

CITY PLANNING COMMISSION

Austin, Texas

Regular meeting--January 10, 1978

The meeting was called to order at 5:30 Pm in the City Council Chambers.

Present:

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

Also Present:

Richard R. Lillie, Director  
of Planning  
Bill Lowery, Urban Transportation  
Jim Gotcher, Engineering  
John Meinrath, City Attorney  
John Baylor, Property Management  
Benny Hawkins, Construction  
Management  
Ouida Glass, Senior Secretary

Absent:

Bill Stoll

\*Arrived at 6:10 PM.

\*\*Arrived at 6:05 PM.

C2o-77-002      Zoning Ordinance

Consideration of an amendment to Chapter 45 of the Austin City Code regarding Church Accessory signs.

Mr. Richard Lillie, Director of the Planning Department, introduced Mr. Jim Gotcher of the Building Inspection Department. Mr. Gotcher explained to the Commissioners the need for this ordinance and the requirements used by some other cities. He stated that the City Council now has no power to override a Board of Adjustments decision, therefore, the City Council has directed the placement of this request for amendment before the Commission at this time.

PERSONS APPEARING IN FAVOR

Charles Hyde, Pastor, First Assembly of God Church

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the size of the sign, lighting, revolving signs, distinction as to how far it would be set back, intrusion into the neighborhood, especially in residential areas, whether or not they would be located on private property or in the City right-of-way. It was pointed out that some churches in residential areas might need a sign for identification purposes; sometimes the buildings cannot be seen from the street. There was discussion regarding zoning and how this affects the sign requirements

COMMISSION VOTE

Mr. Jagger moved for the staff to come back to the Commission in two weeks with a redraft addressing the difference in zoning, size of street and right-of-way, type of traffic and character thereof. We want to have an ordinance that would, to the extent possible, integrate the churches that are in strictly residential, single-family neighborhoods into the neighborhood without making them obtrusive to the neighborhood, either by signs or in any other manner. We should be very restrictive on anything that is placed near the right-of-way. We should have some graduation similar to those of Dallas; no signs in strictly residential areas that are not set back. It should also include no revolving or flashing signs. Mr. Danze seconded the motion.

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

ABSENT:      Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

C14p-77-050 Ed S. Kirkham: Northwest Austin Fire Station

(by J. D. Murchison) CIP Project 8310 0

5204 Duval Road also

bounded by Angus Road.

Continue discussion of location. Public hearing  
was closed at meeting of January 3.

Mr. Richard Lillie, Director of Planning, gave the staff report. He stated this item was heard on January 3 with the request to report back with a report on what alternate locations were considered and a site plan. John Baylor, Property Management Department, and Benny Hawkins, Construction Management Department, were in attendance to answer the questions of the Commission.

#### COMMISSION ACTION

It was explained to the Commission that several sites had been considered in this area. Points of primary concern were access into the facility, access into the major thoroughfare -- there is high traffic at a fast rate of speed on U.S. 183 which is a major problem to the Fire Department; signal lights also were considered. Tracts east of this site would represent an intrusion into residential neighborhoods; and there is opposition from developers in moving to the west of this location. There was discussion of buying more land, the buffering to be used in relation to single-family houses.

#### COMMISSION VOTE

Mr. Jagger moved the request be postponed until January 24 so that a revised site plan which would provide buffering showing how provisions for visual and other intrusions into the back yards of the neighborhood will be handled. Mrs. Schechter seconded the motion.

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

ABSENT: Mr. Stoll.

ABSTAIN: Mr. Danze.

THE MOTION PASSED BY A 7-1 VOTE.

C3-78-001      Waterway Development Permit  
                  Continue discussion on appeal of  
                  Waterway Development Permit No.  
                  77-08-3307 for property at 820  
                  Stassney Lane.

Mr. Richard Lillie, Director of the Planning Department, explained this case was heard at the previous meeting; that it had been postponed in order for Dr. Allison to put any questions he might have in writing; that Mr. Graves respond to those questions and the Commission could take action at this time. Mr. Lillie explained that Dr. Allison had withdrawn the appeal, that Mr. Graves would answer Dr. Allison and the Commission would be provided copies of that response.

NO ACTION WAS REQUIRED.

