

CITY PLANNING COMMISSION
Austin, Texas
August 22, 1978

The regular meeting of the City Planning Commission was called to order in the auditorium of the Electric Building, 301 West Avenue, at 5:50 PM.

Present

Miguel Guerrero, Chairman
Freddie Dixon
Mary Ethel Schechter
Sally Shipman
Jim Vier
Leo Danze

Absent

Sid Jagger
Bernard Snyder
Bill Stoll

Also Present

Tom Knickerbocker, Asst. Dir. of Planning
Evelyn Butler, Supervising Planner
Betty Baker, Planner
Clay Strange, Legal Dept.
Joe Lucas, Water & Wastewater Dept.
Charles Graves, Dir. of Engineering
John German, Dir. of Public Works
Maureen McReynolds, Director of ERM
Joe Ternus, Director of Urban Transportation
Sharon Barta, Urban Transportation
Jo Ann Salas, Clerk
Ouida Glass, Senior Secretary

ZONING

C14h-78-024 Southgate-Lewis House: "B", 2nd H & A to "B-H", 2nd H & A
(by W. H. Passon Historical Society)
1501 E. 12th Street
(Postponed from August 2, 1978)

Betty Baker of the Planning Department explained that Mrs. Simon was attempting to work with the estate and they were requesting postponement for two weeks.

PERSONS APPEARING IN FAVOR

Ada Simond, W. H. Passon Historical Society

PERSONS APPEARING IN OPPOSITION

None

COMMISSION VOTE:

Mrs. Shipman moved to postpone the request to 5:30 PM on Sept. 5, 1978.
Mrs. Schechter seconded the motion.

C14h-78-024 Southgate-Lewis House (cont'd)

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

THE MOTION PASSED BY A VOTE OF 5-0.

SPECIAL PERMITS

C14p-78-033 Edward Witkowski: A billiard parlor and lounge
1502 Fortview

Tom Knickerbocker explained this request is for a special permit because of zoning action that had been granted by the City Council. The City Council has approved C-2 zoning and under the terms of the ordinance the applicant is entitled to this use with a special permit if all requirements are met and that it is now appropriate to consider this special permit.

PERSONS APPEARING IN FAVOR: Edward Witkowski, applicant

PERSONS APPEARING IN OPPOSITION: None

COMMISSION ACTION

Applicant explained that his sale of food now was only 38 percent of gross sales and he needs the special permit to continue the sale of alcoholic beverages. He indicated he was agreeable to all staff recommendations and departmental requirements and that the owner of the day care center had submitted a letter showing agreement with this request.

COMMISSION VOTE:

Mr. Danze moved to approve the request for a special permit subject to staff recommendations and ordinance requirements. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 4-1-1.

C3-78-003 Waterway Development Permit
Enclosure of a waterway with a flow rate
exceeding 300 cubic feet per second at
Mesa Oaks Village Section One for Waterway
Development Permit Application No. 78-07-3394

Tom Knickerbocker introduced Charles Graves, Director of Engineering, who explained this is a typical request and there are no engineering problems with it. Applicant is requesting to enclose an existing open drainage ditch with two 48-inch pipes. Maureen McReynolds, Director of ERM, explained that since this is a man-made ditch there are no objections.

PERSONS APPEARING IN FAVOR: John Noel, Engineer for applicant

PERSONS APPEARING IN OPPOSITION: Lela McFaddin

COMMISSION ACTION

John Noel, engineer for applicant, explained they intended to enclose the first 100 feet and the remainder would be landscaped. Lela McFaddin wanted to know what the outcome would be and questioned whether or not the water "would be dumped on me." Mr. Graves assured her this would not increase the rate of flow, it would simply pipe the water and would not have any adverse affects on anyone downstream.

COMMISSION VOTE:

Mr. Danze moved to approve the enclosure of a waterway at Mesa Oaks Village Section One. Mr. Vier seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman, Vier.

ABSENT: Jagger, Snyder, Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

ok
C20-78-013 Zoning Ordinance
Consideration to amend Chapter 45
(Zoning Ordinance) related to veterinarian
clinics and to set a public hearing.

Tom Knickerbocker explained that the current zoning ordinance requires "C" Commercial or less restrictive district in order to have a veterinarian clinic, even if it is indoors. The City Council heard a case not too long ago and "LR" Local Retail was granted. They have asked that the Planning Commission consider an amendment that would allow these clinics by special permit in "O" Office districts. The staff would suggest that a public hearing be called for September 12.

COMMISSION VOTE:

Mr. Danze moved to set a public hearing at 6 PM on Sept. 12 to consider amending Chapter 45 related to veterinarian clinics. Mr. Vier seconded the motion.

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C26-78-013 Zoning Ordinance (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 6-0.

C10v-78-013 Street Vacation
 Carver Avenue
 (by Texas State Bank, Trustee)

Tom Knickerbocker explained that this portion of Carver Street has never been built on the ground and is not needed.

COMMISSION VOTE

Mr. Dixon moved to vacate that portion of Carver Avenue subject to staff recommendations. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C10v-78-022 Street Vacation
 Nasco Drive
 (Allandale Baptist Church)

Tom Knickerbocker explained this is a request from the Allandale Baptist Church that a portion of Nasco Drive be vacated. John German, Director of the Public Works Department, explained it is a normal procedure for these types of street vacations to be reviewed by the various City Departments and comments made regarding the feasibility of vacating these particular streets. He explained this review had been done and that the Urban Transportation Department presented this request to the Urban Transportation Commission. The Urban Transportation Commission acted to postpone action pending settlement of current litigation and they do not have a recommendation for the Planning Commission. The Building Inspection Department has pointed out some problems with regard to the number of residences that can be permitted on a particular lot. Also, there are some requirements, should this be recommended, the Urban Transportation Department felt should be considered: extensions of curbs, construction of those curbs and putting up fiscal arrangements, limitation on access to Allandale Road from Nasco, some requirements for additional right-of-way at the intersection of Northland and Allandale Road, and requirement that sidewalks be constructed along Allandale Road adjacent to the church property.

