

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- January 24, 1978

The meeting of the Planning Commission was called to order at 6:25 p.m.
in the First Floor Conference Room of the Municipal Building Annex.

Present

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

Absent

Bill Stoll
James G. Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervisor Current Planning
John Meinrath, Legal Department
Jim Gotcher, Building Inspection
Nancy Davis, Research and Budget
John Baylor, Property Management
Benny Hawkins, Construction Management
Bill Lowery, Urban Transportation
Chief Kirkham, Fire Department
Chief Petty, Fire Department
Ouida W. Glass, Senior Secretary

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

Mr. Guerrero introduced John Meinrath of the Legal Department, who explained to the Commissioners that in an Executive Session just completed the Commission reconsidered the Bello Vista plat which was disapproved by the Planning Commission on December 19, 1977, with the request that the interior traffic distribution be modified. Mr. Meinrath explained that the modified plat was before the Commission in the Executive Session and that if the Commission wishes to take action, he had a motion to recommend to approve or to disapprove the plat of the Bello Vista Subdivision as modified per instruction of the Planning Commission pursuant to its motion to deny as adopted on December 19, 1977. Mr. Snyder so moved; Mr. Danze seconded the motion. Mrs. Schechter wanted to be sure that this action is based on the conceptual plan and that the Commission is approving only the conceptual plan. The other must come in for final approval next week.

COMMISSION VOTE

Mr. Snyder amended his motion to approve the Bello Vista Subdivision and to also include those conditions that were discussed earlier between the applicant and the Commission and that all of it be in writing. Mr. Danze accepted the amendment.

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

THE MOTION PASSED BY A 6-0 VOTE.

C14-77-181 Patricia Howard Harris: Interim AA, 1st to GR, 1st
(by Michael L. Schoenfeld)
7101-7125 Springdale
7030-7124 Ed Bluestein Boulevard

Mrs. Evelyn Butler of the Planning Department presented the staff report. She stated this was heard on January 3 and it had since been determined that the property immediately south of the tract in question is zoned GR, therefore, the staff recommends that if the owner is willing to dedicate an additional ten feet of right-of-way on Springdale Road, that "GR" General Retail, 1st H & A be granted. She also indicated that the Austin Independent School District does not oppose the change in zoning.

CITIZEN COMMUNICATION

Persons Appearing in Favor

Michael L. Schoenfeld, for applicant

Joan Bartz - no argument with this

Mary Alice Brown - not officially notified

Persons Appearing in Opposition

None

COMMISSION ACTION

Joan Bartz requested that a site plan be provided for their review and that a restrictive covenant be required against porno shops or book stores. Applicant indicated he would be willing to discuss this but did not see how it could be tied to a site plan. There was discussion regarding the lack of notification; also the fact that it had originally been postponed for thirty days. Mr. Danze felt that perhaps the neighborhood association would like to be aware of the increasing GR and LR zoning in this area; it would seem there was enough GR in this area and that perhaps some of it could be rolled back and prevent strip zoning in the area.

COMMISSION VOTE

Mr. Dixon moved to grant "GR", 1st H & A contingent on the agreement made by the applicant to consult with the neighborhood and the AISD concerning driveway and curb entrances on the major arterial.

Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Jagger, Stoll and Vier

THE MOTION PASSED BY A 6-0 VOTE.

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, Building Inspection Department. Mr. Gotcher explained the various provisions of the ordinance to the members of the Commission. Mr. Lillie stated the staff recommended approval of the ordinance as submitted.

COMMISSION VOTE

Mr. Danze moved to approve the ordinance as submitted. Mr. Dixon seconded the motion.

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

ABSENT: Messrs. Jagger, Stoll and Vier

THE MOTION PASSED BY A 6-0 VOTE.

C12-77-022 Public Services

Consideration of Wastewater Approach Main
for the Casa Loma Subdivision

Mr. Richard Lillie, Director of the Planning Department, presented the staff report and introduced Mr. Lucas of the Water and Wastewater Department. Mr. Lucas explained that the line should be completed about mid-summer.