C14-77-180   NPC Realty Company: B, 1st to O, 1st (Tract 1)  
                  (by Phil Mockford)   and GR, 1st (Tract 2)  
                  1422 Fairfield Drive  
                  1507 Peyton Gin Road

Mr. Richard Lillie, Director of the Planning Department, explained that this was postponed from the last hearing with the request that the owner and the neighborhood try to reach an agreement

#### CITIZEN COMMUNICATION

##### PERSONS APPEARING IN FAVOR

Phil Mockford, for applicant  
 Bert Pence, 7701 North Lamar  
 Francie Breyfogle, 8900 Covey Court  
 Lebert H. Thompson, spokesman for neighborhood

##### PERSONS APPEARING IN OPPOSITION

Ralph D. Freeman, 1019 Quail Park

#### COMMISSION ACTION

Mr. Mockford explained to the Commission the proposed amendment to the original request. He explained they had agreed on the most exterior ten feet of the strip abutting the adjacent residential would remain "A" Residential and in that strip the entire length would have trees placed 50-foot on center for landscaping purposes; the next 35 feet would be zoned "O" Office and applicant is agreeable to putting a restrictive covenant on no structures will be erected in that area, it will be used for parking and driveways only. The remaining 45 feet will be zoned GR, which will correspond with the adjacent property. The end of the 90-foot buffer strip as it exists now, at Fairfield Drive, the applicant has agreed to no curb cuts on that strip. This is designed

C14-77-180 NPC Realty Company (continued)

to keep traffic from coming off this site on to Remington. Applicant agrees to a 50-foot set back on that end for any building that is erected in that area. Applicant has agreed to a restrictive covenant on record that there will be no massage parlors or businesses that principally engage in sale of pornographic materials, pictures, films or such. Mr. Thompson, speaking for the persons in the neighborhood, recommended approval of the application as submitted.

## COMMISSION VOTE

Mr. Dixon moved to grant "A" Residential on the most exterior ten feet; the next 35 feet would be zoned "O" Office and the remaining 45 feet to be zoned "GR" in compliance with the site plan submitted. Mrs. Schechter seconded the motion.

AYE: Messrs. Dixon, Jagger and Vier.

Mmes. Schechter and Shipman.

ABSENT: Mr. Stoll.

ABSTAIN: Messrs. Danze, Guerrero and Snyder.

THE MOTION PASSED BY A 5-0-3 VOTE.

C10-77-001 Street and Traffic

Continue discussion on Walsh Tarlton Lane

Mr. Richard Lillie, Director of the Planning Department, discussed the report on Walsh Tarlton Lane that had been submitted to the Commissioners. There was discussion regarding the size of the area and the anticipated future growth. The report showed the land use factors, the school sites, transportation factors, traffic safety, topography, as well as other items of interest. There was discussion regarding the other governmental agencies involved and what their participation would be; how it would be funded and when. Mr. Lillie indicated he would proceed to get the timing, construction, and other types of data the Commission is interested in and get back at a later time. He indicated he needed some direction as to what role the City should play in this area.

Mr. Vier felt there was a need for positive planning in the area.

NO ACTION WAS REQUIRED.

C20-78-001 Zoning Ordinance

To set a public hearing to consider amendment to Chapter 45 of the Austin City Code regarding massage parlors.

Mr. Richard Lillie, Director of the Planning Department, explained that the City Council cannot continue with the zoning ordinance requirements regarding massage parlors until a recommendation had been received from the Planning Commission.

C2o-78-001 Zoning Ordinance (continued)

COMMISSION VOTE

Mr. Dixon moved to set a public hearing at 7:30 p.m., January 24, to consider an amendment to Chapter 45 of the Austin City Code regarding massage parlors. Mr. Jagger seconded the motion.

COMMISSION VOTE

Mr. Snyder offered a substitute motion to schedule the hearing at 5:30 p.m. on February 14. Mrs. Schechter seconded the motion. Mr. Vier offered a friendly amendment that the item be placed last on the agenda, at 7:30 p.m., February 14, 1978.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

C7a-77-010 Annexation

Consideration of annexation of approximately 16 acres of land at South First Street and Dittmar Road.

Mr. Richard Lillie, Director of the Planning Department, explained to the Commissioners that they had requested annexation requests that come to the City be brought before the Commission. This request consists of 15.4 acres in South Austin.

NO ACTION REQUIRED.

C7a-77-011 Annexation

Consideration of annexation of approximately 52 acres of land at Oak Knoll Drive and Danwood Drive.

Mr. Richard Lillie, Director of the Planning Department, explained that this request for annexation consisted of 52 acres of land at Oak Knoll Drive and Danwood Drive. He explained that the annexation would not effect existing county lines or school districts boundaries.

NO ACTION REQUIRED.

C8-74-60 Castlewood Forest, Section 8

Queenswood Drive and Comburg Castleway.  
Request of West-Leach and Associates, Inc., to delete sidewalk requirements.

