jagger***
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
James G. Vier****

Also Present

Evelyn Butler, Supervisor of Current Planning
Walter Foxworth, Planner
Brian Schuller, Planner
Charlie Graves, Director of Engineering
Bill Lowery, Urban Transportation Department
Ouida W. Glass, Senior Secretary

Absent

Bill Stoll

* Left at 7:45 p.m.
** Arrived at 5:40 p.m.
*** Arrived at 6:05 p.m.
**** Arrived at 5:40 p.m.

SPECIAL PERMITS

C14p-77-036	H. C. Carter, Jr.: (by Edgar James) North Hills Drive and Hart Lane.	A 253-unit apartment project called, "Oak Ridge Apartments."
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Mr. Brian Schuller of the Planning Department presented the staff report. He reported this request was continued from a Planning Commission hearing earlier this month in order to allow applicant to meet with the neighborhood group. This has been done and applicant is now ready to proceed with his request for a special permit to allow a 253-unit apartment project on a 9.3-acre tract zoned "B" Residence 1st Height and Area. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Edgar James, architect representing applicant

H. C. Carter, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant stated he had reviewed the staff recommendations and had no objections and requested approval at this time. He stated they had met with the neighborhood association and have their approval of the project. There was discussion regarding the three story buildings. It was pointed out that the top of the three-story buildings would be below the top of the two-story buildings because of the terrain and the proposed location on the lot. Mr. Vier asked applicant if he would be willing to put in 12 feet for buffering and the applicant so agreed.

COMMISSION VOTE

Mr. Dixon moved to approve the request subject to compliance with departmental recommendations and ordinance requirements and to require 12 feet of buffering along North Hills Drive. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier.

Mmes. Schechter and Shipman.

ABSENT: Messrs. Jagger and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C8s-77-157 The Children's Home Subdivision
 West 38th Street and Avenue B
 Consideration of a variance on street
 width for Avenue B and West 38½ Street.

Mrs. Evelyn Butler of the Planning Department presented the staff report. She explained that when the zoning case on the Junior Helping Hand Home for children was heard by the Planning Commission on December 2, 1976, the recommendation to the City Council was to approve the zoning request if the applicant agreed to provide 15 feet of right-of-way on West 38th Street and 10 feet of right-of-way on Avenue B. The City Council, at their meeting on January 13, 1977, granted the zoning requested based on an option to purchase 15 feet of right-of-way on West 38th Street but to eliminate the option to acquire 10 feet of right-of-way on Avenue B. As the Planning Commission and City Council agreed to the option on the 15 feet of right-of-way on West 38th Street, the staff does not object to granting the variance to delay the acquisition as listed in the option. The City Council eliminated the right-of-way requirement for Avenue B at the time of the zoning hearing. Paving width of Avenue B from West 38th Street to West 38½ Street is 25 feet. This provides only 2½ feet for sidewalk area, which is not adequate. After extensive review of the problems involved, staff is of the opinion that further consideration should be given to the need for additional right-of-way or provision for a sidewalk and utility easement.

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 testimony as presented. Mr. Vier stated he was of the opinion the right-of-way policy should be consistent and questioned why the Council reversed the decision. Mrs. Butler explained that at the time there was no question raised about a subdivision, therefore, it was not required. She stated that sidewalks need to be located back from the street paving for protection of children on a narrow street and that the department would ask for easements of ten (10') on both sides of the street as development occurs. Mr. Jagger felt this was a special set of circumstances and different from normal economic enterprises which would justify the variance.

COMMISSION VOTE

Mr. Snyder moved to grant the variance on the right-of-way requirement but to require a utility and sidewalk easement according to staff recommendations. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder and Vier.
 Mmes. Chechter and Shipman.

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

PUBLIC SERVICES

C12-77-012 Public Services
Consideration of Wastewater Approach Main
for Timberline IV Subdivision

Mrs. Evelyn Butler of the Planning Department presented the staff report. She explained that the eight (8) inch wastewater approach main would be extended through City property to reach the Timberline Subdivision.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Ron Spencer, Land Planner for Jagger and Associates

PERSONS APPEARING IN OPPOSITION

Joe Riedel

COMMISSION ACTION

The Commission heard the testimony as presented. Applicant indicated that when the preliminary plan was approved June 28, 1977, there was no request for an approach main at that time; it was not mentioned until applicant was told it must be submitted to the Council. They have filled out the questionnaire as requested by Environmental Resources Management. Mr. Riedel requested denial due to the fact that this subdivision lies in part in the flood plain of Barton Creek and also in order to obtain a greater scenic protection of the Barton Creek greenbelt; also for the protection of Campbell's Hole.

COMMISSION ACTION

Mr. Vier moved to approve the 140 feet of eight-inch wastewater main to the Timberline IV Subdivision. Mr. Snyder seconded the motion.

AYE: Messrs. Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

ABSTAIN AND OUT OF THE ROOM: Mr. Jagger.

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-013 Public Services
Consideration of Wastewater Approach Main
for Sam Robinson Subdivision.

