

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- December 19, 1977

The meeting of the Commission was called to order at 5:30 P.M. in the Council Chambers.

Present

Miguel Guerrero, Chairman
Freddie Dixon
Sid Jagger
Bernard Snyder
Bill Stoll
Leo Danze
Sally Shipman
Mary Ethel Schechter
James Vier

Also Present

Richard Lillie, Director of
Planning
Evelyn Butler, Supervisor of
Current Planning
Bill Lowery, Urban Transportation
Department
John Meinrath, Assistant City
Attorney
Lois Kluck, Clerk B
Jo Ann Salas, Clerk A

PLANNING COMMISSION

Regular Meeting -- December 19, 1977

PRELIMINARY SUBDIVISIONS

C8-75-32 Village Nine at Anderson Mill - Revised
Anderson Mill Road & Pecan Creek Pkwy.

The staff reported that this preliminary plan consists of 27.3 acres with 105 lots, the average lot size being 60' x 115', and the density being 3.85 lots per acre.

On November 16, 1977 the Plat Review Committee 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.
2. Connection required to Williamson County M.U.D. water and wastewater systems. Letter of approval required from such M.U.D.
3. Sidewalks required on both sides of Pecan Creek Parkway and one side of all other streets including the north side of Anderson Mill Road.
4. Fiscal arrangements and sidewalk note required on final plat. (outside city)
5. A letter from the Texas Department of Water Resources approving this addition to the existing sewage treatment plant is required.
6. Variance required on the length of block A. Recommend to grant because adequate circulation will be provided.
7. All street names required to be changed except Anderson Mill Road and Pecan Creek Parkway.
8. Show survey tie across Anderson Mill Road to adjacent subdivision and provide dedication of 80' of right-of-way.
9. Recommend provision be made for a 400' centerline radius (minimum inside radius of 360') on Anderson Mill Road.
10. All intersections required to be at or near 90 degrees.
11. Drainage and utility easements as required.
12. Show one name only on the loop identified as Ventura Lane and Creekside Lane.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE NINE AT ANDERSON MILL-REVISED, subject to departmental requirements and to grant the variance in Item No. 6.

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

ABSTAINED: Mr. Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-103 Northridge Park
 Crystalbrook Drive and Beacon Drive

The staff reported that this preliminary plan consists of 47 acres with 199 lots, the average lot size being 60' x 115' and the density being 4.23 lots per acre.

The Plat Review Committee met on September 28, 1977 and recommended approval with the following conditions:

1. Recommend modification as shown in blue on plat review print.
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.
3. Connection required to the city water and wastewater systems.
4. 100 year flood plain data required.
5. Waterway development permit required prior to final approval.
6. Sidewalks required on both sides of Lazy Creek Drive, Crystalbrook Drive, Tumbleweed Drive and the Two (2) 60' streets extending northwesterly off Lazy Creek Drive and on one side of Rio Pass, Uray Drive, and all other residential streets, including cul-de-sac and stub street east of Crystalbrook Drive.
7. Show names for all streets.
8. Fiscal arrangements and sidewalk note required on final plat. (outside city)
9. Show proposed use of property east of Block F.
10. Schematic plan on balance of tract will require further consideration.
11. Show book and page of street vacation (Black Gap Pass) prior to final approval.
12. A.I.S.D. required to participate in final plat for dedication and construction of Lazy Creek Drive and the two (2) stub streets adjoining the school tract prior to or simultaneously with the platting of abutting lots. (No half street can be approved on a final plat.)
13. All streets required to intersect at or near 90 degrees.
14. Street name changes required and Beacon Drive was changed to Pecan Brook Drive by Council action.
15. Contours required to be not more than 100 horizontal feet apart.

PRELIMINARY SUBDIVISIONS---continued

C8-77-103 Northridge Park

16. Existing wastewater mains downstream from this subdivision do not appear to have adequate capacity to provide service to this subdivision. (Future Big Walnut C.I.P. project 72/50-05)
17. Variance required on the length of block I. Recommend to grant because adequate circulation will be provided.
18. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of NORTHRIDGE PARK subject to all of the departmental requirements and to DELETE item No. 17

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

C8-77-107 The Great Hills VIII

Great Hills Trail and Great Hills Parkway

The staff reported that this preliminary plan consists of 93.91 acres with 110 lots, the average lot size being 110' x 130' and the density being 1.17 lots per acre.

