

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- August 8, 1978

The regular meeting of the Planning Commission was called to order at 5:45 PM in the City Council Chambers.

Present

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

Also Present

Richard Lillie, Planning Director
Evelyn Butler, Supervising Planner
Maureen McReynolds, Director ERM
Charles Graves, Engineering Director
Sharon Barta, Urban Transportation
Joe Lucas, Water & Wastewater
John Meinrath, Legal Dept.
Ouida Glass, Senior Secretary

ZONING

C14-78-125 Wayne Rutland: Interim "AA", 1st H & A to "C", 1st H & A
 (by Sue Sanders)
 10805 Jollyville Road
 (continued from Aug. 1, 1978)

Mr. Lillie explained that this is a continued public hearing from Aug. 1st at the request of the Planning Commission.

PERSONS APPEARING IN FAVOR: Sue Sanders, representing applicant
Wayne Rutland, applicant

PERSONS APPEARING IN OPPOSITION: None

COMMISSION ACTION

There was discussion of the uses of the tract, the location of the buildings now being used and the location of the proposed structures. The present driveway will be utilized and applicant felt 65 feet on the front should be zoned "O" Office and the balance "C" Commercial. Mr. Vier stated that this was not the intent of the Commission when the request was continued originally. He felt that only the area the applicant needed should be zoned commercial and the remainder should be zoned "O" Office, since this had been annexed with a nonconforming use. There was discussion of the needs of the applicant and the uses for different types of zoning. Mr. Snyder questioned whether or not permanent zoning must be considered since the applicant has requested a change. Mrs. Schechter wanted to know if the use could remain nonconforming and the applicant not be allowed to expand. Mr. Lillie felt the applicant might wish to check with the Building Inspection Department to see what the requirements are. Applicant then requested a 60 day postponement.

C14-78-125 Wayne Rutland (cont'd.)

COMMISSION VOTE

Mrs. Shipman moved to postpone this request for 60 days. Mr. Dixon seconded the motion.

AYE: Unanimous

THE MOTION PASSED BY A VOTE OF 9-0.

C14-78-014 Richard B. Robinson, et ux--Continued

COMMISSION VOTE

Mrs. Shipman moved to dismiss the request for "C" Commercial 1st H & A at 1139D-1141D Springdale Road. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C14-75-080 Ernest Rutherford, Jr. "A", 1st H & A to "LR", 1st H & A
2002 Koenig Lane

Mr. Lillie explained that there had been no contact with the applicant and the staff would recommend to dismiss this request.

COMMISSION VOTE

Mrs. Shipman moved to dismiss the request for "LR", 1st H & A zoning at 2002 Koenig Lane. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C14-75-021 Dunning Charles Bright "I-A", 1st H & A to
and Rosemary Dee Bright Hanover "GR", 1st H & A
(by Tom Curtis)
9312-9318 Cameron Road
1417-1427 Rundberg Lane

Mr. Lillie explained that applicant is now working with the Property Management Department regarding right-of-way and the staff would recommend extension of the request.

COMMISSION VOTE

Mrs. Shipman moved to extend the request for "GR", 1st H & A subject to one-half the right-of-way (35 feet) necessary to increase Cameron Road from 50 to 120 feet. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

PLANNED UNIT DEVELOPMENTS

R814-78-001 Maury Hood

Request variance to allow a Commercial PUD on a 3.442-acre tract on Spicewood Springs Road west of Mesa Drive.

Mr. Lillie explained this is a request for a commercial PUD on a 3.4-acre tract.

PERSONS APPEARING IN FAVOR: Maury Hood, applicant

PERSONS APPEARING IN OPPOSITION: None

COMMISSION ACTION:

Mr. Hood explained his proposal and requested permission to bring in a Commercial PUD on less than five acres.

COMMISSION VOTE

Mr. Dixon moved to approve the request to allow a Commercial PUD on a 3.442-acre tract on Spicewood Springs Road west of Mesa Drive. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

PUBLIC SERVICES

C12-78-011 Public Services

Consideration of water and wastewater approach main for Fritts and Strickland Subdivision

Mr. Lillie explained that this is a request for a six-inch water and an eight-inch wastewater approach main to be located along Balcones Drive to serve the Fritts and Strickland Subdivision. Cost to the City will be approximately \$13,500.