Mrs. Evelyn Butler of the Planning Department presented the staff report. She explained the proposed tract would require an eight-inch wastewater approach main 185' long for service. There are two alternate routes that may be taken.

C12-77-013 Public Services (continued)

The owner is to work out the best location and determine which of the two is acceptable. Environmental Resources Management Department indicated this is a barren area and had no objection.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Mike Gordon, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant indicated this was the only alternative he had for sewer service; that either alternative was agreeable, depending on getting easements.

COMMISSION VOTE

Mrs. Shipman moved to approve the approach main for the Sam Robinson Sub-division and that either Alternate A or B be approved. Mr. Vier seconded the motion.

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

ABSENT: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

OTHER BUSINESS

C11-77-020 Transit and Transportation

Determination of the number of parking spaces required for an automobile muffler shop to be located at 8307 Jamestown Street as required by Section 45-30(12) of the Austin City Code.

Mrs. Evelyn Butler of the Planning Department gave the staff report. She stated this request was for 12 parking spaces to be provided by the Pronto Muffler Center. The staff recommended the request be approved.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Bob Harbor, applicant

PERSONS APPEARING IN OPPOSITION

None

C11-77-020 Transit and Transportation (continued)

COMMISSION ACTION

The Commission heard the testimony as presented.

COMMISSION VOTE

Mr. Jagger moved to approve 12 parking spaces for the automobile muffler shop to be located at 8307 Jamestown Street. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C7p-77-012 Sale of Public Land

Request to trade 1.03 acres of land, now an accessway to McNeil Electric Substation, for dedication of Knollpark Drive and other streets and easements.

Mrs. Evelyn Butler of the Planning Department gave the staff report. She told the Commission this was a request by N.P.C. to provide street access and easement to McNeil Electric Subdivision in trade for a portion of land which is now the accessway to the McNeil Electric Substation. The staff recommends the trade.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Bill Williams, representing N.P.C.

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard the request as presented.

COMMISSION VOTE:

Mr. Jagger moved to a land trade consisting of 1.03 acres to N.P.C. Realty Company in return for the dedication of Knollpark Drive and other streets and easements as reflected on subdivision plats now being processed for Gracywoods, Section 2-A and Gracywoods, Section 3-A. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C2o-77-001 Zoning Ordinance

To consider setting a public hearing on October 11 to amend Section 45-17(c)(4) of the Austin City Code regarding private and parochial schools.

Mrs. Evelyn Butler of the Planning staff told the members this was to consider setting a public hearing regarding private and parochial schools.

The members agreed to set a public hearing on November 8 to amend Section 45-17(c)(4) of the Austin City Code regarding private and parochial schools.

C2o-77-004 Zoning Ordinance

To consider setting a public hearing on October 11 to amend Section 45-41(f) of the Austin City Code regarding Landscaping along major streets and highways.

Mrs. Evelyn Butler of the Planning staff explained the Legal Department needed more time to prepare the proposed ordinance.

The Commission members agreed to delete the request to amend Section 45-41(f) of the Austin City Code at this time.

C2o-77-007 Zoning Ordinance

Consider setting a public hearing on October 11 to amend Chapter 45.4(c) of the Austin City Code regarding a temporary sales office for use in development of a new subdivision.

Mrs. Evelyn Butler of the Planning staff told the members this was to consider setting a public hearing regarding a temporary sales office in a new subdivision.

The members agreed to set a public hearing on October 11 to consider amending Section 45.4(c) of the Austin City Code regarding a temporary sales office for use in development of a new subdivision.

C2o-77-008 Zoning Ordinance

To consider setting a public hearing on October 11 to amend Section 45-17.5(c) of the Austin City Code regarding Mobile Home Subdivisions.

Mrs. Evelyn Butler of the Plannig staff explained this was to consider setting a public hearing regarding Mobile Home Subdivisions.

The members agreed to set a public hearing on October 11 to consider amending Section 45-17.5(c) of the Austin City Code regarding Mobile Home Subdivisions.

C2o-77-009 Zoning Ordinance

To consider setting a public hearing on October 11 to amend Section 45-30(c) of the Austin City Code regarding daycare or kindergarten facilities.

Mrs. Evelyn Butler of the Planning Staff told the members this was to consider setting a public hearing regarding daycare or kindergarten facilities.

The members agreed to set a public hearing on October 11 to amend Section 45-30(c) of the Austin City Code regarding daycare or kindergarten facilities.

C2o-77-003 Zoning Ordinance

To amend Chapter 45 of the Austin City Code to establish criteria of Historic Districts.

Mrs. Evelyn Butler of the Planning staff told the Commissioners more time was needed to prepare for this.

The Commissioners agreed to set a public hearing on November 8 to consider amendment to Chapter 45 of the Austin City Code to establish criteria of Historic Districts.

PRELIMINARY SUBDIVISIONS

C8-76-03 Great Hills Street Dedication "A"
Great Hills Trail and U.S. 183

The staff reported that this preliminary plan consists of 3.3 acres.