Staff recommendations based on departmental comments is to approve 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.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. All lots required to have an adequate building site, exclusive of setback lines and drainage easements.
6. Variance required on the length of Golden Hills Circle and Lostwood Circle culs-de-sac. Recommend to grant because of topography.
7. Variance required on the length of blocks A and E. Recommend to grant because of topography.
8. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use. (Lots 29,30 & 32)
9. Sidewalks required on both sides of Great Hills Parkway and one side of all other streets.

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PRELIMINARY SUBDIVISIONS---continued

C8-77-107 The Great Hills VIII

10. Fiscal arrangements and sidewalk note required on final plat. (outside city)
11. Street name changes required.
12. Common Area lots 29 and 32 required to front on a dedicated public street.
13. The applicant is requested to submit a separate preliminary plan to cover the area between Great Hills, Sections 7 and 8.
14. The intersection of Great Hills Parkway and Great Hills Trail has not been finalized. This plan is not consistent with existing dedication or proposed revision of Great Hills Trail. (A.I.S.D.) This proposal requires approval and joinder of A.I.S.D.
15. Ventana Cove required to be a minimum length of 175' from the centerline of Great Hills Parkway, or it may be eliminated.
- *16. This preliminary plan does not have Plat Review Committee approval of a Preapplication Plan. Such Preapplication was postponed pending Planning Commission consideration of a revised Conceptual Plan on the entire Great Hills property. (Reference C8p-77-31)

*For information purposes only.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of THE GREAT HILLS VIII subject to all of the departmental requirements and to GRANT* the variances in Item No's. 6 and 7.

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

OUT OF ROOM: Messrs. Guerrero and Jagger

C8-77-109 Bergstrom Industrial Park
U.S. 183 and McCall Lane

The staff reported that the owner has requested that the preliminary plan be postponed indefinitely. The Commission then

VOTED: To POSTPONE the preliminary plan of BERGSTROM INDUSTRIAL PARK indefinitely.

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

OUT OF ROOM: Mr. Jagger

PRELIMINARY SUBDIVISIONS---continued

C8-69-108 Barton Terrace, Section 7
 Barton Hills Drive and Trailside

The staff has recommended to approve the request for a name change to "The Oaks of Barton" and the request for a revision to eliminate the cul-de-sac street Barton Creek Drive. The Commission then

VOTED: To APPROVE the name change to THE OAKS OF BARTON and the elimination of Barton Creek Drive cul-de-sac as approved on original preliminary plan, subject to provision for a 20' wide easement at the end of Lot 27 for access to the park and to DELETE the remainder of the Parks and Recreation Department's recommendation "P.A.R.D. recommends reduction in number of lots 30."

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

ABSTAIN: Mr. Jagger

C8-70-22 Southcrest Park No. 3
 F.M. 812 & Clinger Lane

The staff reported that the owner has requested a six month extension for this preliminary plan. The Commission then

VOTED: To GRANT a SIX MONTH EXTENSION as requested by the owner.

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

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---FILED AND CONSIDERED

C8-77-84 Bello Vista
 Scenic Drive and Ribera Drive

The staff reported that this preliminary plan consists of 25.42 acres with 51 lots, the average lot size being 80' x 150' and the density being 2.00 lots per acre.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-84 Bello Vista

The Plat Review Committee met on August 31, 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.
2. Show block numbers on preliminary plan.
3. Sidewalks required on one side of all streets.
4. Sidewalk note required on final plat. No fiscal arrangements required. (in city)
5. Dedication and construction of street required across the Bowman Tract to Tanglewood Trail along with this final plat.
6. Show lot number and proposed use for the Taylor Slough Tract.
7. Additional right-of-way required on Scenic Drive as it functions as a neighborhood collector. Additional right-of-way to be determined by Urban Transportation and Engineering Departments based on paving and sidewalk locations related to topography and existing trees. (Ultimate right-of-way 60')
8. Show survey tie across Scenic Drive and Matthews Drive.
9. Waterway development permit required prior to final approval.
10. All streets required to intersect at or near 90 degrees.
11. Additional easements required at a later date.
12. Street name changes required.
- *13. Environmental Resource Management -- letter from the Citizens Board of Natural Resources and Environmental Quality on file with the City of Austin Planning Department.

*These are not ordinance requirements and cannot be required unless agreed to by owner.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of BELLO VISTA because of traffic safety considerations and because of the detriment to traffic safety with its present plan and that the applicant be directed to redesign the subdivision so that the traffic flow is both off of Tanglewood Trail as well as Scenic Drive and that the subdivision be designed accordingly so that both streets carry whatever load capacity that they can or should. This should be based upon the applicant working with city staff who should give us their recommendation.

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

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-84 Bello Vista

the Commission then

VOTED: To DISAPPROVE the final plat of BELLO VISTA pending preliminary approval.