PERSONS APPEARING IN FAVOR

Doren R. Eskew, representing applicant
Frank Akers, 2204 Kenbridge
Mrs. Frank Akers, 2204 Kenbridge
Earl Dillard, 4506 Crestway Drive

Pat Dillard, 4506 Crestway Drive
Randall D. Dillard, 4506 Crestway Drive
Joyce Goldsberry, 11407 Tedford
Tommy G. Goldsberry, 11407 Tedford
Bob Gregory, 2965 Westlake Drive
Kay Gregory, 2965 Westlake Drive
J. C. Hartfield, 1400 Quail Court
Norma Koerschgen, 5905 Woodview
Robert C. Koerschgen, 5905 Woodview
Earl L. Martin, Jr., 4920 Westview
Chere Martin, 4920 Westview Drive
Patsy May, 7009 Miranda Drive
Tommy C. May, 7009 Miranda
Frank Miller, 6706 Langston
Nelda Miller, 6706 Langston
Evelyn Myers, 5805 Nasco
Robert E. Myers, 5805 Nasco
Barbara O'Chester
Jon Parnell, 8805 Ridgehill
Lenora E. Patterson, 7004-B Creedmoor Road
Patrick Patterson, 7004-B Creedmoor
R. V. Patterson, 11907 Hornsby Street
Terry Lee Samplaski, 11507 Bell Avenue
Clyde Seekatz, 9606 Chukar Circle
Katie Storms, 6802 Citadel Cove
Samuel Storms, 6802 Citadel Cove
Frank T. Wells, 8801 Brookfield Drive
Mrs. Frank T. Wells, 8801 Brookfield Drive
Marcus Williams, 8607 Clarewood Circle
Mrs. Marcus Williams, 8607 Clarewood Circle
Mary Damuth, 5721 Louise Lane
John Damuth, 5721 Louise Lane
William W. Myer, 4004 Biscay Drive
Ural Clayton, 5301 Rambling Range
Robert R. Stedman, 5106 North Lamar, Apt. 136
C. Lynne Vancil, 2104 Rundell Place
Sondra Barnett, 8904-C Trone Circle
James R. Barnett, 8904-C Trone Circle
Jani Langford, 5602 Lemonwood
Car Delvin Langford, 5602 Lemonwood
Marjorie Hamby, 7100 Guadalupe
Sarah E. Bradley, 1405-B Click Cove
Connie Freeman, 1817 Parkside Lane
Karen James, 13308 Montview Drive

C10v-78-022 Allandale Baptist Church (cont'd.)

PERSONS APPEARING IN FAVOR (continued)

Deadra Tunnell, 4105 Greystone
Jeannie Center, 2211 Richcreek, No. 106
Donald L. Totusek, 1817 East Oltorf, No. 2082
J. M. Rowley, Jr., 12113 Shetland Chase
Pete Mansker, 1308 Morgan Lane
C. W. Harty, 8507 Putnam Drive
Louise Dunklin, 9011 Slayton Drive
Gary Samplaski, 11507 Bell Avenue
Betty H. Barber, 8703 Tallwood
Valerie Cagle, 8400 Briarwood Ln.
Donald Lee Cagle, 8400 Briarwood Lane
Clarence E. Tjossem, Route 1, Box 39, Buda, Texas
Elise S. Brown, 1101 Clayton
Janet Gregory, 211 East Lisa
Jim Gregory, 211 Lisa
Harold E. O'Chester, 3103 Perry Lane
Larry Cates, 11707 Santa Cruz Drive
Lana Hunter, 8202 Rockwood
Kathy Smith, 8307 Rockwood
Edward Lott, 11505 Tedford
Stirl Taylor, Jr., 1125 Rutland, No. 119
Billie Jo Batterton, Route 6, Box 63-B
Donnie Batterton, Route 6, Box 63-B
Karan Sikes, 1714 Pine Knoll
Charles Sikes, 1714 Pine Knoll
Mickey Walden, 7201 Hart Lane, No. 2049
Jim L. Walden, 7201 Hart Lane, No. 2049
Mrs. Edward Lott, 11505 Tedford Street
Thomas J. Buie, 3207 Barton View
Lela McFadden, 4201 Spicewood Springs Road
Sue Cowan, 4201 Spicewood Springs Road
Martha Fox, 8207 Daleview Drive
Harvey D. Fox, 8207 Daleview Drive
Mrs. Teresa Ferguson, 5701 Nasco
David L. Ferguson, 5701 Nasco
Janice M. Kimball, 8615 Winding Walk
William E. Kimball, 8615 Winding Walk
H. M. Parks, 3910 Silversprings
Mrs. H. M. Parks, 3910 Silverspring
Charles Batts, 7201 Hart Lane, No. 2056
Joan Batts, 7201 Hart Lane, No. 2056
Lewis O. King, 8804 Spring Lake
Mrs. Lewis King, 8804 Spring Lake
Mrs. Herman Smith, 6011 Cary Drive
Herman Smith, 6011 Cary Drive
Dr. Charles Darling, Jr., 12901 Johnson Lane
William E. Bruner, 8403-B Fathan Circle
Everett Sheffey, 802 Canyon Creek Drive
Mrs. Mildred Bruner, 8403-B Fathom Circle
Donna Tooker, 6300 Wilbur Drive
Steve Jenkins, 1305 West 40th

C10v-78-022 Allandale Baptist Church (cont'd.)

PERSONS APPEARING IN FAVOR (continued)

Randy Rowley, 6805 Pioneer Place
Gene Rowley, 6805 Pioneer Place
Audrey Rowley, 6805 Pioneer Place
Atelia Clarkson, 4015 Sierra Drive
Willie Bullock, 5612 Bull Creek Road
Bertha Prince, 2209 Lawnmont, No. 109
Kathy Cloud, 8521-A Dryfield
James R. Cloud, 8521-A Dryfield
Connie A. Causey, 304 Treys Way
Mrs. Betty Tooker, 6300 Wilbur
Dorothy Kattner, 1012 Red Cliff
Delbert J. Kattner, 1012 Red Cliff
Don Tooker, 6300 Wilbur
Joel M. Brewer, 7586 Chevy Chase Drive, No. 104
B. V. Howell, Jr., 3302 McElroy Drive
Mrs. Dianne E. Judd, 8111 Lazy Lane
Ron Judd, 811 Lazy Lane
Charles P. Davis, 4304 Deepwoods Drive
Nell M. Davis, 4304 Deepwoods Drive
Betty W. Ryan, 4304 Deepwoods Drive
Shelley Shipp, 1108 Gemini
Kenneth O. Shipp, Jr., 1108 Gemini
Mary L. Cartwright, P. O. Box 253
Elmer D. Miller, 820 Walnut Creek Drive
Mrs. JoAnn Miller, 820 Walnut Creek Drive
Colonel Robert Wacker, Jr., 8406 Bearwood
Ira Tunnell, M.D., 4106 Greystone
Mike Gage, 2101 Burton Drive, No. 2034
Sandy Jenkins, 1305 West 40th
Roy Hogan, 1900 Burton Drive, No. 114
Eugene Archer, 602 Crestland
Mary Ida Davis, 10500 Plains Trail
Judy B. Braun, 8713 Azalea Trail
Mark Alan Clark, 1830 West Rundberg Lane, No. 212
Frances Archer, 602 Crestland
Belle Terashita, 602 Bissonet Lane
Judy Tindall, 1402 Kamar
Larry Freeman, 4411 Airport, No. 225
Sparky Phillips, 910 Duncan Lane, Apt. 102
Bonita H. Hamilton, 11713 Shoshone
Emma Phillips, 5005 Saddle Drive
Lee Phillips, 5005 Saddle Drive
Billie Miears, 11205 D-K Ranch Road
Fern O'Pry, 10302-A Little Pebble
Robert E. Samplaski, 11507 Bell Avenue
Roger Gault, 9603 Mt. Quail
Mrs. C. B. Morgette, 1411 Beckett
Bill Harrell, 6504 Marblewood
Wilma J. Taylor, 4702 Finley, No. A
Jefferson Taylor, 4702 Finley, No. A
Otis F. Ross, 9600 Chukar Circle
Tadge M. Ross, 9600 Chukar Circle
Clovis Wakefield, 247 Rawlings Place
Alan E. Wakefield, 247 Rawlings Place

C10v-78-022 Allandale Baptist Church (cont'd.)