Mr. Richard Lillie, Director of the Planning Department, explained this request was to delete sidewalk requirements as had been requested by the Urban Transportation Department. This is the last section of the

C8-74-60 Castlewood Forest, Section 8 (continued)

Castlewood Subdivision and the sidewalks were not required in the other portions, therefore, there is nothing there to tie onto. The staff recommended the variance be granted.

COMMISSION VOTE

Mr. Snyder moved to grant a variance not to require the sidewalks. Mr. Dixon seconded the motion.

AYE: Messrs. Danze, Dixon, Guerrero, Jagger, Snyder and Vier.  
Mrs. Schechter.

ABSENT: Mr. Stoll.

ABSTAIN: Mrs. Shipman.

THE MOTION PASSED BY A 7-1 VOTE.

C12-77-020 Public Services

Consideration of a wastewater approach main for the Edna J. Duffy Subdivision.

Mr. Richard Lillie, Director of the Planning Department, explained that this will require approximately 130 feet of eight-inch wastewater approach main for this service, with the cost to be borne by the owner.

PERSONS APPEARING IN FAVOR

Mrs. Sue Sanders, Metcalfe Engineering Company  
George Sanders, Metcalfe Engineering Company

PERSONS APPEARING IN OPPOSITION

None

COMMISSION VOTE

Mr. Jagger moved to grant the approach main as requested by applicant. Mr. Dixon seconded the motion.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

C12-77-021 Public Services

Consideration of a water and wastewater approach main for the B.R.P.E. Subdivision.

Mr. Richard Lillie, Director of Planning, presented the staff report. He stated this subdivision will require both an 8-inch water and wastewater approach main for service. The eight-inch wastewater approach

C12-77-021 Public Services (continued)

main may either extend from the north lot line fronting I.H. 35 to an existing main 240 feet north or from the south lot line with an estimated cost of \$5,660 and \$3,245, respectively. The south wastewater approach main extension will only serve the B.R.P.E. Subdivision, therefore, the cost will be borne by the owner at no cost participation from the City. The north wastewater approach main can serve the Edna J. Duffie Subdivision and the B.R.P.E. Subdivision, therefore, the City's cost participation will be \$1,480. The eight-inch water approach main will extend from the north lot line fronting I.H. 35 to an existing main 110 feet north at an estimated cost of \$1,865. The B.R.P.E. Subdivision is the only subdivision that will be served by the water approach main, therefore, the cost will be borne by the owner at no cost participation from the City of Austin.

## PERSONS APPEARING IN FAVOR

Mrs. Sue Sanders, Metcalfe Engineering Company  
George Sanders, Metcale Engineering Company

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION VOTE

Mr. Jagger moved to grant the request for either of the alternatives. Mr. Dixon seconded the motion.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

C12-77-022 Public Services

Consideration of a wastewater approach main for the Casa Loma Subdivision.

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained that this is a request for 250 feet of eight-inch wastewater approach main at an approximate cost of \$4,770. The cost is to be borne by the owner at no cost participation from the City of Austin.

## PERSONS APPEARING IN FAVOR

Mr. Kuhlman, engineer for the project

## PERSONS APPEARING IN OPPOSITION

Judy Walker, 11814 Highland Oaks Trail  
Marilynn Gish, 11722 Bell Avenue  
Robert D. Bledsoe, 11607 Bell Avenue  
Trudy Lynn, 5804 Sierra Leon  
Jane Schrader, 11602 Bell Avenue



CI2-77-022 Public Services (continued)

COMMISSION ACTION

Landowners of the area felt this application was premature inasmuch as the development had not been approved by the City Council. There was discussion regarding whether or not it was feasible to extend this approach main at this time when the persons already living in the area were not on service. Mr. Jagger requested a report from the Water and Wastewater Department showing what would be on Bell Avenue, the capacity before any more subdivisions were approved, and how many homes would require sewer service.

COMMISSION VOTE

Mr. Jagger moved to postpone the request until January 24, at which time the report from Water and Wastewater Department was to be submitted. Mr. Vier seconded the motion.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

CI0v-78-001 Street Vacation

A portion of 2301-2303 South First Street

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He stated this request is to vacate a portion of South First Street covered by the dwelling on Lot 2, Milda Rountree's Addition. Staff recommends that the area be vacated and a reversion clause agreement be entered into for that portion of the right-of-way covered by the building.

COMMISSION VOTE

Mr. Snyder moved to vacate that portion of South First Street covered by the dwelling on Lot 2, Milda Rountree's Addition with a reversion clause. Mr. Dixon seconded the motion.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

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THE MOTION PASSED BY A 8-0 VOTE.