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

C8-77-88 Housing Authority Subdivision
Eberhart Lane and Merriwood Drive

The staff reported that this preliminary plan consists of 8.29 acres with 27 lots, the average lot size being 80' x 125' and the density being 3.26 lots per acre.

The Plat Review Committee met on June 8, 1977 and recommended approval with the following conditions:

1. Subdivision is classified as urban requiring that all streets, drainage, sidewalks, water and wastewater lines be constructed to city standards with appropriate fiscal arrangements. The entire subdivision is located within the City of Austin.
2. Connection is required to city water and wastewater systems.
3. Waterway development permit is required prior to final approval.
4. Drainage and utility easements as required.
5. Sidewalks are required on the north side of Eberhart Lane, south side of Shadow Bend and on the east side of Merriwood Drive.
6. Sidewalk note is required on final plat.
7. Show all proposed uses other than single family.
8. Clearly identify Lot 15, its proposed use and ownership. Proposed use must comply with zoning at time of final approval. Zoning is currently I-A.
9. Show survey tie across Eberhart Lane and provide 60' of R.O.W.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of HOUSING AUTHORITY SUBDIVISION subject to all of the departmental requirements.

AYE: Messrs. Guerrero, Jagger, Snyder and Vier; Ms. Schechter
NAY: Mr. Dixon and Ms. Shipman
ABSTAIN: Messrs. Stoll and Danze

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PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-88 Housing Authority Subdivision

the Commission then

VOTED: To DISAPPROVE the final plat of HOUSING AUTHORITY SUBDIVISION pending compliance with departmental requirements as on file with the City of Austin Planning Department, sidewalk note and plat corrections.

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

C8-77-106 The Michael Addition
Teri Road and Pleasant Valley Road

The staff reported that this preliminary plan consists of 9.18 acres with 42 lots, the average lot size being 65' x 132' and the density being 4.58 lots per acre.

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.
2. Sidewalks required on one side of Teri Road, Dawn Court, Kimberly Court and Joshue Court.
3. Recommend deed restriction prohibiting access to Teri Road from Lots 1, 14, 15, 28, 19 and 42 be required.
4. Variance required on the length of block between Spruce Lane and Pleasant Valley Road. Recommend to grant because circulation is adequate and because of existing development.
5. Show survey tie across Teri Road.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. Wastewater approach main approval required by City Council prior to preliminary approval.
8. Change name of Dawn Court and change spelling of Joshue Court to Joshua Court.
9. Lots fronting on culs-de-sac (lots 6-9, 20-23 and 34-37) required to have a minimum chord width of 33' at the street line and 50' at the building line (25' back from street line.)

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-106 The Michael Addition

10. Connection required to the city water and wastewater systems.
11. Contours required to be not more than 100 horizontal feet apart.
12. Label all setback lines (25' front and 15' side.)
13. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To POSTPONE the preliminary plan of MICHAEL ADDITION until City Council approval of the wastewater approach main.

AYE: Messrs. Dixon, Snyder, Stoll and Danze; Mmes. Schechter and Shipman
OUT OF ROOM: Messrs. Guerrero, Jagger and Vier

the Commission then

VOTED: To DISAPPROVE the final plat of THE MICHAEL ADDITION until preliminary approval has been given.

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

C8-77-108 Great Hills Street Dedication "B"
Loop 360 and U.S. 183

The staff reported that this preliminary plan consists of 13 acres, the number of lots, the average lot size and the density are not applicable.

Staff recommendations based on departmental comments is to approve 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.
2. Waterway development permit required prior to final approval.
3. Variance required on the length of blocks. Recommend to grant because adequate circulation will be provided at total development. (other streets will be provided)
4. Round all intersection corners.
5. Street name (Great Hills Drive or Steck Avenue) required to be approved by the City Engineering Department prior to final approval.
6. A.I.S.D. required to participate in final plat.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-108 Great Hills Street Dedication "B"

7. Vacation of existing dedicated street from school tract to Old U.S. 183 required by City Council prior to final approval.
8. Sidewalks required on both sides of Great Hills Drive or Steck Avenue.
9. Show relationship with proposed streets across Loop 360.
10. Right-of-way required to be 90' from Loop 360 to a point within 200' of Old U.S. 183 and tapering from that point to 100' at Old U.S. 183.
11. A.I.S.D. and this owner must agree on leftover tract a north-west corner of school tract prior to platting abutting property.
12. Approval of this plan does not grant approval of any portion of abutting properties.
13. Decision required on location of Old U.S. 183 at this location prior to final approval. (Off-set intersection as shown cannot be approved.)
14. Intersection design at Loop 360 should be such as to prevent traffic movement from the south side of Loop 360 into this street. Such design required to be approved by the Engineering and Urban Transportation Departments.
15. Fiscal arrangements and sidewalk note required on final plat. (outside city)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of GREAT HILLS STREET DEDICATION "B" subject to all of the departmental requirements and to GRANT the variance in item No. 3.