PERSONS APPEARING IN FAVOR (continued)

Fred Davis, 10500 Plains Trail
C. B. Morgett, 1411 Beckett
Maxine Ware, 7400 Marcell
Mrs. Joyce Nolen, 612 Amesbury Lane
Betty M. Finn, 8041 North Lamar, No. 102
Claude D. Renfroe, 11703 Oakwood Drive
J. M. Rowley, Sr., 1807 Rogge Lane
Richard Edgar, 6708 Shoal Creek
Mrs. J. M. Rowley, 1807 Rogge Lane
Lovie Edgar, 6708 Shoal Creek
Linda B. Amey, 2217 Onion Creek Parkway, No. 108
John Amey, 2620 South Congress
Bonnie Sigler, 12108 West Cow Path
Lusella Jones, 3306 Whiteway Drive
Margaret Kemp, 1519 Desert Quail Lane
A. L. Causey, 304 Treys Way
Mrs. Walter J. Dingler, 8105 Shadowood
Walter J. Dingler, 8105 Shadowood
LaSandra C. Gault, 9603 Mountain Quail Road
John Stover, 9201 Quail Hill
Gary Caywood, 7524 Stonecliff Drive
Ronald L. Witt, 12001 Acorn Creek Trail
Mrs. Jean Witt, 12001 Acorn Creek Trail
Mrs. Jewel R. Davis, 5401 Woodview
Alice Bryant, 8106 Parkdale
H. W. Bryant, 8106 Parkdale
Raul L. Garcia, 105 West Croslin
Rachel Samplaski, 11507 Bell Avenue
John N. Thornton, 1712 Pineknoll Drive
Regina Thiessey, 8113 Rockwood Lane
Virginia W. Parks, 7605 Stoneywood Drive
Wyla Whatley, 4127 Honeycomb Rock
Craig A. Peery, 1007 East Rundberg Lane, No. 123
Ron Winn, 8003 Baywood Drive
Ray H. Preece, 9002 Pointer Lane West

PERSONS APPEARING IN OPPOSITION

Dadid Bodenman, 5704 Bull Creek Road
Mary Lou Bodenman, 5704 Bull Creek Road
Allan E. McMurtry, 5901 Cary
Shirley Rogers, 6200 Nasco Drive

C10v-78-022 Allandale Baptist Church (cont'd.)

COMMISSION ACTION

Mrs. Schechter asked if there would be a problem with deed restrictions. Mr. Knickerbocker explained that is currently the matter of a suit, the City is not involved, does not take any position in this because this is a matter of deed restrictions between private parties. Mr. Knickerbocker felt it not to be appropriate to discuss this further since it is under litigation. Mr. Vierthman wanted to know how this would affect a decision at this particular time.

Clay Strange, of the City's Legal Department, explained that any action would have some affect, but he did not know exactly what that might be. He was of the opinion that it would not have any material affect on the law suit one way or another.

Speaking in favor, Mr. Dorin Eskew, attorney representing applicant, questioned whether or not the Urban Transportation Commission has either the authority or the power to "pidgeon hole or hip pocket veto" the power of the Planning Commission to act on matters of public interest. He was of the opinion that matters of this nature normally do not reach the Urban Transportation Commission but are matters to be handled by professional traffic engineers, explaining that they are an advisory body to the Planning Commission and to the City Council and they cannot usurp the authority of the Planning Commission. They do not have the power nor the right to do so. He pointed out it was the recommendation of all city staff that the street be vacated. He pointed out that there would be some emotionally based opposition to church growth and to the expansion of churches in residential neighborhoods; He felt it to be an emotional issue on whether or not churches should be permitted to grow in residential areas. He questioned what really is involved here, the authority of the Planning Commission and the City Council and what this request embodies. He felt this is a question of whether or not the general public would best be served by vacating this portion of the street. He discussed the streets and the traffic in the general area, pointing out that Allandale Road is a connector street between IH 35 and MoPac and is very heavily traveled. There is no public need for it to be closed and for as much traffic to be diverted away from that area as is possible.

Mr. Guerrero asked that if the request to vacate Nasco is granted, would the church then file a short form subdivision to bring all 19 lots together. Mr. Eskew explained that the short form subdivision should have been heard at the same time and he did not understand why it was not, both applications were filed at the same time. Mr. Guerrero wanted to know the intended use of the lot. Mr. Eskew explained that it would be used for the church and off-street parking as well as for educational purposes. Mr. Guerrero asked if the church would be in agreement with the conclusions and recommendations of the Transportation Commission and Mr. Eskew stated they would be happy to accept whatever the recommendation of the traffic engineer might be. Mrs. Schechter questioned what affect this would have on the homes to the east. Mr. Eskew felt this

C10v-78-022 Allandale Baptist Church (cont'd)

would improve the property on Bull Creek Road. Mrs. Schechter questioned and Clay Strange explained that the action of the Planning Commission and of the City Council, if both approved the street vacation, would remain regardless of what happened to the law suit, and again pointed out that it was between the church and the neighborhood -- the City is not at all involved with that action.

Speaking in opposition, Allan McMurtry representing the Allandale Neighborhood association, stated it would be to the best interest of this Commission and of the cause for the neighborhood and everyone concerned if the request was postponed. He wished to state that the Urban Transportation Commission did make a recommendation, and that recommendation was that the request be postponed until the court case is settled. He felt the case would be heard some time in October. He explained they had asked for a restraining order, this was overruled, and it is now being appealed. He presented a petition from neighbors surrounding the church in a one-block area with 94 percent of those people opposing the closing of Nasco, and this was over a two to three-day period. In a meeting of the Allandale Neighborhood Association 92 percent majority opposed the destruction of the neighborhood by the Allandale Baptist Church. He felt the closing of Nasco, in essence, is doing this very thing; pointed out that 16 homes have been removed from lots, there are two remaining and will be removed if this is approved. He pointed out that if the street is closed and the deed restrictions are upheld, there would be no access to those lots. By allowing the vacation of Nasco, the church would be allowed to circumvent the current city ordinance on parking. He was of the opinion that ownership on both sides of the street was not the basis for closing a street, and used the University of Texas as an example. He discussed traffic and congestion in the area. He pointed out that the church has grown over 100 percent since 1969; they have purchased 10 lots since 1976 and are moving the houses away and felt that there would be decreased parking spaces if Nasco should be vacated. He stated the neighborhood association would recommend denial of the request for the following reasons: the neighborhood petition, the Allandale Neighborhood Association resolution, the legal issues which are as yet unsolved, the safety issue, the congestion, the unstable situation from the growth of the church, the impact on the adjacent residential neighborhood and street, and the failure of the church to show a compelling reason to vacate.