COMMISSION VOTE

Mrs. Schechter moved to grant the six-inch water and eight-inch wastewater approach main for the Fritts and Strickland Subdivision. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C12-78-012 Public Services

Consideration of a water approach main in the
Resubdivision of Lot 2 of Stone Subdivision

Mr. Lillie explained this is a request for a six-inch water main to serve the Resubdivision of Lot 2 of the Stone Subdivision. The cost of the approach main will be borne by the owner at no cost participation from the City.

COMMISSION VOTE:

Mrs. Schechter moved to grant the six-inch water main for the Resubdivision of Lot 2 of Stone Subdivision. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

OTHER BUSINESS

C10v-78-020 Street Vacation

Vacation of a portion of Jollyville Road

Mr. Lillie explained that this was a request by Cotton Texas Ltd. to close Jollyville Road (Old 183) between Great Hills Trail and Loop 360 upon the completion of Great Hills Trail between Jollyville Road and U.S. 183.

COMMISSION VOTE

Mrs. Schechter moved to approve the vacation of a portion of Jollyville Road subject to departmental requirements. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C14-78-054 Review of Traffic Impact Analysis for Great Hills

Mr. Lillie introduced Sharon Barta of the Urban Transportation Department, who discussed the traffic impact analysis for the Great Hills Area. She explained that traffic impact would be significant, there were specific transportation related conditions being placed on the development, the traffic can be handled. The Urban Transportation Department feels that

specific designs and median breaks will need to be reviewed. She discussed the necessity for the vacation of a portion of Jollyville Road and explained that the developer had agreed to dedicate an additional 100 feet along the east property line parallel to U.S. 183 for right-of-way purposes for the future development of 183 and median break modifications. She explained that it is the findings of the Urban Transportation Department and Commission that if these recommendations are implemented, 183 developed into a full freeway facility and the interchange at 360, the traffic from this development can be accommodated.

THE COMMISSION REVIEWED THE ANALYSIS -- NO ACTION TAKEN.

C8c-78-001 To Consider a Special Meeting
to review Lakeway Company's
Conceptual Plan

Mr. Lillie explained that the Lakeway Company had requested a special meeting in order for the Planning Commission to review their conceptual plan.

COMMISSION VOTE:

Mrs. Shipman moved that the request of Lakeway Company for the Planning Commission to review their conceptual plan be placed on the Sept. 12 agenda. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-78-39 Great Hills Commercial One
Great Hills Trail and Old U.S. 183

The staff reported that this preliminary plan consists of 45.67 acres with seven lots, the uses will vary and the density averages 6.52 acres per lot.

Mr. Lillie explained that Great Hills Commercial One is recommended for approval subject to the following conditions. He also explained that #11 is not an ordinance requirement and cannot be required unless agreed to by the owner.

C8-78-39 Great Hills (cont'd.)

1. Subdivision required to comply with the Lake Austin Ordinance requirements.
2. Contours required to be not more than 100 horizontal feet apart.
3. Show survey ties (bearings and distances) across all abutting streets.
4. Show 100-year flood plain data.
5. Waterway development permit required prior to final plat approval.
6. Connection required to the City water and wastewater systems.
7. Subdivision is classified as urban and all drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.
8. Show Old U.S. 183 as Jollyville Road.
9. Sidewalks required on the subdivision side of Great Hills Trail and Jollyville Road, and on both sides of Continental Club Parkway with appropriate sidewalk note on final plat.
10. Show proposed uses for all lots. Such uses must be consistent with existing zoning. Tracts 1-4 can only be approved for "A" uses.
11. Recommend limiting access points (driveways) onto Great Hills Trail to a maximum of two (2) per tract, the locations of which are to be approved by Urban Transportation and Engineering Departments.
12. Traffic impact analysis required to be reviewed by the Planning Commission and City Council, and zoning ordinance required to be adopted by City Council prior to final plat approval

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan and to HONOR applicant's request to eliminate Item 11.

AYE: Unanimous.

C8-78-47 Windcrest
Cedar Park Road

The staff reported that this preliminary plan consists of 167.15 acres with 145 lots, the average lot size being 160' x 300' and the density 0.87 lots per acre.

The plat review committee met on April 19, 1978, and recommended approval with the following conditions:

C8-78-47 Windcrest (cont'd.)

