

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- October 11, 1977

The meeting of the Commission was called to order at 7:05 p.m. in the Council Chambers.

Present

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

* Arrived at 7:15 p.m.

** Arrived at 7:25 p.m.

*** Arrived at 7:10 p.m.

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director of Planning
Walter Foxworth, Planner
Maureen McReynolds, Director, Office of
Environmental Resources
Albert de la Rosa, Legal Department
Ouida W. Glass, Senior Secretary

PUBLIC HEARINGSC2o-74-009 Tree Ordinance

Consider establishing an ordinance and consider amending the Subdivision and Zoning Ordinances to permit the preservation of trees.

Mr. Richard Lillie, Director of the Planning Department, told the Commission members Mrs. Joyce Kline would give the presentation. Mrs. Kline, a member of the Environmental Board, and also a member of the tree study committee, gave a brief history of the present tree ordinance. She stated trees have long been of value in Austin. It was in 1973 there came the realization that some sort of environmental policy was needed. Several incidents occurred about this time which brought about this decision. Loop 360 to the west had just cut through the hill country; The University of Texas with its progressive building program was threatening many of the old, giant oaks; and City departments at that time, seemed to be less than cautious in their pruning and cutting program. Then came the incident of Harper's Creek, which is south of Austin on I.H. 35 where a lot of the area was cleared on one week end. These trees had been acting as a noise barrier between the neighborhood of Travis Heights and the highway. This brought attention to the need for protection of the trees, inasmuch as they are not valuable only to the property on which they are located, but also valuable to the entire community. Even though the value of certain trees was recognized, the City had no power to encourage their protection. The City Council at that time requested that the Planning Commission and the Environmental Board form a committee charged with the task of producing a tree ordinance that would be acceptable to both of those groups. Since 1973 extensive meetings have been held with groups and individuals involved in the administration or the affect of a tree ordinance; developers, engineers, the Home Builders Association, the Men's Garden Club, and staff of the various City offices such as Engineering Department, Legal Department; Building Inspection and the Environmental office. The original ordinance that was presented two years ago was admittedly a lengthy one; was too complicated to understand and to administer. It had divided trees into categories based on size and required a lengthy permit procedure to allow tree removal. Also, it would have protected a broader range of trees. The Council considered this ordinance and referred it back to the joint committee to be re-evaluated and simplified. The ordinance at this time would limit the procedure of tree protection to the larger, more valued trees in Austin and would be about 60-inch circumference tree. Trees this large or larger would be covered by the ordinance and would require a special permit in order to cut them. Also, the time has been cut in the permit process by allowing the Department of Engineering to grant the removal permit if a variance would not help the situation. This would help the property owner in that he would already be dealing with the Engineering Department in other related matters and would not be handicapped in time by getting the permit. If it was decided the tree could be saved through a variance, the Board of Adjustment would then be empowered to either grant the variance or to grant the removal permit at that time, again expediting the matter. There is also a provision in this ordinance that an arborist be hired through the Engineering Department to administer the ordinance and to also help the Engineering Department

C2o-74-009 Tree Ordinance (continued)

in other matters relating to trees which fall under the jurisdiction of Engineering. If this ordinance is adopted, the final result would be to set up a procedure that would enable the City to take an important second look before cutting a heritage tree or the larger tree and would put to work the expertise of Engineering, the arborist, and the Board of Adjustment in a tree saving effort.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Mrs. George Sanders, Jr.

PERSONS APPEARING IN FAVOR

Mark Pearlmuder, Board of Adjustments

Jean Mather

Howard Ferguson

Dr. Maureen McReynolds, Environmental Resource Department

Brother Daniel Lynch, Environmental Board

Ken Manning, Sierra Club

Margaret Hoffman

Richard Tims, Lake Austin Hill Country Neighborhood Association

PERSONS APPEARING IN OPPOSITION

Jerry Bradley (neutral)