Mary Lou Bodeman stated they have lost trees and will lose more trees. She at one time could look at houses and now it is a two-story school building. What was a residential neighborhood, is now almost like downtown Austin. She felt that Bull Creek would be the next street to be taken since the church had already bought some houses there. She believes that house after house will be demolished or moved out of the residential neighborhood. David Bodeman felt the Commission should maintain the status quo and requested that Nasco not be closed until the suits have been finished and the outcome is known. Sharon Rodgers stated she used that street a lot and pointed out it was the only street in the area that had a mail box with an early morning pick up.

C10v-78-022 Allandale Baptist Church (cont'd.)

Mr. Guerrero asked the number of persons driving through the neighborhood to attend services. Reverend O'Chester explained that they had an average attendance of 1775 for the year 1978 but indicated he had no idea of the percentage of persons living in the neighborhood. He stated their membership was about 3700 persons. Mr. Vier asked if they would be willing to make the short form final plat subject to a site plan should the Planning Commission and City Council approve the request for street vacation. Mr. Eskew indicated this would be agreeable. Mr. Vier felt the Commission would then have an opportunity to study the set backs; fencing; screening; the buffering; and other factors. Mr. Dixon wanted to know the consequences of the pending litigation upon the church if a decision should be made to postpone temporarily. Mr. Eskew replied that this is a "chicken and the egg" situation; this a public street. If there is a great public need for it, it obviously would have a serious, adverse affect on the plans for the church. He explained that regardless of the decision of the court, the decision of the closing of the street is still to be made by the City Council. Mrs. Shipman asked if the church had a comprehensive land use plan and the reply was no. Mr. Dixon questioned and was told that there was the possibility of developing one. Mr. Danze asked and Mr. Knickerbocker explained that it would be necessary to have the agreement of the church in order for the Planning Commission to have any control over their planning, since this is a legal use within the district. Mr. Dixon pointed out that this is not a public hearing, notices were not sent out, there is representation from the church, but it is not true representation of the neighborhood to get a clear picture of whether or not this would be an intrusion into the neighborhood. Mr. Guerrero felt that the hearing for the short form subdivision should be on a special day for just that application. Mr. Knickerbocker explained that subdivisions are not public hearings either. Mr. German explained that the public hearing will be before the City Council for the street vacation request and they were required to notify everyone within 300 feet and there will be a public hearing at that time, at which time the Council will decide on the merits of the request.

COMMISSION VOTE

Mrs. Shipman explained that since the primary concern of this Commission is land use and the public welfare and it has been brought to the attention of the Commission that there is pending litigation relevant to the land use, therefore, it would be most inappropriate to make a recommendation to the City Council on the vacation of this public street until the current litigation is resolved, therefore, she moved that action on this matter be postponed. Mrs. Schechter seconded the motion.

Mr. Vier offered a substitute motion to recommend to the City Council approval of the vacation of the street and that the applicant submit and allow the Planning Commission to tie the approval of the short form plat to a site plan. Mr. Danze seconded the motion.

C10v-78-022 Allandale Baptist Church (cont'd.)

AYE: Danze, Guerrero, and Vier.
NAY: Schechter, Shipman and Dixon.

THE MOTION RESULTED IN A 3-3 TIE VOTE.

The Commission then voted on the original motion to postpone the request.

AYE: Schechter, Shipman, and Dixon.
NAY: Danze, Guerrero, and Vier.

THE VOTE AGAIN WAS A 3-3 TIE.

NO RECOMMENDATION

C10v-78-023 Street Vacation
Mesa Woods Drive
(Austex Development Co.,
NPC Realty Co., and
Austin Texans Association)

Tom Knickerbocker, explained that street is no longer needed and applicant has requested vacation of this portion of Mesa Woods Drive.

COMMISSION VOTE

Mr. Dixon moved to approve the vacation of a portion of Mesa Woods Drive subject to staff recommendations. Mr. Danze seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Vier.

ABSENT: Jagger, Snyder, and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R1200 Review of Package Treatment Plants
 and Municipal Utility Districts

Tom Knickerbocker discussed the request for the capacities and arrangements of package treatment plants in municipal utility districts. Staff members have done an analysis of all of the existing MUD's, package treatment plants that are within our jurisdiction and service areas in which the Planning Commission has plat review authority. Evelyn Butler explained that early last spring it was noticed that the Health Department and the Water Resources Department was not keeping a running tally of lots or of the subdivisions that were approved by the Planning Commission. The department had been in the practice of requesting letters from the Department of Water Resources and the Health Department confirming the capacity of any set plant to serve the subdivision that was under consideration. It was determined the only way to keep an account was to go back and check the plant sizes based on the permits that had been issued and to tally all recorded and approved subdivisions within any district. The Health Department had asked the Planning Department to confirm the capacity of a number of the plants for which subdivisions were being considered. Different figures than what the State Department of Water Resources and the State Health Department had used for the design capacity of the plants were found. The design standard they use is 100 gallons per day per person and the design family size is 3.5 people per household. She explained that the Legal Department had met with the Department of Water Resources in order to try to work out a method whereby they would notify the Planning Department of the plant capacity within a municipal utility district. If this can be accomplished, then the staff would respond to the Planning Commission, based on their recommendations. It was determined that when a plant is at 90 percent or more of capacity the treatment facility operators could be required to provide additional information indicating how many units are connected to the system and what the flow is, based on those units. It might then be that the plant would have capacity for more than what had been used in the basic numbers because consumption may be considerably less than 100 gallons per day. If this is the case, then it is possible to come to the Commission with a recommendation of what the treatment plant could handle in relation to a subdivision application.

R1200 Review of Package Treatment Plants--Continued

PERSONS APPEARING IN FAVOR

Mel Bilich, 6507 Treadwell

Kirk Jeffery, 12100 Millwright, Williamson County MUD No. 1

PERSONS APARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Guerrero asked what is required of the Commission and Mrs. Butler explained she is not sure, at this time, how far the authority of the Commission goes in relation to municipal utility districts, explaining that the Legal Department has indicated that the Planning Commission does have an obligation to determine whether or not services are available, and there is question of the adequacy of the statement of the utility district. They are trying to work out something with the Department of Water Resources that would be equitable and fairly simple to follow. Mr. Guerrero suggested it be set on another date; be sure all information is available and at a time when Mr. Meinrath can be present. Mrs. Shipman suggested a work session on municipal utility districts. Mr. Vier stated he would abstain from any involvement but did state that people were asked to be here at a specific time and he felt they should be able to speak if they wish to do so; stating that he felt it to be unfair to the persons who asked for the opportunity to speak that Mr. Lillie and Mr. Meinrath were not present. Mr. Guerrero recommended to postpone the request to a work session on September 19; that all parties be present. Mr. Dixon felt there would be merit in postponing the request until all parties were present. Mr. Knickerbocker stated that perhaps one or two members could meet with Mr. Lillie to work up the agenda jointly with the people who know exactly what the issues are.