The Plat Review Committee met on August 3, 1977, and recommended approval with the following conditions:

1. The intersection of Great Hills Drive with old and new U.S. 183 requires approval by the Highway Department.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
3. Connection required to the city water and wastewater systems.
4. Show all street names.
5. Contours required to be not more than 100 horizontal feet apart.
6. Round all intersection corners.
7. Sidewalk note required on final plat. No fiscal arrangements required. (inside city).
8. Sidewalks required on both sides of Great Hills Drive.
9. Final plat required to be acknowledged (signed) by all affected owners.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of GREAT HILLS STREET DEDICATION "A", subject to all departmental requirements and recommendations.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll.

C8-77-63 Salem Village
South First Street and Emerald Wood Drive

The staff reported that this preliminary plan consists of 14.32 acres with 50 lots, the average lot size being 80' x 110'.

The Plat Review Committee met on June 29, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on one side (specify) of all streets.
4. Note required on final plat prohibiting driveway access from Lots 22 and 23 onto South First Street.
5. Waterway development permit required prior to final approval.

Preliminary Subdivisions (continued)C8-77-63 Salem Village (continued)

6. Drainage and utility easements as required.
7. Minimum building slab elevation note required on the final plat.
8. Variance required on the length of Blocks A and B. Recommend to grant because of topography and adequate circulation will be provided.
9. Any structure erected on Lot 10 and 11 must comply with Building Code Flood Plain amendments.
10. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
11. Show complete boundary survey.
12. Minimum centerline radius for residential streets is 200'.
13. Identify ownership of parks and/or greenbelts (lot 23) for purposes of taxation, maintenance and use.
14. Show survey tie across South First Street and provide for 80' of R.O.W.
15. Contours required to be not more than 100 horizontal feet apart.
16. Show existing drainage facilities in South First Street.
17. Show building setback lines on preliminary plan. (15' from South First Street on corner Lots 1, Block A and 22, Block B.)
18. Recommend a 20' strip be incorporated into Lot 23 to provide access to the park lot from Creekcrest Drive in the vicinity of Lots 8-12, Block B.

The Commission then

VOTED: To APPROVE the preliminary plan of SALEM VILLAGE subject to departmental requirements and staff recommendations; granting the variance requested on the length of Lots A & B; provide for flooding by looking at it prior to final approval; variance granted as requested in letter dated September 27 from Bryant Currington.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder. Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll

ABSTAIN AND OUT OF THE ROOM: Mr. Vier.

C8-77-64 Interstate 35 North Comercial
I.H. 35 and Little Walnut Creek

The staff reported that this preliminary plan consists of 29.43 acres with 3 lots, the average lot size being 10 acres.

The Plat Review Committee met on September 23, 1977, and recommended approval with the following conditions:

1. A 60' street (as shown in blue on plat review print) is required to provide for extension of Florence Drive.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
3. Connection required to the city water and wastewater systems.
4. Waterway development permit required prior to final approval.
5. Minimum building slab elevation note required on the final plat.
6. Show all street names.
7. Contours required to be not more than 100 horizontal feet apart.

Planning Commission -- Austin, Texas

September 27, 1977 10

Preliminary Subdivisions (continued)

C8-77-64 Interstate 35 North Commercial (continued)

8. Show existing drainage facilities in I.H. 35.
9. Sidewalks required on both sides of all new streets and on one side of I.H. 35.
10. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
11. Drainage and utility easements as required.
12. Detention note required on final plat.
13. Note required on final plat prohibiting driveway access to Capital Drive.
14. Show lot number designations.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of INTERSTATE 35 NORTH COMMERCIAL SUBDIVISION subject to all departmental requirements and recommendations.

AYE: Messrs. Dixon, Gutierrez, Jagger, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll.

OUT OF THE ROOM: Mr. Guerrero

C8-77-65 Colony Park, Section One, Four-A
Colony Loop Drive & Townsborough Drive

The staff reported that this preliminary plan consists of 19.97 acres with 97 lots, the average lot size being 50' x 120'.

The Plat Review Committee met on July 9, 1975, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on both sides of Colony Loop Drive and on one side of all other streets.
4. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
5. Show all street names.
6. Waterway development permit required prior to final approval.
7. 100 year flood plain data required.
8. Colony Park Loop between this subdivision and Decker Lake Road required to be dedicated and installed to provide access and circulation for this tract.
9. Street name changes required.

Preliminary Subdivisions (continued)C8-77-65 Colony Park, Section One, Four-A (continued)

10. Drainage and utility easements as required.
11. Owner will be required to participate in the upgrading of the existing lift station down stream.
12. Minimum building slab elevation note required on the final plat.
13. All intersections required to be at or near 90 degrees.
14. All lots required to have an adequate building site, 50 x 50 for sewerer lots and 60' x 50' for septic tank lots, exclusive of setback lines and drainage easements.
15. Final plat does not conform to this preliminary plan to the extent it contains 10 more lots. Plat does comply with subdivision ordinance however.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of COLONY PARK, SECTION ONE, FOUR-A subject to all departmental requirements and recommendations.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, and Snyder. Mmes. Schechter and Shipman.

ABSENT: Mr.

ABSTAIN AND OUT OF THE ROOM: Mr. Vier.