PERSONS APPEARING IN FAVOR

R. D. Bledsoe - inquiry

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

The Commission heard testimony to the effect that the line would provide service for all existing homes, plus the new development.

COMMISSION VOTE

Mr. Dixon moved to grant approval of the wastewater approach main for the Casa Loma Subdivision. Mrs. Schechter seconded the motion.

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

ABSENT: Messrs. Jagger, Stoll and Vier

OUT OF THE ROOM: Mr. Snyder

THE MOTION PASSED BY A 5-0 VOTE.

C2o-77-009

Tree Ordinance

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

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained this had been postponed pending a fiscal note from the Research and Budget Office. He then introduced Nancy Davis of the Research and Budget Office, who was present to explain the fiscal note and to answer any questions the Commissioners might have.

COMMISSION ACTION

There was discussion regarding the budget of the Engineering Department and what the probable cost to implement this might be. There was also discussion regarding the number of persons required to properly implement such an ordinance if it were passed. Mr. Danze was of the opinion that the appeal process was entirely too long. Mr. Snyder felt the ordinance should be implemented; that an arborist be provided and any additional costs and staff, if any, be absorbed by the Engineering Department.

COMMISSION VOTE

Mr. Dixon moved approval of the ordinance with the recommendation that it be evaluated at the end of a one-year period, with the stipulation that an arborist and a secretary be hired with a maximum budget of \$30,000; also that the review time of appeal by the Board of Adjustments be reduced to a ten-day period. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 5-1 VOTE.

C14p-77-050 Ed S. Kirkham: Northwest Austin Fire Station, CIP Project 8310 0

(by J.D. Murchison)

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 the Planning Department, explained that this had been heard at an earlier date and was postponed in order to supply cost data, site locations and other information to the Commission in an Executive session that had been held earlier. The revised site plan is now submitted for consideration. He stated that this is not a public hearing and that testimony should not be taken from the floor; if it is granted, those opposing may appeal to the City Council.

Mr. Benny Hawkins of the Construction Management Department discussed the site plan as submitted and the different alternatives that could be worked out.

COMMISSION ACTION

There was discussion regarding the parking on the proposed site. Mr. Danze felt that the City should try to work out problems with the neighborhoods just as developers do before submitting requests to the Planning Commission. Mrs. Shipman felt that the Construction Management Department could select a site that is not adjacent to single family existing homes.

COMMISSION VOTE

Mrs. Shipman moved to deny the request for special permit since there is undeveloped land in the area. Mr. Dixon seconded the motion.

AYE: Messrs. Danze, Dixon, Guerrero and Snyder

 Mmes. Schechter and Shipman

ABSENT: Messrs. Jagger, Stoll, and Vier

THE MOTION PASSED BY A 6-0 VOTE.

C7-77-03 Territorial Jurisdiction

Request of release of portion of the

City of Austin Extraterritorial Jurisdiction

to the City of Pflugerville, Texas.

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained that the City of Pflugerville is to build a sewer treatment plant in the area and want it in their jurisdiction. Also, there are subdivisions existing beyond the two-mile jurisdiction and they would like to have them developed according to city standards

C7-77-03 Territorial Jurisdiction (continued)

rather than county standards. He explained that there was no need for Commission action unless they wished to do so. He explained that the staff recommends adjusting the ETJ to allow these two areas to be within their areas of jurisdiction.

COMMISSION VOTE

Mr. Dixon moved to send to the City Council the request for the City of Austin to release to the City of Pflugerville the Extra Territorial Jurisdiction that is now under the control of the City of Austin. Mr. Danze seconded the motion.

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

ABSENT: Messrs. Stoll and Vier.

THE MOTION PASSED BY A 7-0 VOTE.

PLANNING COMMISSION

Regular Meeting -- January 24, 1978

PRELIMINARY SUBDIVISIONS

C8-74-44 La Costa
 I. H. 35 and U. S. 290

The staff reported that this preliminary plan consists of 106.25 acres with 7 lots, the average lot size being 18.33 acres, and the density is not applicable.