C14-76-081 Robert W. Laughlin: "A", 1st H & A to "O", 1st H & A  
(by Dick Roberts)  
7809-7811 Watson Street

Mr. Richard Lillie, Director of Planning, presented the staff report.  
He stated the staff recommended to extend the request.

PERSONS APPEARING IN FAVOR

Dick Roberts, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

It was explained that everything had been worked out with the Legal Department  
and that the applicant requested the case to be extended.

COMMISSION VOTE

Mrs. Schechter moved to extend the request for "A", 1st H&A, to "O", 1st H&A.  
Mr. Dixon seconded the motion.

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

ABSENT: Mr. Stoll

THE MOTION PASSED BY A 8-0 VOTE.

C14-76-094 Herman Degollado, et ux: "A", 1st H & A to "GR", 1st H & A  
(by William F. Kemp)  
6511 Santos Street, also  
bounded by Vargos Street

Mr. Richard Lillie, Director of the Planning Department, presented the staff  
report. He stated the conditions of the request in 1976 had been complied  
with and the staff requested an extension of six months.

COMMISSION VOTE

Mrs. Schechter moved to extend the request for "A", 1st H&A to "GR", 1st  
H&A for six months. Mr. Vier seconded the motion.

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

ABSENT: Mr. Stoll.

THE MOTION PASSED BY A 8-0 VOTE.

C20-78-002      Zoning Ordinance

To set a public hearing to amend Section 45-18(f) of the Austin City Code dealing with home occupations in "BB" Residence or less restrictive districts.

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He stated that the Building Inspection Department had reviewed the draft and were not in agreement with it as presently written. Since there were changes that needed to be made he stated this would be scheduled for another time.

NO ACTION WAS TAKEN.

C1-77      Minutes

Approve July 26, 1977, Planning Commission Minutes  
Approve August 23, 1977, Planning Commission Minutes  
Approve November 1, 1977, Planning Commission Minutes  
Approve November 8, 1977, Planning Commission Minutes  
Approve November 22, 1977, Planning Commission Minutes

COMMISSION VOTE:

Mr. Dixon moved to approve the minutes as submitted. Mrs. Shipman seconded the motion.

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

ABSENT:   Mr. Stoll.

NOT VOTING:   Mr. Danze.

THE MOTION PASSED BY A 7-0 VOTE.

## SUBDIVISIONS

R105-77 SUBDIVISION MEMORANDUM

Short form and Final Plats as listed on the Subdivision Memorandum. Action taken at meetings.

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:

C8-77-17 Village 14 at Anderson Mill  
Millwright Parkway

C8-77-31 Lost Creek Estates, Phase One  
Lost Creek Blvd.

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

ABSENT: Messrs. Dixon and Stoll.

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have not been complied with. The staff recommends approval of this plat. The Commission then

VOTED: To APPROVE the following final plat and to GRANT the variance to exclude the balance of the tract.

C8-77-51 Lost Creek Blvd. Ded. Plat  
Lost Creek Blvd.

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

ABSENT: Messrs. Dixon and Stoll.

The Commission then

Voted: To APPROVE the following final plat and to GRANT the variance of the comment of the Office of Environmental Resource Management regarding the inappropriateness of industrial uses over the Edwards Aquifer recharge zone, and their request to consider postponing approval of additional sections until the Planning Commission considers conformance to the Comprehensive Plan and roll back of the land use designation.

C8-77-97 Oak Hill Industrial Park, Sec. 2  
Industrial Oak Blvd. and U.S. 290

AYE: Messrs. Danze, Guerrero, Jagger and Snyder  
Mes. Schechter and Shipman

ABSENT: Messrs. Dixon and Stoll

ABSTAINED: Mr. Vier

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The staff reported that the following planned unit development is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of the PUD. The Commission then

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

C814-77-10 First Resub., Quail Run, Sec. 1  
Rundberg Lane

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

ABSENT: Messrs. Dixon and Stoll.

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

VOTED: To DISAPPROVE the following final plat and to grant the variance to delete the requirement for the cul-de-sac:

C8-77-94 Breakaway Park  
County Road 174

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

ABSENT: Messrs. Dixon and Stoll.

The staff reported the following new final subdivison plat 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 plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and sidewalk note required on plat.

C8-77-27 Twelve Point Twenty Five Add.  
N. Lamar & Guadalupe Street

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

ABSENT: Messrs. Dixon and Stoll.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED )continued)

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements as on file with the City of Austin Planning department, current city and county tax certificates, sidewalk note required on plat, and drainage in 25' easement should be enclosed in storm sewer.

C8-77-59      Southwest Park, Section Two  
Sahara Ave. & Turtle Creek Blvd.