C8-77-66 William R. Bright Subdivision

Summit Edge Drive and Freund Boatramp Road

The staff reported that this preliminary plan consists of 7.37 acres with 4 lots, the average lot size being approximately two acres.

The Plat Review Committee met on July 27, 1977, and recommended approval with the following conditions:

1. Letter required from the County to establish that Freund Boat Ramp Road is a public road and has been accepted for maintenance.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
3. Connection required to the city water and wastewater systems.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Requires a letter from the Texas Department of Health Resources approving the connection of this subdivision to the existing private water supply; or approval from City-County Health Department to use water from Lake Austin.
6. Variance required to delete requirements for city wastewater. Recommend to grant because such service is not available if subdivision has been approved for septic tank use.
7. Waterway development permit required prior to final approval.
8. Show survey tie across Freund Boat Ramp Road and provide for 60' R.O.W.

Preliminary Subdivisions (continued)C8-77-66 William R. Bright Subdivision (continued)

9. Variance required to delete requirements for City and/or Water District water. Recommend to grant because such service is not available if subdivision has been approved for individual water well(s) or private water distribution system.
10. Drainage and utility easements as required.
11. All lots required to have an adequate building site, 50' x 50' for sewerer lots and 60' x 50' for septic tank lots, exclusive of setback lines and drainage easements.
12. Variance required on the length of Bright Drive cul-de-sac. Recommend to grant because of topography.
13. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a septic tank and system approved by the local (city and county) Health Department(s) and to a potable water supply.
14. Contours required to be not more than 100 horizontal feet apart.
15. Sidewalks required on one side of Freund Boatramp Road and Bright Drive.
16. Fiscal arrangements and sidewalk note required on final plat. (outside city)
17. Freund Boatramp Road has been changed to River Bend.
18. Minimum building slab elevation note required on the final plat.

The Commission then

VOTED: To APPROVE the preliminary plan of WILLIAM R. BRIGHT SUBDIVISION subject to all departmental requirements and recommendations; granting variances to delete requirements for city wastewater; requirements for City and/or Water District water; length of Bright Drive cul-de-sac.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Jagger, Snyder and Vier. . Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll.

C8-77-70 Mesa Park, Phase Three, Section Two - Revised
Spotted Horse Drive and Duval Road

The staff reported that this preliminary plan consists of 25.05 acres with 98 lots, the average lot size being 60' x 120'.

The Plat Review Committee met on September 23, 1977, and recommended approval with the following conditions:

1. Final plat (c8-76-33) (Mesa Park, Phase Three, Section One) required to be changed to conform to this preliminary.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.

Preliminary Subdivisions (continued)C8-77-70 Mesa Park, Phase Three, Section Two - Revised (continued)

3. Connection required to the city water and wastewater systems.
4. Sidewalks required on both sides of Duval Road extension and on one side of all other streets.
5. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
6. Waterway development permit required prior to final approval.
7. Full R.O.W. (70') required to be dedicated with fiscal arrangements for Duval Road, extension prior to final platting of abutting lots.
8. Variance required on the length of Block F. Recommend to grant because adequate circulation will be provided and railroad.
9. Show all street names.
10. Contours required to be not more than 100 horizontal feet apart.
11. Drainage and utility easements as required.

The Commission then

VOTED: To APPROVE the Preliminary Plan of MESA PARK, PHASE THREE, SECTION TWO - Revised subject to above conditions, granting the variance regarding the length of Block F; and requested owner to delay submission of final plat to study the extension of Duval Road.

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

ABSENT: Messrs. Dixon and Stoll.

C8-77-71 Dove Springs, Phase Three
Dove Springs Road and Softwood Drive

The staff reported that this preliminary plan consists of 30.61 acres with 140 lots, the average size being 65' x 110'.

The Plat Review Committee met on August 24, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater system.
3. Sidewalks required on both sides of Dove Springs Drive and 60' portion of Creek Bend Drive and on one side of all other streets.
4. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
5. Waterway development permit required prior to final approval.
6. Contours required to be not more than 100 horizontal feet apart.
7. 100 year flood plain data required.
8. Minimum building slab elevation note required on the final plat.

Preliminary Subdivisions (continued)C8-77-71 Dove Springs, Phase Three (continued)

9. Show building setback line for all lots. (NOTE: Lots 17 & 18, Blk. E)
10. Drainage and utility easements as required.
11. Street name changes required.
12. Wastewater approach main system improvements required.

The Commission then

VOTED: To APPROVE the preliminary Plan of DOVE SPRINGS, PHASE THREE, subject to all departmental requirements and recommendations.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll

ABSTAIN AND OUT OF THE ROOM: Mr. Jagger.

C8-77-73 Dove Springs, Phase Four

Pleasant Valley Road and Nuckols Crossing

The staff reported that this preliminary plan consists of 29.30 acres with 114 lots, the average size being 60' x 110'.