COMMISSION VOTE

Mrs. Shipman moved to schedule a work session on September 19 at 5:30 PM in facility that is large enough to accommodate the interested parties and that Mr. Lillie and Mr. Meinrath be in attendance. Mr. Dixon seconded the motion. Maureen McReynolds stated her board is working on a package plant policy or private wastewater plant policy and would like the opportunity to invite the committee members of the Environmental Board to that meeting also. Shipman, Dixon and Vier will work with Mr. Lillie in planning the agenda.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Vier.

ABSENT: Jagger, Snyder and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R1400 State Department of Public Welfare
 Standards for Day Care Centers

Tom Knickerbocker explained that the Commission had asked the Planning Department to review data that the state uses in granting day care-centers permits as it would relate to the review by the Planning Commission. Elly Malone has presented a report, but there are some reservations of the

R1400

State Department of Public Welfare
Standards for Day Care Centers--Continued

adequacy of that review because there are more things that should be covered, such as play space requirements, and certain kinds of facilities. Mr. Knickerbocker discussed the need to work with the Commission in more detail, especially in the new ordinance, to assure that the special permit is not something that just follows the state license. This may not be appropriate for Austin or a particular neighborhood; as there is a difference between child welfare and neighborhood welfare.

NO ACTION WAS TAKEN.

C11-78-006

Off-Street Parking Exemption Study

Mr. Guerrero explained that Commissioner Snyder had requested this be heard when he was in attendance.

COMMISSION VOTE

Mr. Vier moved to postpone the off-street parking exemption study until September 12. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Vier.

ABSENT: Jagger, Snyder and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

R200

Annexation Plan

Tom Knickerbocker suggested that the Planning Commission consider the annexation plan at 7:00 PM on September 12.

COMMISSION VOTE

Mr. Guerrero moved to set a public hearing on the annexation plan for the second Tuesday on October at 7 p.m. Mrs. Schechter seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Vier.

ABSENT: Jagger, Snyder and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

C1-78

Minutes

To Approve Planning Commission Minutes of
July 25, 1978
August 1, 1978
August 2, 1978
Austin 8, 1978

It was explained that the minutes for the August 8, 1978, Planning Commission meeting were not ready and had not been submitted for approval.

C1-78 Minutes--Continued

COMMISSION VOTE

Mr. Vier moved to approve the Planning Commission minutes of July 25, August 1, and 2, 1978, subject to correction as noted. Mr. Dixon seconded the motion.

AYE: Danze, Dixon, Guerrero, Schechter, Shipman and Vier.

ABSENT: Jagger, Snyder and Stoll.

THE MOTION PASSED BY A VOTE OF 6-0.

PRELIMINARY SUBDIVISIONS

C8-78-80 30 Stoney Acres
FM 620 & Carmil Ln.

The staff recommended disapproval of this preliminary plan pending receipt of a Health Department report, at which time the plan will be brought back for public hearing. The Commission then

VOTED: To DISAPPROVE the preliminary plan of 30 Stoney Acres pending receipt of a Health Department report.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter.

ABSENT: Stoll, Jagger, Snyder.

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-83 Cat Mountain North
Lakewood Drive

The staff reported that this preliminary plan consists of 152.25 acres with 250 lots, the average lot size being 80' x 175' and the density being 1.70 dwelling units per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the May 31, 1978 Plat Review meeting and subsequent departmental reports:

1. Waterway development permit required prior to final approval.
2. 100-year flood plain data required.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on final plat.
5. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
6. Connection required to city water and wastewater systems.
7. Show proposed ownership of open space and common areas for purposes of maintenance, taxation and use.
8. Variance required on length of Blocks A, E, G, H, I and J. Recommend to grant because of topography.
9. Variance required on length of Eagle Rock Cove and Cat Creek Trail cul-de-sacs. Recommend to grant because of topography.
10. Variance required to use driveway instead of cul-de-sac at north end of Trail Ridge Road. Recommend to grant because of topography.
11. Sidewalks required on both sides of Remington Road and/or Trail Ridge Road, and one side (specify) of all other proposed streets. Variance required to construct only one sidewalk on Ladera Norte. Recommend to grant because of topography and low density.
12. Far West Boulevard required to be dedicated and constructed to Ladera Norte prior or simultaneously with final plat approval. 90 feet of R.O.W. required for Far West Boulevard.
13. Fiscal arrangements and sidewalk note required on final plat (outside city).

C8-78-83 Cat Mountain North (cont'd.)

14. Maximum sustained street grades required not to exceed 20% for 50' streets and 15% for 64' streets or as approved by Urban Transportation and Engineering Departments.
15. Show street centerline curve radii.
16. Valburn Drive required to be dedicated and constructed prior to or simultaneously with P.U.D. tract.
17. All lots in Cat Mountain Patio Homes area required to meet ordinance requirements for conventional lots unless P.U.D. process is used.
18. Show revised boundary survey.
19. Variance required to delete sidewalks for O'Henry Cove, Fort Davis Cove, Arista Cove and Cerro Cove. Recommend to grant because of low density.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Cat Mountain North subject to staff recommendations and noting the changes on items number 10, 11 and 12, which are: First sentence in #10 should read - variance required to use driveway instead of cul-de-sac at north end of Ladera Norte; first sentence of #11 should read - sidewalks required on both sides of Ladera Norte; first sentence of #12 should be modified to read - Far West Blvd. required to be dedicated and insert "and fiscal arrangements required to be made for Far West Blvd. prior to recording of this plat." Construction of Far West to Ladera Norte required prior to, or simultaneously with construction of Cat Mountain North", and to GRANT the variances on items #8, 9, 10, 11 and 19.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-81 Peppertree Park, Section Six
E. Stassney Ln. & Peppertree

The staff reported that this preliminary plan consists of 9.56 acres with 25 lots, the average lot size being 55' x 120' and the density being 2.62 lots per acre:

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the June 28, 1978 Plat Review meeting and subsequent department reports.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.

C8-78-81 Peppertree Park, (cont'd)

2. Connection required to the City of Austin water and wastewater systems.
3. Restriction required on final plat prohibiting vehicular access (driveways) onto Stassney Lane from lots 1, 2, 3, 4, 5, 12, and 13.
4. Variance required on the length of Tallow Tree Court cul-de-sac. Recommend to grant because of topography and existing development.
5. Variance required on the length of block adjacent to waterway. Recommend to grant because of topography and existing development.
6. Sidewalks required on one side of Parkway and Tallow Tree Court, and subdivision side of East Stassney Lane and Pino Lane.
7. Appropriate sidewalk location note required on final plat inside city limits.
8. Water development permit required prior to final plat approval.
9. Drainage and/or public utility easements as required.
10. Minimum building slab elevation note required on the final plat for lots adjacent to waterway.
11. Change name of Tallow Tree Court.
12. Lot 12 required to be 60' wide at the front setback line and at all points 50' therefrom.
13. Variance required to permit double frontage lots 8-12. Recommend to grant because of waterway abutting Tallow Tree Court.
14. Submit letter to chairman of Planning Commission requesting appropriate variances stating reasons for such request.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan of Peppertree Park, Section Six subject to staff recommendations, and to GRANT the variances in items #4, 5, & 13.