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Austin-Travis County and Williamson County Health Department approval for septic tank use has been given.
4. Show survey tie to verify widths on all existing roads abutting or bordering proposed subdivision.
5. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond(s) posted therefor.
6. Connection required to the Cedar Park water system. Letter required from Cedar Park Officials stating that financial arrangements have been made by the owner to serve this subdivision with water.
7. Variance required on length of Kenwood Cove cul-de-sac. Recommend to grant because of low density.
8. Variance required on length of Block 1, 5, 13 and the east portion of Block 9. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Cedar Park Water System and to a septic tank system approved by the Austin-Travis County and Williamson County Health Departments or to a public water and sewer system.
10. No sidewalks required (suburban).
11. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at required scale of 1"=100'.
12. Show 25 foot building setback line from front street on Lots 13, 14 and 15, Block 9. Label 25 foot building setback line for Block 13.
13. Variance required for width of Block 3 and 8. Recommend to grant in order to limit access onto Dies Ranch Road and because of existing development and topography.
14. Cedar Park Water Supply Corp. required to participate in final plat for Lot 6, Block 13.
15. Natural gas service is not available.
16. Show 100 year flood plain elevation and dedicate 25 year flood plain as drainage easement.
17. Monument a U.S.G.S. benchmark to which contour datum is referenced.
18. County development permit required prior to start of site construction.
19. 90 degree angles required at all intersections.
(Between 85 & 95 degrees)
20. Number and show use (if other than single family) of lot at far northeast corner of subject property.

C8-78-47 Windcrest (cont'd.)

21. Provide 100 foot tangent between reverse curves on south portion of Hunters Ridge.
22. Label all center line curve radii.
23. Maximum constructed grade on streets is 15% as per Travis County standards.
24. City of Austin water and wastewater services are not available.
25. Submit letter to Planning Commission requesting appropriate variances and stating reasons for request prior to preliminary plan review.
26. Change names of all streets except Windcrest Drive.
27. One percolation test per lot required prior to final approval.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan, to GRANT variances, and to RECOGNIZE Item 3 indicating that septic tank approval has been given.

AYE: Unanimous vote.

C8-78-62 Concept One
 Jollyville Road

The staff reported that this preliminary plan consists of 221.99 acres with 475 lots, the average lot size being 75' x 140' and the density 2.34 lots per acre.

The Plat Review Committee met on May 10, 1978, and recommended approval with the following conditions:

1. Variance required on scale of preliminary plan. Recommend to grant because of plat size at required scale of 1" = 100'.
2. Connection required to City of Austin water and wastewater systems.
3. Fiscal arrangements required for water approach main.
4. Suggest modifications as shown in blue to reduce the number of creek crossings.
5. Ownership of proposed neighborhood park and greenbelt must be determined prior to final plat approval and shown on final plat.
6. Show lot line between Lots 14 and 15, Block K.
7. Proposed Lake Austin alternative methods must be approved by Office of Environmental Resource Management and Engineering Department prior to final plat approval.
8. Scale Colina Lane as indicated at 64 feet r.o.w.
9. Show 25' building setback from Fourwinds Circle on Lot 12, Block C.
10. Reverse building setback lines for lots 1 and 13, Block H, Lots 23 and 27, Block C; Lot 10, Block D and Lot 7, Block Q. Also show 25' setback line from Fourwinds Circle on Lot 12, Block C.

C8-78-62 Concept One (cont'd.)

11. All lots must comply with width and area requirements as outlined in Sec. 41-35, Subdivision Ordinance. (See lots 15, 16, 22 & 23, Block J)
12. Show 25' building setback from Badger Creek Trail on Lots 1 and 2, Block M.
13. 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.
14. Show survey tie across Jollyville Road to verify r.o.w. shown.
15. Variance required on length of Sugarpine Court cul-de-sac. Recommend to grant because adequate circulation is provided.
16. Full 60' r.o.w. required to be dedicated for portion of Taylor Draper Lane at intersection of Crooked Fork Lane prior to platting of adjacent lots.
17. Topographic contours required not to be more than 100 horizontal feet apart.
18. Drainage and utility easements as required.
19. Sidewalks are required on both sides of all collector streets and one side (specify) of all residential streets.
20. Variance required for the length of Blocks A, D, E, G, I, K, N, O, P, U. Recommend to grant because of topography and provision for adequate circulation.
21. Waterway development permit required prior to final approval.
22. Minimum building slab elevation note required on final plat.
23. Fiscal arrangements and sidewalk note required on final plat. (outside city).
24. Recommend 20' wide pedestrian access from street to greenbelt between lots 32 and 33, Block E.
25. Main line advance required for natural gas service.
26. Change names of Summit G, Balsam Ln., Otter Creek Ct., Buckboard Ct., Buckboard Tl., and Innisbrook Ln.
27. Development permit required from Travis County prior to start of site development.