The Plat Review Committee met on August 24, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Contours required to be not more than 100 horizontal feet apart.
4. Variance required on the length of blocks B and G. Recommend to grant because of adequate circulation and existing development.
5. Centerline radius on Pleasant Valley Road requires Urban Transportation and Engineering Departments approval.
6. Waterway development permit required prior to final approval.
7. Sidewalks required on both sides of Pleasant Valley Road, Creek Bend Drive west of Pleasant Valley Road and Dove Springs Drive and on one side of all other streets including Nuckles Crossing Road.
8. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
9. Drainage and utility easements as required.
10. Median breaks and median design on Pleasant Valley Road requires approval of Urban Transportation Department.
11. City Council approval of wastewater approach main in Nuckols Crossing Road required.
12. Note required on final plat prohibiting driveway access from Pleasant Valley Road and Nickols Crossing Road to abutting lots.
13. Change street names of Softwood Drive, Softwood Cove, Creek Bend Drive and Creekwood Cove.

Preliminary Subdivisions (continued)C8-77-73 Dove Springs, Phase Four (continued)

14. All intersections required to be at or near 90 degrees.
15. 100 year flood plain data required.
16. Minimum building slab elevation note required on the final plat.
17. Wastewater system improvements required.

The Commission then

VOTED: To APPROVE the Preliminary Plan of DOVE SPRINGS, PHASE IV, subject to staff recommendations and departmental requirements; GRANTED variance on the length of Lots B & C; and DELETED requirement for wastewater approach main in Nuckols Crossing Road by City Council.

AYE: Messrs. Dixon, Guerrero, Gutierrez, Snyder and Vier. Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll.

ABSTAIN AND OUT OF THE ROOM: Mr. Jagger.

C8-77-72 Lakeside

Lakeshore Drive and Overlook Drive

The staff reported that this preliminary plan consists of 10.30 acres with 23 lots, the average size being 70' x 110'.

The Plat Review Committee met on August 3, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on one side of Lakeshore Drive, Overlook Cove and Dam View Cove.
4. Fiscal arrangements and sidewalk note required on final plat. (outside city)
5. Show survey tie across Lakeshore Drive and provide for 50' R.O.W. minimum.
6. Variance required on the length of Lake Shore Drive cul-de-sac. Recommend to grant because of topography.
7. Variance required on the length of only block shown. Recommend to grant because of topography.
8. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
9. Recommend variance be denied to permit a 10' setback line on Lots 1 and 2, but recommend the building setback line not be required.
10. Drainage and utility easements as required.
11. Waterway development permit required prior to final approval.
12. Minimum building slab elevation note required on the final plat.

Preliminary Subdivisions (continued)C8-77-72 Lakeside (continued)

13. Book and page of Homeowners document required on final plat.
14. All through lots required to have a 25' setback line from both front and rear streets. (Lots 12-15)
15. Clearly define boundary lines of Lot 24. (greenbelt and Common area lot)
16. Recommend no driveway access be permitted to Lake Shore Drive, except for Lots 1-5 because of topography and curves along street.
17. All intersections required to be at or near 90 degrees.
18. Change names of Dam View Cove and Overlook Cove.
19. Lake Shore Drive should be Lakeshore Drive.
20. Wastewater lift station improvements required.

The Commission then

VOTED: To APPROVE the Preliminary Plan of LAKESIDE, subject to staff recommendations and departmental requirements; GRANTING variance on R.O.W. on overlook Cove and Dam View Cove culs-de-sac allowing 40' on R.O.W. and 26' paving; Granting variance on length of Lake Shore Drive cul-de-sac length of block; scale of preliminary plan; DENIED variance to permit 10' setback line on Lots 1 and 2, but GRANTED the building setback line not be required; permitting applicant to establish the way Lot 15 would face; REQUIRED 25' setback on Overlook Cove and 15' setback on Lake Shore Drive; REQUIRED 5' easement on each side of Overlook Cove and Dam View Cove for public utilities and sidewalks.

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

ABSENT: Messrs. Dixon and Stoll.

C8-77-74 Woodhaven

Walsh Tarlton Road and French Creek Drive

The staff reported that this preliminary plan consists of 52.4 acres with 154 lots, the average size being 80' x 135'.

The Plat Review Committee met on August 24, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on both sides of French Creek Drive and Springs Garden Road and on one side (specify) of all other streets.
4. Fiscal arrangements and sidewalk note required on the final plat. (outside city)
5. Waterway development permit required prior to final approval.
6. Vacation of a portion of French Creek Drive required prior to final approval with the book and page referenced on the plat.

Preliminary Subdivisions (continued)C8-77-74 Woodhaven (continued)

7. Variance required on the length of Blocks A & B. Recommend to grant because of topography, existing development and adjoining owners do not want street access from this tract.
8. Drainage and utility easements as required.
9. Minimum building slab elevation note required on the final plat.
10. Change names of Rocklyn Drive, Woodlyn Drive, Green Spring Cove, Timber Leaf Drive and Pinnacle Court.
11. Requires a letter from Sid Jagger stating capacity allotted for wastewater service at Bee Caves and Zilker Park lift station is adequate to serve this subdivision.
12. Completion of proposed Countryside booster pump station required for wastewater service.
13. Show complete boundary survey, including areas north of French Creek Road.
14. Show lot number and proposed use of the areas on the north side of French Creek Drive.
15. All lots required to have an adequate building site, 50' x 50' for sewer lots and 60' x 50' for septic tank lots, exclusive of setback lines and drainage easements.
16. Council approval required for wastewater approach mains.
17. Street grades required to be approved by Engineering Department.
18. Drainage and utility easements as required.
19. Show survey tie across Walsh Tarlton Lane and provide for 80' of R.O.W.
20. Show existing drainage facilities in Walsh Tarlton Lane.
- *21. This density is not encouraged for this area in the comprehensive plan.
- *22. On site adjustment in street locations should be made to preserve as many of the large trees as possible.