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

ABSENT: Messrs. Dixon and Stoll

The Commission then

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

C8-77-98      The Homestead, Section Two  
Great Divide Drive

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

ABSENT: Messrs. Dixon and Stoll.

The Commission then

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

C8-77-110      Lakeside Hills, Phase 3-A  
Colony Loop Dr. & Decker Lake Rd.

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

ABSENT: Messrs. Dixon and Stoll

ABSTAIN: Mr. Vier

The Commission then

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

C8-77-114      Yarrabee Bend, Section 4  
Onion Creek Drive

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

The Commission then

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

C8-77-115      Turtle Creek Park, Section Two  
Longspur Blvd. & Oriole Drive

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

The Commission then

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

C8-77-66      William R. Bright Subdivision  
Freund Boatramp Road

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

The Commission then

VOTED:    To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning department, sidewalk note required on plat, and additional right-of-way required.

C8-77-107      The Great Hills VIII  
Great Hills Pkwy. & Great Hills Dr.

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



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

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates required; sidewalk note required on plat, additional right-of-way required, street name changes required and to GRANT the variance from the Office of Environmental Management recommending a statement from the Texas Department of Water Boards concerning the status of the lawsuit against Spicewood Corporation for noncompliance with their operating permit for their STP. Applicant has been warned from tying in new development to the treatment plant.

C8-77-113 Spicewood @ Balcones Village, Section 8  
Taterwood Dr. & Anderson Mill Road

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED

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

Voted: To APPROVE the following short form subdivison plats.

C8s-77-277 Oltorf Commercial <sup>Addn</sup> Area  
Greenfield Parkway & E. Live Oak

C8s-77-286 Joe Pearson Subdivision  
Valdez Street & U.S. 183

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

The Commission the

VOTED: To APPROVE the following short form subdivision plat and to grant the variance to exclude balance of tract.

C8s-77-297 Sloan Addition  
Airport Blvd. & E. 38th Street

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

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

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

VOTED: To APPROVE the following new short form subdivision plat and to grant the variance on signature of adjoining owner with letter in file.

C8s-77-306 Resub. of Lot 1, Blk. A, Bluffington, Section Two  
Ashworth Drive

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

The Commission then

VOTED: To APPROVE the following short form subdivision plat and to grant the variance on signature of adjoining owner with letter in file and to grant variance on fiscal requirement for sewer. (The staff was instructed to hold the plat).

C8s-77-307 The Coffee Subdivision  
Old Lockhart Road

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

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

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

C8s-77-298 West Avenue Addition  
West Avenue @ West 8th Street

C8s-77-299 Resub. of Lots 1, 2, 3, 9 & 10, Cherry Mountain, Ph. Two  
Wild Cherry Dr. & Peak Lookout

C8s-78-002 Resub. Lot 3, Camelot, Sec. 1  
Castle Ridge Rd. & Green Oaks

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

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and to grant variance on width of lot and to delete fiscal requirements for sewer.

C8s-77-301    The Pittman Addition  
Colton-Bluff Springs Road

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

ABSENT: Messrs. Dixon and Stoll

The Commission then

VOTED: To DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and to grant the variance on signature of adjoining owner.

C8s-77-305    Nations Rainbow Canyon  
Canyon Rim Drive

AYE: Messrs. Danze, Guerrero, Jagger, Snyder and Vier  
Mes. Schechter and Shipman

ABSENT: Messrs. Dixon and Stoll

The Commission then

VOTED: To DISAPPROVE the following short form subdivison plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and additional right-of-way required.

C8s-78-001    White Instrument Addition  
U.S. 290 and Boston Lane

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

ABSENT: Messrs. Dixon and Stoll

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

The Commission then

VOTED: To DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements required, letter of variance required and Council approval of approach main required prior to approval.

C8s-77-300 Dickson Addition  
E. 7th Street and Shady Lane

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

ABSENT: Messrs. Dixon and Stoll

The Commission then

VOTED: To DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city tax certificates and additional R.O.W. required.

C8s-77-302 Safeway Addition No. 12  
Ben White Blvd. & Manchaca Road

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

ABSENT: Messrs. Dixon and Stoll

The Commission then

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

C8s-77-303 Western Oaks I-G  
McCarty Lane

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

ABSENT: Messrs. Dixon and Stoll

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

The Commission then


VOTED: To DISAPPROVE the following short form subdivision plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, Current city and county tax certificates required, and a letter requesting variance required on signature of adjoining owner.

C8s-77-304    The Don Addition  
North I.H: 35

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

ABSENT: Messrs. Dixon and Stoll

THE MEETING ADJOURNED AT 10:15 PM.

  
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Richard R. Lillie  
Executive Secretary