C8-78-62 Concept One (cont'd.)

28. Monument a benchmark within the subdivision to USGS 1929 datum.
29. All streets required to intersect at or near 90 degree angles.
30. Review required by Urban Transportation Department of street cross-section plans for Badger Creek Trail from Jollyville Road through transition to 70 feet r.o.w. prior to construction.
31. Street grades required not to exceed 20%. Recommend 15% or as approved by Urban Transportation, Engineering Department and County Engineer.
32. Submit letter to Chairman of Planning Commission requesting appropriate variances and stating reasons for such requests.
33. Bridge construction plans are required to be reviewed by City Engineer, County Engineer and Urban Transportation Department.

RECOMMEND DISAPPROVAL OF THE SOUTHERNMOST PORTION SHOWN CROSSHATCHED

PENDING CITY COUNCIL APPROVAL OF WASTEWATER APPROACH MAIN.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan subject to departmental requirements and DELETE area required to be served by wastewater approach main.

And prior to final approval, that the manner in which the Lake Austin Ordinance requirements are being met be presented to the Planning Commission by the Engineering Department, ERM and Planning Departments and that the Legal Dept. determine the legal enforceability of the alternative methods proposed since this subdivision does exceed the present ordinance requirements. Also that the proposal will be reviewed at the time the final subdivision appears for public hearing.

AYE: Unanimous.

C8-78-73 Springwoods, II
Anderson Mill Rd. & Villa Park Dr.

The staff reported that this preliminary plan consists of 100 acres with 326 lots, the average lot size being 75' x 120' and the density 3.4 lots per acre.

The Plat Review Committee met on May 10, 1978 and recommended approval with the following conditions:

1. Connection required to a sewage treatment plant and collection system. Plans and specifications for such facility required to be approved by the Director of the Water and Wastewater Department and the State Department of Health prior to final plat approval.
2. Show all lot dimensions.
3. Show centerline curve data.
4. Drainage and utility easements as required.
5. Waterway development permit required prior to final approval.
6. 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.
7. Show survey tie across all existing roads intersecting or abutting boundary of proposed subdivision.
8. Variance required on length of block on east side of Briar Hollow Drive between Hazelhurst Drive and Black Oak Street. Recommend to grant because of existing development.
9. Label all blocks to avoid lot number duplications.
10. Sidewalks required on one side (specify) of residential (50') streets, both sides of collector streets and subdivision side of Anderson Mill Road.
11. Fiscal arrangements and sidewalk note required on final plat.
12. Recommend continuation of Briar Hollow Drive to intersect with Anderson Mill Road to provide better collector street circulation.
13. Connection required to City of Austin water system.
14. Natural gas service is not available.
15. Change names of Lipan Trail, Cade Lane, and Santanta Trail.
16. 80 feet of R.O.W. required for Anderson Mill Road (40 feet from centerline).
17. Show proposed use for Lot 1 adjacent to Anderson Mill Road.

C8-78-73 Springwoods II (cont'd.)

18. Show date.
19. Show existing easement and record references.
20. Show 90o angle turns with centerline curve radius of 50-75 feet or greater than 200 feet.
21. Restriction required on final plat prohibiting occupancy until connection is made to the City water system and to a sewer treatment plant and collection system approved by the authorities identified in number 1 above or public sewer system.
22. Permit required from Texas Department of Water Resources for sewer treatment plant prior to final approval.

After further discussion the Commission then

VOTED: To DELETE statement #12 and to continue the hearing until Sept. 12 at 5:30 PM so applicant and neighborhood can meet and reach some agreement.

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

C8-78-74 Lost Creek Estates, Ph. 1-B
The end of Misty Creek Drive
and Winding Creek Drive

The staff recommended disapproval pending Health Department approval for septic tank use. The plat will be brought back for public hearing after receipt of Health Department approval.