(*These comments are not ordinance requirements and cannot be required unless owner agrees.)

ADDITIONAL PRELIMINARY COMMENTS:

Urban Transportation Department - Timber Leaf Drive required to be 64' in width (row) from French Creek Drive southerly to a point 70' beyond the center line of Woodlyn Drive and transition down to 50' (row) at a distance of 200' therefrom.

The Commission then

VOTED: To APPROVE the Preliminary Plan of WOODHAVEN subject to staff recommendations and departmental requirements; GUANTING variance on the lenght of Blocks A & B; DELETING Comments 21 and 22 DELETING Council approval for wastewater approach mains.

AYE: Messrs. Guerrero, Gutierrez, Snyder and Vier. Mrs. Schechter.

NAY: Mrs. Shipman.

ABSENT: Messrs. Dixon and Stoll.

ABSTAIN AND OUT OF THE ROOM: Mr. Jagger.

(Mrs. Schechter agreed only because it met subdivision requirements and requested tha the record so indicate.)

Planning Commission -- Austin, Texas

September 27, 1977

Preliminary Subdivisions (continued)

08-77-75 Serena Woods

Cima Serena Drive and Willowick Drive

The staff reported that this preliminary plan consists of .5 acres with 23 lots, the average size being 70' x 100'.

The Plat Review Committee met on July 27, 1977, and recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the city water and wastewater systems.
3. Sidewalks required on one side of all streets including Cima Serena.
4. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
5. Show survey tie across Cima Serena and provide for 60' of R.O.W.
6. Full R.O.W. required to be dedicated for Camelia Lane and Willowick Drive culs-de-sac prior to final platting of abutting lots with fiscal arrangements for their construction.
7. Variance required on the length of Willowick Drive cul-de-sac. Recommend to grant because adequate circulation is provided.
8. Contours required to be not more than 100 horizontal feet apart.
9. Change names of Lance Lane and correct spelling of Cima Serrena to Cima Serena.
10. Recommend no driveway access be permitted from Cima Serena to Lots 1 & 13.
11. Drainage and utility easements as required.
12. City Council approval required for water approach main.
13. Variance required on the length of proposed block. Recommend to grant because adequate circulation is provided.

The Commission then

VOTED: To APPROVE the Preliminary Plan of SERENA WOODS subject to all departmental requirements and recommendations; SUGGESTED different arrangements or movement of street; variance requested on sidewalk requirements be DENIED except on Willowick and Camelia; GRANTED variance on the length of Willowick Drive cul-de-sac and length of the proposed block and DELETED Comments 10 and 12.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Vier. Mmes. Schechter and Shipman.

NAY: Mr. Snyder

ABSENT: Messrs. Dixon and Stoll.

Preliminary Subdivisions (continued)C8-77-76 Glenlake

City Park Road and Glenlake Drive

The staff reported that this preliminary plan consists of 407 acres with 150 lots, the average size being 200' x 400'.

This is a revision of an earlier preliminary plan which had been postponed pending Health Department approval for septic tank use.

Staff recommends approval based on previous and current departmental reports with the following conditions:

1. Subdivision required to be connected to a water system approved by the City Water Department and by the State and Local Health Departments with appropriate fiscal arrangements. Approval of Plan and Specifications required prior to final approval.
2. Recommend variance be granted to delete fiscal requirements for curbs, gutters, storm sewer, sidewalks and wastewater lines on the local residential streets, in compliance with the provisions of the "Low Density Urban Standards" policy adopted by the Planning Commission.
3. Fiscal arrangements required to construct the main street, Glenlake Drive and Far View Drive to full urban standards, and all other streets to low density urban standards.
4. Restriction required on final plat prohibiting resubdivision except in compliance with "Low Density" policy.
5. Variance required on the length of all deadend streets over 400' long. Recommend to grant because of topography, low density, and provision is made for future extension of two of such streets.
6. Variance required on length of most blocks. Recommend to grant because of topography, low density and City Park adjoining to the south.
7. Recommend a variance on the scale of the preliminary plan because of size at required scale. Final plats required to be drawn at 1" = 100'.
8. Show survey tie across City Park Road and dedicate 40' from existing centerline for ultimate R.O.W. of 80'.
9. Waterway development permit required prior to final approval.
10. Minimum centerline radius of 300' for Glenlake Drive and 200' for all local residential streets.
11. Recommend variance to permit Lot 30, Block 3 to be less than 2 acres with less than 200' on a public street because of its proposed use. (Water treatment and storage facilities.)
12. All lots required to have an adequate building site exclusive of drainage easements and setback requirements.
13. Show 100 year flood plain data on preliminary plan.
14. Existing area grades will require special consideration of standards.
15. Monument a Bench Mark to U.S.G.S. 1929 Datum or City Standard Datum.