Ken Zimmerman, Austin Association of Homebuilders

Adon Sitra

Allan Abbey

COMMISSION ACTION

The Commission heard the testimony as presented. Mr. Pearlmuder explained the role of the Board of Adjustments in this proposed ordinance; Jean Mather discussed the main provisions of the ordinance. Mr. Pearlmuder explained that the Board of Adjustments had accepted the responsibility for the administration of the proposed ordinance. He questioned whether or not from a legal standpoint the Board of Adjustment would have the power under state statutes to administer this ordinance. Mr. Snyder asked whether or not the Board of Adjustment would have authority over the City's operation relating to this or to any other ordinance. Mrs. Mather stated there would be two categories of trees, in essence, that would be protected; a tree over 60 inches in circumference, or specimen trees which would be designated by the Board of Adjustments. Specimen trees is defined as any individual tree in the City which the Board of Adjustment determines to have special importance because of its size, age, location, species or historic significance. She explained that trees would be placed on the tree registry which is maintained by the Parks and Recreation Department. There was discussion regarding aerial photographs, the cost, and who would bear the cost. Mr. Vier pointed out that regardless of who paid for it, this would be another cost passed on to the home buyer. Mr. Vier and Mr. Dixon questioned what the cost would be to implement this program. Mr. Guerrero felt it would be necessary to have some sort of cost analysis benefit. Mrs. Mather requested that the ordinance be administered for a year with an arborist and one clerk, then re-studied. Mr. Guerrero stated

C2o-74-009 Tree Ordinance (continued)

this Committee has spent years working on this, and he felt that the Commission should listen and try to seek information, pay attention to what they have to say. Dr. McReynolds explained that it is the feeling of the Research and Budget staff and their interpretation of the fiscal note ordinance that that ordinance requires them to prepare fiscal note for any ordinance that goes before the City Council. They are not required by that ordinance to prepare notes for other Boards and Commissions. They felt the role of this Commission is to determine whether or not the ordinance is good land use; is it something the Commission wishes to recommend to the Council and the fiscal impact of that is something for the Council to determine. Mr. Jagger called attention to the problems encountered with trees in pedestrian ways; whether or not the Board of Adjustments would have authority to waive any departmental requirements other than those relating to zoning ordinances. Mr. Pearlmuder explained that the City Council could pass the ordinance and at the same time grant the Board of Adjustments power to give exceptions to that ordinance. Mr. Jagger still felt this ordinance did not give the authority to do what it would require be done. He felt the Board of Adjustments could sent out notices, hold the hearings, and save on clerical help. He discussed the appeal procedure and the definition of an "aggrieved" person.

In rebuttal, Mr. Jerry Bradley felt the ordinance was too vague; the fee system did not seem right, it could be a "bureaucratic nightmare." Mr. Zimmerman stated that trees are money to people and homebuilders have recognized the value of trees for many, many years; felt there were broad powers in the ordinance. He felt the ordinance would be costly; that people try to preserve trees. He felt the real cost of the ordinance, aside from delays, would be compliance -- determination of how, when and where you would be affected, not only for the developer, but also for the City. Mr. Sitra felt the cost should be borne by the City and not by the land owner or developer. He felt that 60 days was not enough time; 180 days would be better; aggrieved persons needed to be defined, some control over unreasonable appeals. Mr. Abbey felt the purchase of land is the ultimate expression of American freedom; trees add quality to the land. He felt they are being regenerated; people plant trees when land is purchased and a house is built.

Mr. Stoll felt the process should be similar to historical zoning. He felt the Board of Adjustments would be getting into a domain that has been with other boards and commissions; felt that the specimen tree route has merit. Mr. Dixon felt that it should be given a chance; suggested it be established as a trial ordinance for a one-year period; get it out of the floundering stage. Mr. Jagger stated he believed this has the most significance as to what this City will look like in another ten years; felt the most important aspect really relates to publicly owned land; that the most serious problem we have had as a City really relates to right-of-way and public utility easements. He was of the opinion that we must do something; there are questions that will not be answered until we see what happens.

C2o-74-009 Tree Ordinance (continued)

COMMISSION VOTE

Mr. Jagger moved that the proposed ordinance be amended. Page 4, Item (e)(1), insert "no tree removal" after removal. Delete "pedestrian ways" out of Section 7(c)(1) on page 5; change Section 8(a) to read "an application will be acted upon within ten days. If no action is taken, it automatically is approved." He proposed a limited budget and act on as many permits as possible. Item 8(b) change 30 days to "10 days." Item c(2) be changed to read "That the Department of Engineering shall notify the Building Inspection Department of the necessity for a public hearing and the Building Inspection Department shall set ... " Section 9(b) change 60 calendar days to 180 calendar days. Section 14(b) expand to include the nature of aggrievement and also should be limited to persons within 300 feet and the appeal should, even if he is within 300 feet, be able to demonstrate the extent of aggrievement. If a person has been denied, he may automatically appeal, and a person living within 300 feet who has been aggrieved may show the nature of his aggrievement and may appeal. Attach as a part of the recommendation that one arborist and one clerk be hired with a maximum budget of \$25,000 and that the ordinance be implemented and at the end of one year it be re-examined as to its effectiveness and a new evaluation made of the fiscal needs to fully and completely implement the ordinance. A third recommendation, that the City Legal staff be instructed immediately to prepare and forward ordinances necessary to implement the various provisions for variances from ordinances and rules and regulations that will be necessary to implement the intent of this ordinance. Mr. Dixon seconded the motion.