AYE: Guerrero, Dixon, Vier, Danze, Shipman and Schechter

ABSENT: Stoll, Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-82 Peppertree Park, Section Seven
Teri Road & Friedrich Lane

The staff reported that this preliminary plan consists of 14.16 acres with 68 lots, the average lot size being 60' x 110', and the density being 4.80 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to City standards with appropriate fiscal arrangements therefor.

C8-78-82 Peppertree Park Section 7 (cont'd)

2. Connection required to the City of Austin water and wastewater systems.
3. Sidewalks required on both sides of Ponciana Drive; one side of Merritt Drive and the subdivision side of Fiedrich Lane, Teri Road and Pepper Lane.
4. Appropriate sidewalk location note required on final plat inside city limits.
5. Waterway development permit required prior to final plat approval.
6. Show 100-year flood plain data on the preliminary plan.
7. Drainage and/or public utility easements as required.
8. Minimum building slab elevation note required on the final plat for lots adjacent to waterway.
9. Show survey tie across all existing streets bordering or traversing this subdivision.
10. Additional R.O.W. required, 30 feet from centerline for Friedrich Lane.
11. Friedrich should be spelled Freidrich Lane.
12. Dedicate additional R.O.W. on Freidrich Lane to achieve a 90 degree intersection with Ponciana Drive using a minimum radius of 270' to effect a 300' centerline radius.
13. Variance required to delete cul-de-sac at the south end of Freidrich Lane. Recommend to grant because of existing mobile home park driveways which can be used as a turnaround.
14. Suggest Pepper Lane be shortened with no provision for extension. Extension not required because of ultimate extension of Freidrich Lane.
15. Block C will require special drainage study since it drains through the Mobile Home Park.
16. Name change consideration should be given to Ponciana Drive or the northern section of Freidrich Lane.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan of Peppertree Park, Section Seven subject to staff recommendations, with item #14 specifically left as a suggestion instead of a requirement, and to delete items #6, 8, 10, and 12 and to GRANT the variance in item #13.

AYE: Guerrero, Dixon, Vier, Shipman and Schechter

ABSTAIN: Danze

ABSENT: Stoll, Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 5-0-1.

C8-78-84 Covered Bridge
Hwy. 71 & Covered Bridge Dr.

The staff reported that the applicant has requested postponement of the preliminary plan of Covered Bridge.

The Commission then

VOTED: To POSTPONE indefinitely the preliminary plan of Covered Bridge.

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

THE MOTION PASSED BY A VOTE OF 6-0.

C8-78-85 Village 16 at Anderson Mill
Lake Creek Pkwy. & Bristle Oak Trail

The staff reported that this preliminary plan consists of 59.01 acres with 200 lots, the average lot size being 60' x 120', and the density being 3.39 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental recommendations from the July 5, 1978 Plat Review meeting and subsequent departmental reports:

1. Subdivision is classified urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to the Williamson County M.U.D. #1 water and wastewater systems. Letter required from such M.U.D. stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided. Fiscal arrangements are required by the City.
3. Letter required from the Texas Department of Water Resources and Williamson County M.U.D. #1 (or other sewer system) officials approving connection of this subdivision to the existing sewer treatment plant.
4. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Williamson County M.U.D. #1 water and wastewater systems.
5. Variance required on the length of Tumble Weed Trail cul-de-sac. Recommend to grant because provision of future extension is made.
6. Variance required on the length of block adjacent to waterway. Recommend to grant because of topography.
7. Sidewalks required on both sides of El Salido Parkway, Bristle Oak Trail and Quarter Horse Trail; one side of all 50' R.O.W. streets; and subdivision side of Lake Creek Parkway
8. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.

C8-78-85 Village 16 at Anderson Mill (cont'd.)

9. Waterway development permit required prior to final plat approval.
10. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
11. Drainage and/or public utility easements as required.
12. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
13. Show survey tie across all existing streets bordering or traversing this subdivision.
14. Variance required on the length of Buggy Whip Cove cul-de-sac. Recommend to grant because of proposed commercial use adjoining to the north.
15. Show building setback line for Lot 14 adjacent to El Salido Parkway.
16. Show block numbers.
17. Show all lot dimensions.
18. Show number for church lot.
19. Show ownership of proposed drainage and public utility easements adjacent to El Salido Parkway for purposes of maintenance, taxation and use. Show lot numbers for these easements or combine with adjacent lots.
20. Annexation required to Williamson County MUD #1 prior to final approval. Such annexation requires approval of the MUD officials and the City Council of the City of Austin.
21. Schematic plan required on remainder of Anderson Mill Joint Venture property. (Incorporate into the Anderson Mill Conceptual Plan.)
22. No additional median breaks will be allowed along Lake Creek Parkway unless otherwise approved by the Urban Transportation Dept.
23. Main line advance required for natural gas service.
24. Change names of Tumbleweed Trail and Wildflower Trail. Acorn Street should be Acorn Creek Trail.
25. Prior to final plat approval, historical data relating wastewater flow rates and wastewater connections for the Williamson County MUD #1 sewage treatment plant must be submitted to indicate adequate capacity at the plant for this subdivision and all platted lots committed to that plant, or the following conditions must be met:
 - (a) Permit for plant expansion required from the Texas Department of Water Resources.
 - (b) Construction plans required to be approved by the Director of the Water and Wastewater Dept. and the Texas Dept. of Health.
 - (c) Fiscal arrangements required to be made with the City of Austin for the construction of wastewater treatment facilities expansion.
26. Submit letter to Chairman of Planning Commission requesting appropriate variances stating reasons for such request.

After further discussion the Commission then

C8-78-85 Village at Anderson Mill (cont'd.)

VOTED: To APPROVE the preliminary plan of Village 16 at Anderson Mill subject to staff recommendations and to note the changes in item #25c, which should be modified to read "fiscal arrangements required to be made with the City of Austin or other appropriate agency for the construction of wastewater treatment facility expansion", and to GRANT the variances.

AYE: Guerrero, Dixon, Danze, Shipman, Schechter.

ABSTAIN: Vier

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 5-0-1

C8-78-30 F.M. 1825 Addition
F.M. 1825

The staff reported that this preliminary plan consists of 41.41 acres with 63 lots, the average lot size being 110' x 170', and the density being 1.52 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the January 11, 1978 Plat Review Committee Meeting and subsequent departmental comments:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on the final plat.
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 posted with the County Engineer.
6. Connection required to the City water system or to Manville Water Supply Corp. water system.
7. Health Department approval given for septic tank use for preliminary approval. Purposes subject to the conditions outlined on the attached memo. Owner has agreed to comply with such conditions. See attached letter.
8. Variance required on the length of block D. Recommend to grant because of topography and low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a septic tank and system approved by the Austin-Travis County Health Department, or a public sewer system, and to a public water supply.
10. Contours required to be not more than 100 horizontal feet apart. (792 contour missing)
11. No sidewalks required. (suburban)
12. Show survey tie across Old Pflugerville Road (2 places) and F.M. 1825 to verify R.O.W. shown.

AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT
Environmental Health Services Division
1313 Sabine Street
Austin, Texas 78701

August 10, 1978

TO: Walter Foxworth, Planning Department
FROM: Ervin L. Coonrod, R.S., Health Department *C8-78-30*
SUBJECT: Preliminary approval of the FM 1825 Addition Subdivision
File No. C8-78-30

The intended use of this subdivision is commercial---office warehouse combinations or similar businesses. Our septic tank regulations do not set a minimum lot size for commercial subdivisions because of the variety of uses a lot can be put to. We do require a note on the plat requiring our approval of the septic system design prior to beginning construction on the lot, however.

Our experience in similar commercial subdivisions is that these lot sizes maybe too small to accommodate a building, paved parking area, vehicle and equipment storage area, and an area for a septic tank system. We do require an alternate drainfield site in addition to the primary site.

Therefore we strongly recommend that the developer increase the sizes of nearly every lot. In addition, we are assuming the 50 foot drainage easement will have to be excavated to contain the 100 year flood plain. This means the following lots must be enlarged to provide a satisfactory drainfield and alternate drainfield location:

Lots 3 and 4 Block B
Lots 3,4,17 *Z* and 25 Block *D*
Block C

Prior to final approval we must receive an acceptable percolation test result from each lot. This subdivision must connect to the City of Austin water supply.

If you have any questions, please contact me at 474-6581, extension 225.

Respectfully,

Ervin L. Coonrod

Ervin L. Coonrod, R.S.
Environmental Health Services

ELC:er

RECEIVED
AUG 14 1978
PLANNING DEPT.

C8-78-30 F.M. 1825 Addition (cont'd)

13. A Master Plan change may be required depending on uses.
14. Natural gas service is not available.
15. Show all lot dimensions.
16. Access approval onto F.M. 1825 required from County Engineer and Highway Department.
17. Subdivision lies in area served by City owned Water District #11; however, there is insufficient supply to this area at this time. Offsite water system improvements will be necessary for adequate supply to this subdivision.
18. Detention plat note required.

ADDITIONAL COMMENTS

1. Change name of Bilbo Lane
2. Dedicate R.O.W. to intersect both ends of Pflugerville Road into F.M. 1825 at 90 degree angle. (Minimum radius along property line of 265 feet.)
3. County development permit required prior to start of site development.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of F.M. 1825 Addition noting the addition in item #6, which is to add, "or City of Pflugerville water system, and also noting the additional comments that the applicant has agreed to, and to GRANT the variances.

AYE: Guerrero, Dixon, Vier, Danze, Shipman and Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following four (4) final plats have been before the Commission in the past and have met all departmental requirements and recommends approval for the following subdivision plats. The Commission then

VOTED: To APPROVE the following final subdivisions:

C8-77-26 Timberline IV
Spyglass Drive
C8-78-70 Cherry Creek Ph. 6, Sec. 5
Westgate Blvd. & Berkeley

AYE: Guerrero, Dixon, Vier, Danze, Shipman and Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To APPROVE the following final subdivision

C8-78-07 Village 15 at Anderson Mill
FM 620 & Lake Creek Pkwy.

AYE: Guerrero, Dixon, Danze, Shipman and Schechter

ABSTAIN: Vier

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 5-0-1.

The Commission then

VOTED: To APPROVE the following final subdivision plat, but to hold the plat for the book and page on street vacation:

C8-77-42 Resub. of Austin Mall *Leavel of lots 3A, 3B-1, 3C-1, 3D, 6A-2, 6B-2*
Highland Mall Blvd.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending Board of Adjustment action on the variance for width of lots 42 and 43, Block A.

C8-78-71 Quail Valley, Section One
Quail Blvd, & Countryside

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

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

VOTED: To APPROVE the following final plats:

C8-78-27 Smokey Mountain Oaks
Appaloosa Run
C8-78-28 Vista Ridge Oaks
Wire Road

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following final subdivision plat is appearing before the Commission for the first time and has not complied with all of the departmental requirements. The staff recommends disapproval of this plat. The Commission then

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

C8-77-91 Pecan Meadows, Section One
Old U.S. 183

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

SHORT FORM SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the owners have requested to withdraw the following short form subdivision. The Commission then:

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

C8s-78-120 Resub. of Lot A, Blk. G, Lamplight Village, Section One
Parmer Ln. & Lamplight Village

AYE: Guerrero, Dixon, Vier, Danze, Shipman and Schechter

ABSENT: Stoll, Jagger and Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following short form plats have appeared before the Commission in the past and have complied with all departmental requirements and recommends that they be approved. The Commission then

SHORT FORM SUBDIVISIONS (cont'd.)

VOTED: To APPROVE the following plats:

<u>C8s-78-77</u>	<u>Radian Office Park Addition</u>
	Shoal Creek Blvd. & Steck Ave.
<u>C8s-78-97</u>	<u>Resub. of Lots 1 & 2 of the J.D. Horne Addition</u>
	Manchaca Rd. & Valley View Rd.
<u>C8s-78-211</u>	<u>Resub. of Lots A & D, Lamar Rundberg Village</u>
	N. Lamar Blvd. & Rutland Drive.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To APPROVE the following plat with the recommendation to comply with Urban Transportation's proposal concerning driveways onto U.S. 290.

<u>C8s-78-166</u>	<u>Bubba Subdivision</u>
	U.S. 290 W. of Convict Hill Rd.

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

The Commission then

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

<u>C8s-78-196</u>	<u>Elton Lane Addition</u>
	Elton Lane S. of Enfield Road

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

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following short form plats have appeared before the Commission in the past and have not complied with all departmental requirements and recommends that they be disapproved. The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements, current city and county tax certificates, sidewalk note and variance required on signature of adjoining owner.

SHORT FORM SUBDIVISIONS (cont'd.)

C8s-74-129 Twin Oaks Industrial District No. 5
Terry -0-Lane & Shelby Lane

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To DISAPPROVE the following plat pending receipt of county tax
certificates:

C8s-78-204 Resub. of Lots 1 & 2, St. James Subdivision
MLK Jr. Blvd. & Redwood St.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the applicant has requested a variance to delete fiscal requirements for water and wastewater lines. The staff recommended that the variance be granted for wastewater, but denied for water. The staff reported that the applicants representatives, Mr. Doren Eskew stated that the fiscal requirement created a hardship on the owners as the three tracts to be developed could not support the amount of funding required for the extension of the water line. Mr. Lucas, from the Water & Wastewater Dept. responded to several questions from the Commission.

The Commission then

VOTED: To DISAPPROVE the short form subdivision pending compliance with departmental requirements and that the variances be GRANTED as requested regarding the water and wastewater -- since water will be supplied by private wells on the property and wastewater through septic tanks pending approval of the Health Department.

C8s-78-226 C.L. Sikes Subdivision
McNeil Road

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

THE MOTION PASSED BY A VOTE OF 5-1.