Planning Commission -- Austin, Texas

September 27, 1977

Preliminary Subdivisions (continued)

C8-77-76 Glenlake (continued)

16. Grades of all streets required to be approved by Engineering and Urban Transportation Departments.
17. Show names and address of adjoining property owners.
18. Show name and address of Engineer or Surveyor.
19. Show centerline radii of all streets.
20. Glenlake Drive required to provide 80' row as a major collector street for the area.
21. Health Department approval required for septic tank use prior to preliminary approval.
22. Drainage and utility easements as required.
23. Change the names of High Country Drive, Valley View Circle, Rocksprings Circle, Glenlake Drive, Firewheel Circle, Lantana Circle, Paintbrush Circle, and Limestone Circle.
24. Turkey Creek Drive and Deerhorn Drive should all be Turkey Creek Drive.

The Commission then

VOTED: To CLOSE the hearing on the Preliminary Plan of GLENLAKE pending Health Department approval for septic tank use, with owners consent.

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

ABSENT: Messrs. Dixon and Stoll.

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

VOTED: To APPROVE the following final plats

<u>C8-76-79</u>	<u>Pflugerville Northwest</u>
	Pflugerville Loop
<u>C8-77-63</u>	<u>Salem Village</u>
	S. 1st Street & Stassney La.

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM AND NOT VOTING: Mr. Vier.

The staff reported that the following final plats are appearing before the Commission for the first time and that 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, and street name changes.

<u>C8-76-76</u>	<u>Southland Oaks, Sec. 1</u>
	Brodie Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM AND NOT VOTING: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates, street name changes, and a letter from Williamson County M.U.D. for approval of water and wastewater services.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)C8-77-17 Village 14 at Anderson Mill
Millwright Pkwy. & Lake Ck. Pky..

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder.
Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF ROOM AND NOT VOTING: Mr. Vier.

The Commission then

VOTED: to DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates, street name changes, and a letter from Water District No. 14 for approval of water and wastewater service.

C8-77-28 The Glenn at Thomas Springs
Thomas Springs Road

AYE: Messrs. Guerrero, Gutierrez, Jagger, Snyder.
Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF ROOM AND NOT VOTING: Mr. Vier.

The Commission then

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

C8-77-40 Bee Caves Woods 1
Bee Caves Rd. & Walsh Tarlton

AYE: Messrs. Guerrero, Gutierrez, Jagger, and Snyder.
Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF ROOM AND NOT VOTING: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates, plat corrections, and street name changes.

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED (continued)

C8-77-46 Northwood IV
Cedar Post Road & Bridlewood

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
 Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF THE ROOM AND NOT VOTING: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, street name changes and letter from Lakeway M.U.D. for approval of water and wastewater services.

C8-77-48 Lakeway, Section 24
Brooks Hollow Road & Hurst Cr.
C8-77-49 Lakeway, Section 26-C
Lohman Crossing & World of Tennis

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
 Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF THE ROOM AND NOT VOTING: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates, sidewalk note required on plat, and waterway development permit required.

C8-77-61 Rutland Drive Business Park See 6
Rutland Dr. & Golden Meadow

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
 Mmes. Schechter and Shipman.
ABSENT: Messrs. Dixon and Stoll.
OUT OF THE ROOM AND NOT VOTING: Mr. Vier.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

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

C8-77-65 Colony Park, Sec. 1, Ph. 4-A
Hillcroft Dr. & Colony Loop

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending easements requirements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates.

C8-77-67 City of Austin High Tennis Ctr.
MoFac Expressway

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Schechter and Stoll.

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, city and county tax certificates, and sidewalk note required on plat.

C8-77-68 Montopolis Park
Larch Trace and Montopolis Dr.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

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

C8-76-03 Great Hills Street Dedication A
Great Hills Dr. and Old U.S. 183

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
 Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

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

C8-77-70 Mesa Park, Ph. 3, Sec. 2
Spotted Horse Dr. & Duval Rd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To VACATE the following plats

C8-69-105 El Tejas
Highway 71 & Halsey Avenue
C8-72-200 Resub. of El Tejas
Highway 71 & Thompson Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

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

VOTED: To APPROVE the following plats

C8-77-62 Forest North Estates, Ph. IV-D
Parliament House Road
C8-76-19 Dessau Estates, Sec. 4
Dessau Road
C8-77-13 Gracywoods, Section 3
Knollpark Dr. & Charshalton Dr.
C8-77-37 Quail Hollow subd., Sec. 2
Kramer Lane & Blossom Bell Dr.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form plats.