Mr. Stoll offered a substitute motion and moved that this item be postponed for 60 days; that a subcommittee be appointed by the Chairman to consider the draft ordinance, the testimony heard tonight, Mr. Jagger's comments on the previous motion, as well as input from the various City Departments and the Legal Department, and that this draft ordinance be reported back to the Planning Commission no later than those 60 days for a final decision. Mr. Vier seconded the substitute motion. The vote on the substitute motion

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

THE MOTION PASSED BY A 5-4 VOTE.

C2o-77-007 Zoning Ordinance

To amend Chapter 45.4(c) of the Austin City Code regarding the establishment of a period of time for a temporary sales office for use in the development of a new subdivision.

Mr. Richard Lillie, Director of the Planning Department, explained to the Commission members that the ordinance now allows a sales office for a new subdivision to be located in the subdivision not to exceed two years from the date such subdivision was recorded in the office of the County Clerk. It is taking longer to build out new subdivisions and it is recommended that the time be extended to four years from the date of the first construction permit or until the addition or subdivision is 95 percent sold, whichever occurs first. It is, therefore, recommended that the amendment be supported by the Commission.

COMMISSION VOTE

Mrs. Schechter moved to amend Section 45.4(c) of the Austin City Code as recommended by staff. Mr. Stoll seconded the motion.

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

OUT OF THE ROOM: Mr. Vier.

THE MOTION PASSED BY A 8-0 VOTE.

C2o-77-008 Zoning Ordinance

To amend Section 45.17(c) of the Austin City Code regarding tie downs and anchoring of mobile homes in Mobile Home Subdivisions.

Mr. Richard Lillie, Director of the Planning Department, explained that the federal insurance agency of the Federal Flood Insurance program that deals with insurance providing for property in flood plains has specific requirements concerning tie downs, but there is no provision in the zoning ordinance dealing with this provision. This provision would place within the zoning ordinance new tie down requirements for mobile homes in special flood hazard areas or 100-year flood plain areas. It is recommended that the zoning ordinance be amended to include provision for this.

COMMISSION ACTION

The Commission heard testimony as presented.

COMMISSION VOTE

Mrs. Schechter moved to amend Section 45.17.5(c) of the Austin City Code as recommended by staff. Mr. Stoll seconded the motion.

C2o-77-008 Zoning Ordinance (continued)

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

OUT OF THE ROOM: Mr. Vier.

Mr. Lillie explained to the Commission that a gentlemen wished to appear on this case; had left the room a few minutes; when he returned, the Commission had already acted on the request. Mr. Eddie Dyer, representing the Capitol City Manufacturing Housing Association explained that what was being requested was a contradiction of the state law and was not in compliance with the federal law. Mr. Jagger moved the case be reopened and reconsidered. Mr. Dyer requested a 30-day postponement which would give time for them to work with their legal counsel and with the City's Legal Department. He felt there was a direct conflict in the two federal laws or their interpretations, both of which come from HUD. Mr. Lillie suggested this be referred to the Legal Department and a report back to the Commission at the next meeting.

COMMISSION VOTE

Mr. Snyder moved to postpone the request for 30 days; that it be referred to the Legal Department and a report back to the Planning Commission. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C2o-77-010 Zoning Ordinance

To amend Section 45-30(c) of the Austin City Code
regarding off-street parking for daycare or
kindergarten facilities.

Mr. Richard Lillie, Director of the Planning Department, explained there is no provision in the zoning ordinance for off-street parking for daycare or kindergarten facilities. It has been requested the last several years that the applicant provide at least one space for each employee and would like to go ahead and amend the zoning ordinance to require this provision.

COMMISSION ACTION

Mrs. Schechter moved to amend Section 45-30(c) of the Austin City Code as recommended by staff. Mr. Stoll seconded the motion.