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

OUT OF ROOM: Mr. Jagger

the Commission then

VOTED: To DISAPPROVE the final plat of the GREAT HILLS STREET DEDICATION "B" pending sidewalk note, plat corrections and Great Hills Drive street name approval.

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

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

The staff reported that the owner has requested a six month extension for the following P.U.D. The Commission then

VOTED: To GRANT a SIX MONTH EXTENSION as requested by the owner.

C814-77-01 Towne Park
Duval Road and East 39th Street

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

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following two (2) final plats have been before the Commission in the past and have met all departmental requirements and recommend approval for the following subdivision plats. The Commission then

VOTED: To APPROVE the following final plats:

C8-76-03 Great Hills Street Dedication "A"
Great Hills Dr. & Jollyville Road
C8-76-37 Shiloh Subdivision Phase 2, Section One-Amended
Shiloh Drive & Seminary Drive

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

The staff reported that the following final subdivision plats have been before the Commission in the past but have not met all departmental requirements and recommend disapproval for the following subdivision plats. The Commission then

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

C8-77-31 Lost Creek Estates - Revised
Lost Creek Blvd.
C8-77-51 Lost Creek Blvd. Dedication Plat - Revised
Lost Creek Blvd.

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

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending current city tax certificates, current county tax certificates, and street name changes.

C8-77-87 Milwood Section One Phase Two
 Duval Road

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, sidewalk note and plat corrections.

C8-77-105 Barton Market Square Section 2
 Ben White & Victory Drive

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

The staff reported that the following final plats are appearing before the Commission for the first time and have not complied with all of the departmental requirements. 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, plat corrections, street name changes, letter from Manville Water District for approval of water service, and combine lots 7, 10, & 27 with other lots and restrict all lots to single family use only.

C8-75-28 Hornsby Bend
 Decker Lake Road

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

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

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, current county tax certificates, sidewalk note on plat, plat corrections, street name changes and preliminary approval required prior to final approval.

C8-69-108 The Oaks of Barton
Barton Hills Drive & Trailside

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

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following eight (8) short form plats have complied with all departmental requirements and recommend that they be approved. The Commission then

VOTED: To APPROVE the following short form plats:

C8s-77-238 Larry L. Vickers Subdivision
Turnersville Road & Wright Blvd.
C8s-77-250 Resubdivision of Lots, 9, 10, & 11, Block B.,
Barton Hills Section 7
Gaywood Cove
C8s-77-260 Fire Academy & Training Facility Subdivision
Pleasant Valley Road
C8s-77-274 Resubdivision of Lot 1, Christianson Industrial Park
Shelby Lane
C8s-77-281 The First Resubdivision of Lot B, Allen Center
Stassney Lane & Manchaca Road
C8s-77-283 Fourth Resubdivision of West Gate Square Commercial
West Gate Blvd. & U.S. 290 West
C8s-77-293 Gaslight Square
West 4th Street West of Colorado Street
C8s-77-295 Dry Creek West
Bull Creek Road & Dry Creek Drive

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

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on the signature of the adjoining owner.

C8s-77-264 The Constancio Subdivision
James Casey Street

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on the signature of the adjoining owner and to DELETE fiscal requirements for sewer.

C8s-77-275 Shady Lake Acres
Blue Goose Road

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

The Commission then

VOTED: to APPROVE the following short form plat and to GRANT the variance to EXCLUDE the balance of the tract and to DELETE the requirement for city tax certificates.

C8s-77-284 Second Resubdivision of a Portion of Lot 3,
Northcross Section 2
Burnet Road & Anderson Lane

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

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

The Commission then

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

C8s-77-188 Lakeway 28-B, Revised
Longwood Ave. & Mineola Court

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements.

C8s-77-278 Tom Bombadil Subdivision
Dessau Road

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

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 county tax certificates and plat corrections and to GRANT the variances on lot width and to DELETE fiscal requirements for sewer.

C8s-77-292 The W. J. Kruger Subdivision
Yager Lane East of I.H. 35

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending current city and county tax certificates and compliance with filing requirements.

C8s-77-294 Tyra Subdivision
Clearfield Dr. East of Research Blvd.

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

SHORT FORM SUBDIVISIONS---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 current city and county tax certificates.