<u>C8^s-77-92</u>	<u>Crooked Oak Ranches</u>
	Hamilton Pool Road (R.M. 3238)
<u>C8^s-77-202</u>	<u>Wall Addition</u>
	E. 51st Street & Lancaster Court
<u>C8^s-77-204</u>	<u>Fairview Drive Resub.</u>
	Balcones Drive & Fairview Dr.
<u>C8^s-77-174</u>	<u>Lanier Village</u>
	Lamar Blvd. & Fairfield Dr.
<u>C8^s-77-201</u>	<u>Resub. of Lots 29 & 30</u>
	<u>Block 1, Barton Hollow</u>
	Hollow Creek Drive
<u>C8^s-77-210</u>	<u>Westgate Apostolic Subdivision</u>
	Sunset Tr. & Westgate Blvd.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

(The record will show that Mr. Vier voted "aye" on C8-77-210.)

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance to DELETE sidewalks.

<u>C8-76-98</u>	<u>Anderson Mill Center, Phase II</u>
	U.S. 183

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance to delete fiscal for sewer.

C82-77-97 Resub. of Lot G5, Northwest
Hills Ranch, Section One
D-K Ranch Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance required on signature of adjoining owner....

C82-74-199 1st Resub. Redman Development Corporation
Rundberg Lane

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To APPROVE the following short form plat GRANTING the variance required to permit submission of subdivision plat at a scale of 1" = 50' instead of 1" = 100'.

C82-77-59 Resub. of Lots 18, 19 & 20
Blk. 1, Barton Hollow
Trailside Dr. & Robert E. Lee Rd.

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

ABSENT: Messrs. Dixon and Stoll.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The commission then

VOTED: To APPROVE the following short form plat; to GRANT the variance required to delete fiscal for sewer.

C8⁵-77-213 H. A. Reed Subdivision
Tumbleweed Trail

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The Commission then

VOTED: To POSTPONE INDEFINITELY at the request of the owner the following short form plat.

C8-77-29 Woodcroft
Longview Road

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The staff reported that the following short form plats have appeared before the Commission in the past and all requirements have not been complied with.
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 city and county tax certificates.

C8⁵-77-197 Anderson Mill Center, Phase 1
U.S. 183 and Lake Creek Pkwy.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

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 DENY the variance required to exclude balance of the tract.

C8⁵77-187 Lakeway, Section 28-A
Clubhouse Drive

AYE: Messrs. Guerrero, gutierrez, Jagger, Snyder, and Vier.
Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

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, plat corrections required and waterway development permit required, and to DENY the variance required to exclude the balance of the tract.

C8⁶77-188 Lakeway, Section 28-B
Clubhouse Drive

C8⁵77-189 Lakeway, Section 28-C
Clubhouse Drive & Golf Crest Lane

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

ABSENT: Messrs. Dixon and Stoll.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending easement requirements, compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note required on plat, and plat corrections required and to DENY the variance to delete sidewalks, and to GRANT the variance required to delete requirement for radius on property corners.

C8⁶76-201 Waterloo Park *See 1*
Red River Street

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

ABSENT: Messrs. Dixon and Stoll.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

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 plat corrections required.

C8⁵-77-217 Resub. of Lot 7, Blk. C,
Northwest Hills Oak Ridge
Hart Lane and Northhills Dr.

AYE: Messrs. Guerrero, Gutierrez, Jagger and Snyder.

Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

OUT OF THE ROOM: Mr. Vier.

The staff reported that the following short form plat is appearing before the Commission for the first time and all requirements have been complied with. The staff recommends approval of this subdivision. The Commission then

VOTED: To APPROVE the following short form plat

C8⁵-77-214 Live Oak Acres
Thomas Springs Road

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

Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

The staff reported that the following short form subdivisions are appearing before the Commission for the first time and all requirements have not been complied with. 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, and plat corrections.

C8⁵-77-212 The Resub. of Lot 2 of the
Resub. of Blk. B, Frontier Vill./ Sec. 2
Western Tr. Blvd.

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

Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Stoll.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

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 plat corrections.

C8⁵-77-215 Resub. Lts. 17-24, Blk. 21, Hyde Park
Ave. G & East 42nd Street

C8⁵-77-216 The Shorthorn Addition
Lamar blvd. & Houston St.

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

ABSENT: Messrs. Dixon and Stoll.

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 city and county tax certificates required, and to GRANT the variance to exclude balance of tract with letter in file.

C8⁵-77-218 Sam Robinson Subdivision
Burnet Rd. South of Rockwood Ln.

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

ABSENT: Messrs. Dixon and Stoll.

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.

C8⁵-77-219 Resub. of Lots 15 & 16,
Blk. F, Woodbridge, Sec. 1
Lora Linda Drive

C8⁵-77-220 G&W Addition
Rutland Dr. & Southern Pac. R.R.

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

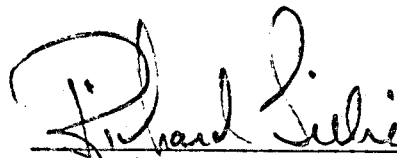
ABSENT: Messrs. Dixon and Stoll.

Planning Commission--Austin, Texas

September 27, 1977

33

The meeting adjourned at 11:10 p.m.

A handwritten signature in dark ink, appearing to read "Richard R. Lillie", written over a horizontal line.

Richard R. Lillie
Executive Secretary