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

OUT OF THE ROOM: Mr. Vier.

THE MOTION PASSED BY A 8-0 VOTE.

C14-74-083 Edward P. Giesecke, et al: A, 1st to B, 2nd
 (by Martin H. Boozer, Jr.)
 1815-1817 Waterston Avenue

Mr. Richard Lillie, Director of the Planning Department, explained to the Commission this is a pending zoning case that was postponed from last month. Applicant requested dismissal of this zoning application.

COMMISSION ACTION

Mr. Stoll moved to dismiss this request for a zoning change. Mr. Snyder seconded the motion.

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

OUT OF THE ROOM: Mr. Vier.

THE MOTION PASSED BY A 8-0 VOTE.

C14-77-108 Cater and Nora Joseph Properties, Inc.: LR, B&A, 1st to C, 1st
 (by Richard E. Kammerman)
 6800 Block of Grover Avenue
 1103 Justin Lane

Mr. Richard Lillie, Director of the Planning Department, explained that the City Council had passed an amendment to the zoning ordinance whereby facilities such as this Little League ballpark could go into residential areas by special permit. It was recommended that the case be withdrawn.

COMMISSION VOTE

Mr. Gutierrez moved to withdraw the request for change of zoning. Mrs. Schechter seconded the motion.

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

OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C14p-77-043 Cater & Nora Joseph Properties, Inc.
 (by Richard E. Kammerman)
 6800 Block of Grover Avenue
 1103 Justin Lane
 Youth Recreational Activities Field

Mr. Richard Lillie, Director of the Planning Department, explained to the Commission members that about 30 to 60 days ago a request was received suggesting "C" zoning for the purpose of a Lion's baseball park. In order to put in such a facility "C" Commercial zoning is required. It was noted

C14p-77-043 Cater & Nora Joseph Properties, Inc. (continued)

that facilities like this by special permit could go into residential areas like parks and the Commission approved a request for an amendment to the zoning ordinance allowing them to go into more permissive districts by special permits. The City Council has approved this zoning amendment. applicant is willing to meet all zoning requirements with the exception of sidewalks. The cost of sidewalks is about \$4,400 to \$5,000 on Grover and a fence will be erected along that side.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Richard E. Kammerman, representing applicant

PERSONS APPEARING IN OPPOSITION

George Gotte

COMMISSION ACTION

The Commission heard the testimony as presented. Mr. Gotte wanted to know whether or not there would be access to the ballpark from Grover Avenue.

COMMISSION VOTE

Mr. Snyder moved to grant the special permit according to departmental requirements and deleting sidewalks on Grover Avenue; requested fence to be built on Grover Avenue to prohibit access. Mrs. Schechter seconded the motion.

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

OUT OF THE ROOM: Messrs. Dixon and Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C2o-77-003 Zoning Ordinance

Consider setting a public hearing on November 8 to amend Chapter 45 of the Austin City Code to establish criteria for Historic Districts.

Mr. Richard Lillie, Director of the Planning Department, explained this was to consider setting a public hearing on November 8 to consider criteria for historic districts.

COMMISSION ACTION

Mr. Vier explained he felt that an ordinance is tentatively drafted that Traffic and Transportation Department can live with and the Commission might wish to adopt. He requested that the hearing be scheduled for November 22.

C2o-77-003 Zoning Ordinance (continued)

COMMISSION VOTE

Mr. Snyder moved to postpone the public hearing to consider criteria for Historic Districts until November 22 at 7:30 p.m. Mr. Stoll seconded the hearing.

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

THE MOTION PASSED BY A 9-0 VOTE.

R900 8th Street Mall

Consider alternatives for development

Mr. Richard Lillie, Director of the Planning Department, explained there were several alternatives that were suggested by the staff and presented to the Urban Transportation Commission, the Library Board, and the Historic Landmark Commission. He explained the alternatives, the amenities of each, and the cost involved to develop them. The Landmark Commission has recommended Alternative "B".

COMMISSION VOTE

Mr. Dixon moved to recommend Alternative "B" at a cost of \$125,000. Mrs. Shipman seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

R1200 Waterway Development Permit

To consider an appeal of a Waterway Development Permit No. 77-08-3310 for property located at the southwest corner of I.H. 35 and Riverside Drive for Tuesday, October 25th at 7:30 p.m.

Mr. Richard Lillie, Director of the Planning Department, explained to the members of the Commission this request has been withdrawn and it is not necessary to set the public hearing.