VOTED: To DISAPPROVE the preliminary plan pending Health Department approval for septic tank use.

C8-78-79 Lost Valley Estates
FM 1626 and Lost Valley Drive

The staff reported that this preliminary plan consists of 96.88 acres with 15 lots, the average lot size being six acres and the density 0.15 lots per acre.

The Plat Review Committee met on October 19, 1977, and recommended approval with the following conditions:

C8-78-79 Lost Valley Estates (cont'd.)

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Subdivision is classified as suburban and all streets and drainage required to be constructed to County standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
4. Health department approval required for septic tank system use prior to preliminary approval.
5. Health department approval required for individual water well(s) prior to final approval.
6. Variance required on the length of Lost Valley Dr. cul-de-sac. Recommend to grant because of low density and topography on adjoining tract.
7. Variance required on the length of block(s) A and B. Recommend to grant because of low density.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a potable water supply and a septic tank and system approved by the Austin-Travis County Health Dept., or to a public water and sewer system.
9. Show survey tie across FM 1626 and provide for 50 ft. of R.O.W. from the existing centerline for an ultimate width of 100'.
10. No sidewalks required. (Suburban)
11. The 25 year flood plain required to be dedicated as a drainage easement on the final plat.
12. Contour required to be not more than 100 horizontal feet apart.
13. Lost Valley Dr. required to intersect F.M. 1626 at or near 90 degrees.
14. Monument a U.S.G.S. benchmark to which contour datum is referenced.
15. Drainage and creek crossing plans required prior to final approval by County.
16. Provide tangent spacing of 100 feet between reverse curves on Lost Valley Dr.
17. Final plat required to be recorded in both Travis and Hays Counties.
18. Lost Valley Dr. east of Gold Hill Dr. may be reduced to 50' R.O.W. because no extension can be made and because of extremely low density, and the remainder may be reduced from 64' to 60' except for the west 450' at F.M. 1626.
19. County development required prior to start of site construction.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan subject to departmental requirements and to DELETE statement 16, and granting variances listed in items 6 and 7.

AYE: Unanimous.

R105-78 Subdivision Memorandum

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

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

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

VOTED: To APPROVE the following final plats.

C8-77-09 Grape Creek Estates

Circle Drive

C8-78-64 Walnut Crossing, Section 2

Circle Drive

AYE: Unanimous.

The staff reported that the following final plats are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, plat corrections, street name changes, and letter from Water District No. 14 for approval of water service.

C8-75-38 Granada Estates, Section Two

Circle Drive

AYE: Unanimous

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, plat corrections, and street name changes.

C8-77-96 Pflugerville Northwest, Sec. 2

Ramble Cr. Dr. & Parkway

AYE: Unanimous

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED (cont'd.)

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, sidewalk note, and connection required to city water and wastewater systems.

C8-78-72 Milwood, Sect. 4
Duval Road

AYE: Unanimous.

The Commission then

VOTED: To DISAPPROVE the following final plats pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, and letter from Water District No. 14 for approval of water service.

C8-78-75 Granada Estates, Sec. 3
Circle Dr. & U.S. 290

C8-78-78 Granada Estates, Sec. 6
Circle Drive

AYE: Unanimous

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, street name changes, and letter from Water District No. 14 for approval of water service.

C8-78-76 Granada Estates, Sec. 4
Circle Drive

AYE: Unanimous.

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current county tax certificates, plat corrections, and letter from Water District No. 14 for approval of water service.

C8-78-77 Granada Estates, Sec. 5
Circle Drive

AYE: Unanimous.

SHORT FORM SUBDIVISION PLATS -- FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form plats.

	<u>C8s-78-47 Pinnacle Oaks</u>
	Easy St. & Allen Road
<u>C8s-78-167</u>	<u>2nd Resub. of Tract 2, Gramercy Park</u>
	Rockwood Ln. W. of Burnet Road
<u>C8s-78-168</u>	<u>3rd Resub. of Tract 1, Gramercy Park</u>
	Rockwood Ln. & Burnet Road
<u>C8s-77-260</u>	<u>Fire Academy & Training Facility, Amended</u>
	Pleasant Valley Road

AYE: Unanimous.