C8s-77-296 I.H. 35 South Subdivision No. 2
I.H. 35 & Matagorda St.

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

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 and receipt of a letter requesting variance to exclude balance of tract.

C8s-77-297 The Sloan Addition
Airport Blvd. & East 38th St.

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

The Commission then

VOTED: To GRANT the request to withdraw the following short form plat.

C8s-77-106 Resubdivision of Lot 1, Block A, Valley View
Acres Revised
Silvermine Dr. & Highway 71

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

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To POSTPONE with instructions to the staff to bring back to the Commission a pre-rated formula for establishing a fair basis on participation of cost for the sewer line.

C8s-77-263 Warren Holmans Subdivision
F.M. 1325 North of Rutland Drive

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

C2o-77-001 Zoning Ordinance
To Amend Section 45-17(c)(4) of the Austin
City Code regarding Private and Parochial
Schools

Mr. Richard Lillie, representing the Planning Staff, informed the members that the ordinance being considered at this time reflects the changes proposed at the last hearing in October.

The public hearing was closed November 22 so that the members could review the changes and suggestions made. The item tonight, is only for discussion and action.

CITIZEN COMMUNICATION

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

None

PERSONS APPEARING IN FAVOR

Hal Haralson

Rev. Garland Williams

Michael L. McAfee

Oscal L. James, Jr.

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION:

The Commission looked over the amendments and discussed this item briefly. Mr. Jagger made the motion to recommend the ordinance as amended for approval to be passed onto the City Council.

COMMISSION VOTE:

Mr. Jagger moved to recommend the ordinance as amended for approval to be passed onto the City Council. Ms. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C12-77-017 Public Services

Consideration of a wastewater approach main
for G & W Addition.

Mr. Richard Lillie referred the Commission to the information submitted by Mr. Johnson of the Water and Wastewater Department. He explained that the proposed subdivision will require approximately 225 feet of 8-inch wastewater approach main for service. The approach main will extend from McKalla Drive across Lot 2A of the First Resubdivision of Tract A, Allan Subdivision to the subject tract.

COMMISSION ACTION:

The Commission reviewed the information presented. Mr. Jagger made a motion to recommend approval of the application. Ms. Shipman seconded the motion.

COMMISSION VOTE:

To recommend approval of the wastewater approach main for G & W Addition.

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

C12-77-018 Public Services

Consideration of a water approach main for
the Byrd Subdivision.

Mr. Richard Lillie referred the Commission to the information submitted by Mr. Johnson of the Water and Wastewater Department. He explained that the Byrd Subdivision will require approximately 80 feet of 6-inch water approach main for service. The proposed approach main will extend from Peacefull Hill Road to the subject tract.

COMMISSION ACTION:

The Commission reviewed the information presented. Ms. Shipman made a motion to recommend approval of the application. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To recommend approval of the water approach main for the Byrd Subdivision.

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

THE MOTION PASSED BY A 9-0 VOTE.

C12-77-019 Public Services

Consideration of a wastewater approach
main for the Sloan Addition

Mr. Richard Lillie referred the Commission to the information submitted by Mr. Johnson of the Water and Wastewater Department. He explained that the Sloan Tract will require approximately 280 feet of 8-inch wastewater approach main for service.

The proposed approach main will extend along Airport Boulevard from East 38th Street to the North Lot Line of the subject tract.

COMMISSION ACTION:

The Commission reviewed the information presented. Ms. Shipman made a motion to recommend approval of the application. Ms. Schechter seconded the motion.

COMMISSION VOTE:

To recommend approval of the wastewater approach main for the Sloan Addition.

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

THE MOTION PASSED BY A 9-0 VOTE.

C20-74-009 Tree Ordinance

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

Mr. Richard Lillie presented to the Commission a draft of the proposed tree ordinance. The Commission reviewed the ordinance and discussed the draft briefly.

COMMISSION ACTION:

The Commission informed Mr. Lillie that they would like a marked copy of what changes have been made in the original ordinance. Mr. Vier made a motion to postpone this item. Ms. Schechter seconded the motion.

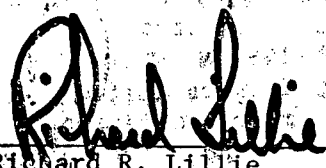
COMMISSION VOTE:

To POSTPONE the tree ordinance and request that the staff provide for the next meeting a marked copy of the changes that have been made in the original ordinance.

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

THE MOTION PASSED BY A 9-0 VOTE.

The meeting adjourned at 11:30 P.M.



Richard R. Lillie
Executive Secretary