SHORT FORM SUBDIVISIONS (cont'd)

The staff reported that the following short form plats are appearing before the Commission for the first time and have not met all departmental requirements. The staff recommends the variances requested, but recommends disapproval pending completion of all other requirements. The Commission then

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

C8s-78-231 Wilderness Station of Austin
IH 35 & Yager Lane

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance on the signature of the adjoining owner.

C8s-78-232 The Central Texas Clarklift Subdivision
IH 35 S. of Yager Lane

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

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

C8s-78-233 Ralph Moreland Addition
Barton Springs Rd. & Lee Barton Dr.
C8s-78-234 St. John's Commercial Area, Section Five
Dillard Circle
C8s-78-241 The Y Subdivision, Section Two
Old Bee Caves Rd & U.S. 290
C8s-78-243 2nd Resub. of Elsass Subdivision
Burnet Rd. & West 42nd St.
C8s-78-244 Resub. of Lots 9 & 10, Blk. B, Fortune Estates, Sec. 4
Wilke Dr. & Airole Way
C8s-78-246 Resub. of Lot 5, Blk. E, Summit Oaks
Conrad Rd. & Bell Ave.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter
ABSENT: Stoll, Jagger, Snyder
THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

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

<u>C8s-78-235</u>	<u>First Resub. of Lot 1, Blk. C, La Costa, Phase Three</u>
	U.S. 290 & Calidad Dr.
<u>C8s-78-236</u>	<u>Resub. of Tract 1B, 1st Resub. of La Costa, Phase 1, Sec. 2</u>
	U.S. 290 & La Calma Drive
<u>C8s-78-237</u>	<u>C.P.L.M.A. Subdivision</u>
	Keith Ln. & E. 32nd Street
<u>C8s-78-239</u>	<u>Resub. of Lot 1, Blk. A, La Costa, Ph. 2, Sec. 1</u>
	Camino La Costa & LaPosada Drive
<u>C8s-78-242</u>	<u>Resub. of Lot E., Oak Knoll Addition</u>
	Research Blvd. & Oak Knoll Dr.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance on the scale of the plat.

<u>C8s-78-238</u>	<u>Resub. of Lots 7 & 8, Blk, 60, Original City</u>
	Neches St. & E. 6th

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

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

<u>C8s-78-240</u>	<u>M-Y Subdivision</u>
	Parmer Ln. & Lamplight Village

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter

ABSENT: Stoll, Jagger, Snyder

MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and variance required on signature of adjoining owner:

C8s-78-245 Pedro Del Bosque Subdivision
Bear Creek Ln. S. of FM 1626

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

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

C8s-78-247 Resub. of Lot 4, T.L. Subdivision No. 1
Barton Springs Rd. @ S. Congress

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

THE MOTION PASSED BY A VOTE OF 6-0.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

PLANNED UNIT DEVELOPMENT SHORT FORM SUBDIVISIONS -- Filed and Considered

The Commission then

VOTED: To DISAPPROVE the following PUD short form plat pending compliance with departmental requirements and plat corrections:

C14s-78-001 Resub. of Lots. 18 & 19, Blk. E, Cat Mountain Villas, Sec. 1
Twin Valley Circle

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

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

C814s-78-002 Resub. of Lots 33 & 34 of Cat Mountain Villas, Sec. 1
Mountain Villa Dr.

AYE: Guerrero, Dixon, Vier, Danze, Shipman, Schechter
ABSENT: Stoll, Jagger, Snyder
THE MOTION PASSED BY A VOTE OF 6-0.

FINAL SUBDIVISION PLATS -- FILED AND CONSIDERED

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final plat as per staff recommendations, which are: fiscal arrangements required, compliance with departmental requirements, plat corrections and street name changes and with the understanding that the applicant will meet with the Planning staff and, the Planning staff will coordinate between Curtis Johnson, Director of Water & Wastewater and the Legal Dept. as to the proper disposition of the letter of credit for the private water system and that the Commission will leave the street requirements with Charlie Graves and his Engineering staff as to whether or not urban or low density urban standards will be required for the main street.

C8-77-76 Glenlake
Glenlake Dr.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following final plat has appeared before the Commission in the past and has met all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final plat and to GRANT the variance in accordance with the Urban Transportation Department, to put the sidewalk on one side of Dry Creek Drive.

C8-77-79 Shinoak Valley
Sierra & Mesa Drive

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

THE MOTION PASSED BY A VOTE OF 6-0.

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS -- FILED & CONSIDERED

C8-77-123 Wild Basin Ledge
Wild Basin Ledge

The staff reported that this preliminary plan consists of 10.09 acres with 9 lots, the average lot size being 150' x 305', and the density being .89 lots per acre.

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS

The staff recommends approval of this preliminary plan with the following conditions based on ordinance requirements and departmental reports.

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements therefor.
2. Connection required to Water District #10 water system. Letter required from such district stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided.
3. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District #10 water system, and a septic tank system approved by the Austin-Travis County Health Dept. or to a public sewer system.
4. Restriction required on final plat prohibiting sewage holding tanks.
5. Variance required to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available if subdivision has been approved for septic tank system use by the appropriate authority.
6. Waterway development permit required prior to final plat approval.
7. Drainage and/or public utility easements as required.
8. Recommend variance to delete paving, curb and gutter requirements because only bubble of cul-de-sac is being dedicated.
9. Recommend variance to delete sidewalk requirements because of topography and limited pedestrian activity.
10. The AMENDED final plat required to be signed by the owners of all lots in the original plat prior to final plat approval.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Wild Basin Ledge subject to departmental requirements and noting the changes, which are: on item 2a - fiscal arrangements have been made, on item 3 - restriction has been placed on the final plat, on item 4 - restriction has been placed on the final plat, delete item 6 and 7, and No. 10 should be amended to read - final plat has been signed by the owners, and to GRANT the variances.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The Commission then

VOTED: To APPROVE the final plat of Wild Basin Ledge and to GRANT the variance to delete fiscal arrangements for sewer.

C8-77-123 Wild Basin, (cont'd.)

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

THE MOTION PASSED BY A VOTE OF 6-0.

SHORT FORM SUBDIVISION PLATS -- FILED & CONSIDERED

The staff reported that the following short form plat has appeared before the Commission in the past and has complied with all departmental requirements and recommends that it be approved. The Commission then

VOTED: To APPROVE the following short form plat:

C8s-78-174 Resub. Lots 26 & 27, Blk. D, Anderson Mill Estates, Sec. 3
Conchos Tr. & Pagosa Tr.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The staff reported that the following short form plat has appeared before the Commission in the past and has not complied with all departmental requirements and recommends disapproval of the plat. The Commission then

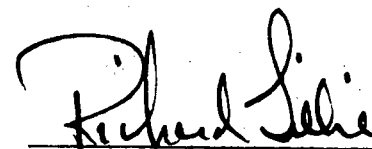
VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements:

C8s-78-189 Perlitz Townhouse Addition
S. 35th St. & Exposition Blvd.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The meeting adjourned at 9:55 p.m.



Richard R. Little
Executive Secretary