COMMISSION VOTE

Mr. Snyder moved that the request to appeal the Waterway Development Permit No. 77-08-3310 be withdrawn. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

R900 Parks and Recreation Department
 Status of Southeast District Park Development
 Report by Mr. Tom Anderson, PARD

Mr. Tom Anderson, Superintendent of the Planning Department of the Parks and Recreation Department, explained to the members of the Commission that during the review process for the 1977-82 C.I.P. program the Planning Commission had requested that the Parks and Recreation Department return at a later date to bring the Commission up-to-date on the recommended development of the Southeast District Park. This report is in light of the Southeast District Park Site Grading and Drainage Improvements Report that recommends spending approximately \$400,000 for site work improvements prior to any facility development. This has become necessary as a result of an old land fill operation on the site and the resulting settlement of land and leaching of water through the site.

It is estimated that corrective measures will remove approximately 14 acres of the existing marsh area from the 50-acre park site and concern has been expressed over the removal of a "natural area." As an alternative, it was suggested to purchase additional level land adjacent to the park to replace the area recommended for corrective measures. It has been determined that approximately \$610,000 would be needed to purchase an additional usable 14 acres. Should the City choose to acquire additional acreage, some minor corrections would still be necessary in the marsh area to protect the public for safety reasons and to improve the flow of the existing creek and pond.

Mr. Anderson explained the park was purchased in 1974 as a district park to serve this area of the city. This would be composed of an olympic swimming pool, open athletic fields, four lighted tennis courts, a playground, play slab, picnic units, some type of maintenance facility and possibly a recreation center. The pond that is now there is a result of the gravel operation that was carried out in this area before purchase was made. The Parks and Recreation Department has worked very closely with the neighborhood association in this area. About 30 percent of the park area will be retained in its natural state in buffer area; seven or eight acres of the marsh land would be retained and the balance would be dried. This is not a natural area, but is the result of a man-made operation. The Parks and Recreation Department recommends to the Planning Commission that they would prefer to develop the park as originally proposed by the consultant and to spend the money to make the drainage corrections rather than the alternative of buying adjacent land.

Maureen McReynolds of the Office of Environmental Resource Management stated the Environmental Board was very concerned about this project. They had not received information from PARD, but were concerned about the marsh area and the expensive drainage improvements that would be required.

Mr. Jagger expressed the Commission's thanks for complying with their request.

C11-77-021 Transit and Transportation

Determination of the number of parking spaces required for an automobile repair facility to be located at 10631 North Lamar Boulevard as required by Section 45-30(12) of the Austin City Code.

Mr. Richard Lillie, Director of the Planning Department, explained to the Commission members that this was a request to determine the number of parking spaces required for an automobile repair facility. The staff recommended 30 spaces; the applicant is providing 36 spaces; therefore approval of the request is recommended.

COMMISSION VOTE

Mr. Snyder moved to approve the request in accordance with staff recommends and to require 30 parking spaces. Mr. Dixon seconded the motion.

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

OUT OF THE ROOM: Messrs. Guerrero and Vier.

THE MOTION PASSED BY A 7-0 VOTE.

R141 Planning Commission Rules and Procedures

To consider amending Planning Commission Rules and Procedures.

Mr. Richard Lillie, Director of the Planning Department, explained that in September a list of eleven items had been submitted that the Commission had interest in at the orientation session. He explained that some of the items have been implemented. Some of those that have not been implemented are a letter going out to property owners for public hearings that shows the Commission's order of procedure, including time limits. Another item for consideration is regarding the Scheduling and Operations Committee and there is a draft submitted by Bill Stoll showing the intent thereof; another item is regarding adjusting the deadline for completing subdivision requirements to resolve confusion on the meeting day; roll call, gavel.

COMMISSION ACTION

Mr. Jagger requested the rules and regulations be prepared showing what would be changed. Mr. Dixon wanted to know what had happened to the attendance question. Mr. Gutierrez felt that presentations should be limited; Mr. Snyder indicated persons wishing to speak should sign a request to do so.