The Commission then

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

<u>C8s-77-256</u>	<u>Resub. of Lots 80 and 81, Avalon D</u>
	E. 32nd & Hollywood Ave.
<u>C8s-78-103</u>	<u>Dittmarville</u>
	S. 1st St. & Dittmar Rd.
<u>C8s-78-151</u>	<u>Riethmeyer Subdivision</u>
	FM 1325 & Waters Park Rd.

AYE: Unanimous.

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required on street width.

<u>C8s-78-182</u>	<u>Noack-Pettway Addition, No. 2</u>
	North Meadows W. of Lamar Blvd.

AYE: Unanimous.

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required on lot area.

<u>C8s-78-203</u>	<u>Travis Heights</u> <i>Resub of lots 5-6, Blk 8</i>
	E. Monroe St. & Alameda Dr.

AYE: Unanimous.

The Commission then

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

C8s-78-215 Zebulon Subdivision
Old Bee Caves Road

AYE: Unanimous.

The Commission then

VOTED: To GRANT the request to WITHDRAW the following short form plats.

C8s-78-82 Watkins-Pettigrew
Alpine Rd. & S. Congress
C8s-74-202 Resub. of Lots 2 & 3, Timberline, Sec. 2
Spyglass Drive

AYE: Danze, Dixon, Guerrero, Jagger, Schechter, Shipman, Snyder, Stoll, Vier
(Mr. Jagger abstained on C8s-74-202)

The Commission then

VOTED: To APPROVE the following short form plat.

C8s-78-180 The Resub. of Lots 1, 2, & 3, Blk. B, Timberline Sec. 2
Spyglass Drive

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Snyder, Stoll and Vier
ABSTAINED: Jagger

The following short form plats are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

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

C8s-78-219 Whistle Stop Subdivision
Westgate Blvd. & Stassney Ln.
C8s-78-221 C.L. Briggs Subdivision
Cullen Ave. E. of Burnet Rd.
C8s-78-222 Lindeman Addition
Hudson Bend Dr. south of Beacon Dr.
C8s-78-223 Buttermilk Branch Park
Blackson Ave. & Bethune Ave.
C8s-78-225 Resub. of Lots 35 thru 40, Blk. A, Murry Place
Zennie St. & Guadalupe St.

<u>C8s-78-226</u>	<u>C. L. Sikes Subdivision</u>
	<u>NcNeil Road at Gene Allen Rd.</u>
<u>C8s-78-227</u>	<u>Resub. of Lots 1 & 2, Blk. H, South Park Sec.2</u>
	<u>S. 1st St. & Havanna St.</u>
<u>C8s-78-230</u>	<u>Resub. of Blk. B, Balcones Woods Commercial</u>
	<u>Balcones Woods Dr. & Research</u>

AYE: Unanimous

The Commission then:

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT variance required to exclude balance of the tract.

<u>C8s-78-228</u>	<u>Safeway Addition, No. 13</u>
	<u>N. Lamar & Rundberg Ln.</u>

AYE: Unanimous.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following final plat 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 plat pending fiscal arrangements, compliance with departmental requirements, plat corrections, letter from Water District No. 10 for approval of water service, and preliminary approval required prior to final approval; and to SUPPORT the recommendation of the ERM Department.

<u>C8-77-123</u>	<u>Wild Basin Ledge, Amended</u>
	<u>Wild Basin Ledge & Scenic View</u>

AYE: Unanimous.

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 departmental requirements have been complied with. The staff recommends approval of these plats. The Commission then

SHORT FORM SUBDIVISION PLATS (cont'd.)

VOTED: To APPROVE the following short form plats.

C8s-78-169 Bull Creek Place
RM 2222

C8s-78-159 Resub. of Lots 17 & 18, Blk, BL, Spicewood at Balcones Village 6
Vista View Circle

AYE: Unanimous.

The staff reported that the following short form plats are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

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

C8s-78-224 Mayfield Park
Old Bull Creek Rd. & W. 35th
C8s-78-229 George Cox Subdivision
Research Blvd. S. of Hamilton Ln.

AYE: Unanimous

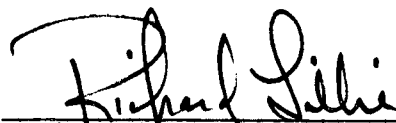
The Commission then

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

C8s-78-220 Pecos Square Subdivision
Pecos St. & W. 35th St.

AYE: Unanimous.

The meeting adjourned at 8:10 PM.



Richard Lillie, Executive Secretary