COMMISSION VOTE

Mr. Stoll moved the rules and regulations of the Planning Commission be considered at 6 p.m., October 25. Mr. Snyder seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

Cl-77Minutes

Approve August 1, 1977, Planning Commission Minutes
Approve August 2, 1977, Planning Commission Minutes
Approve September 1, 1977, Planning Commission Minutes
Approve September 6, 1977, Planning Commission Minutes
Approve September 7, 1977, Planning Commission Minutes

COMMISSION VOTE

Mr. Snyder moved to accept the minutes of August 1 and 2, September 1, 6, and 7 as submitted. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

R105-76 SUBDIVISION MEMORANDUM

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final 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 final subdivisions:

C8-77-29 Bannockburn IV
Reaburn St. 7 Bannockburn Dr.

C8-77-58 Western Oaks II-B
Beckett Road

C8-77-61 Rutland Drive Bus. Park Sec. 6
Rutland Dr. & Golden Meadow

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

The following final subdivision 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 final subdivision pending compliance with departmental requirements, fiscal arrangements and sidewalk note required on plat:

C8-77-36 Springwoods Sec. One
Anderson Mill Rd. & Jollyville Rd.

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

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

VOTED: to APPROVE the following short form subdivisions:

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

C8s-77-212 The Resub. of Lt. 2 of the Resub.
of Blk. B, Frontier Vill. Sec. 2
Western Tr. Blvd. & Frontier Tr.

C8s-77-181 Resub. of Lot 2, 183 Park
U.S. 183, Carver Ave. & Providence Ave.

C8s-77-199 First Resub. of Resurrection Add.
Burnet Ln. & Justin Ln.

C8s-77-219 Resub. of Lots 15 and 16, Blk. F, Woodbridge Sec. 1
Loralinda Drive

C8s-77-211 First Resub. of Blk. B., Cherry Creek Commercial III
Westgate Blvd. & William Cannon

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

The Commission then

VOTED: To APPROVE the following short form subdivisions and to GRANT the
variances to exclude balance of tract:

C8s-77-187 Lakeway, Section 28-A
Clubhouse Drive

C8s-77-189 Lakeway, Section 28-C
Clubhouse Dr. & Golf Crest Ln.

C8s-77-217 Resub. of a Portion of Lot 7, Blk. C, Northwest Hills Oak Ridg
North Hills Dr. & Hart Lane

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending annexation
requirements prior to approval for wastewater service:

C8s-70-204 Lake Shore Annex No. 1
West Lake Dr. & Lakeshore Dr.

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

ABSENT: Mr. Jagger.

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The following short form subdivision 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 subdivision pending compliance with the departmental requirements and to GRANT the variance to delete fiscal requirements for sewer.

C8s-77-222 Resub. of Lots 11, 12, 13, 15, 16 & 17 Barton Valley
Crystal Creek

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

ABSENT: Messrs. Gutierrez and Jagger.

The Commission then

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

C8s-77-223 Bergspitze Subdivision
Travis Cooke Rd. & Sunset Ridge

C8s-77-224 The Milstead Addition
Pinnacle Road

C8s-77-225 Resub. of Lot 12, Camelot Sec. 1
Castleridge Rd. & Dartmoor Dr.

C8s-77-226 Resub. of Lot 13, Camelot Sec. 1
Castleridge Rd. & Dartmoor Dr.

C8s-77-227 Oak Hill Fire Dept. Subdivision
Thomas Springs Road

C8s-77-228 The Dodd Addition
Hamilton Pool Road

C8s-77-230 Silent Ridge
Algarita Road

C8s-77-231 S.H.B. Addition
Alpine Road

C8s-77-229 Dove & Nugent Subdivision
Bunny Run S. of Live Oak

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

ABSENT: Messrs. Gutierrez and Jagger.

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To DISAPPROVE the following short form subdivision pending fiscal requirements, compliance with departmental requirements, and current county tax certificates and to GRANT the variance on the signature of the adjoining owner.

C8s-77-121 The Avila Addition
F.M. 812 East of Clinger Road

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

The following final subdivision is appearing before the Commission for the first time and has not met all departmental requirements. The staff recommends disapproval.

The Commission then

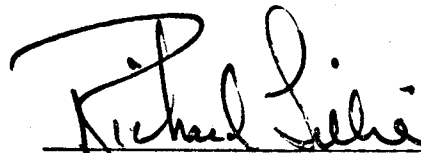
VOTED: To DISAPPROVE the following subdivision pending fiscal arrangements, compliance with departmental requirements, and sidewalk requirements.

C8s-77-41 Oak Forest West
Old U.S. 183

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

ABSENT: Messrs. Gutierrez, Jagger and Vier.

The meeting adjourned at 11:20 p.m.



Richard R. Lillie, Executive Secretary