Staff recommends approval based on departmental reports with the following conditions:

1. Restriction required on final plat of lots in Marriott Hotel block and lot 5 prohibiting access to 290. Restriction also must prohibit access from lot 7 to Atkinson Road.
2. All intersection onto I-35 and Highway 290 required to be approved by the State Highway Department, Urban Transportation, and Engineering Departments of the city.
3. Restrictive covenant required on final plat requiring screening on Atkinson Road adjoining residential "A" properties.
4. Sidewalks required on both sides of all internal streets, and on the south side of Atkinson Road and West side on Cameron Road. Recommend sidewalks be required on I-35 and Highway 290.
5. Waterway development permit required prior to final approval.
6. Drainage and utility easements as required.
7. 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.
8. Connection required to the city water and wastewater systems.
9. Variance required on the length of blocks containing lots 4 & 7. Recommend to grant because adequate circulation will be provided.
10. Show survey tie across Atkinson Road and Cameron Road and provide for 60' of right-of-way from centerline on Cameron Road.
11. Minimum centerline radius for collector streets is 300'.
12. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
13. No physical connection of Atkinson Road/Bennett Avenue with Camino La Costa permitted. Owner required to make fiscal arrangements for construction of such non-connection.
14. Owner required to make fiscal arrangements for the intersection of Atkinson Road and Camino La Costa east of Grand Canyon Drive. (east end of Atkinson)
15. Plans of intersections as outlined in numbers 13 and 14 required to be approved by Engineering and Urban Transportation Departments.

PRELIMINARY SUBDIVISIONS---continued

C8-74-44 La Costa

16. Detention note required on final plat.
17. Complete drainage study required prior to construction.
18. Name change required by City Council-(Portion of Atkinson Road to Camino La Costa)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary subdivision of La Costa subject to departmental requirements, deleting item #3, with the recommendation that if possible, that the lien on tract seven for paving of Atkinson Road be substituted for other fiscal arrangements on internal streets because of limited access to Atkinson Road and to GRANT variance listed in item #9.

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

ABSENT: Messrs. Stoll and Vier

C8-77-70 Mesa Park, Phase Three
Duval Road & Spotted Horse Drive

The staff reported that this preliminary plan consists of 22.477 acres with 89 lots, the average lot size being 115' x 60', and the density being 4 lots per acre.

Staff recommends approval based on departmental reports with the following conditions:

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Final plat of (C8-76-33) Mesa Park Phase 3, Section 1 required to be changed to conform to this preliminary.
4. 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.
5. Connection required to the city water and wastewater systems.
6. Variance required on the length of block F. Recommend to grant because of railroad and proposed park.
7. Sidewalks required on one side of all other streets including south side of Duval Road extension.
8. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
9. On half ($\frac{1}{2}$) full R.O.W. by square foot required to be dedicated by street deed with fiscal arrangements for Duval Road extension prior to final approval.

PRELIMINARY SUBDIVISIONS---continued

C8-77-70 Mesa Park Phase, Three, Section Two

10. Fiscal arrangements required for railroad crossing of Duval Road extension.
11. Change Spotted Horse Cove to Drive and change name of Little Big Horn Drive.
12. Variance required to exclude the balance of the tract. Recommend to grant because of the T.I. preliminary plan which will be modified to include remainder in park and recreational area for employees.
13. Show location of Duval Road where it turns northerly at north west corner of subdivision.
- *14. E.R.M. recommends variance on curb and gutter requirement, and noise attenuation for houses along railroad R.O.W.

*THESE ARE NOT REQUIRED BY ORDINANCE AND CANNOT BE REQUIRED UNLESS AGREED TO BY OWNER, AND IN THE CASE OF CURB AND GUTTER VARIANCE, PLANNING, ENGINEERING, PUBLIC WORKS AND URBAN TRANSPORTATION DEPARTMENTS RECOMMENDS SUCH VARIANCE NOT BE GRANTED BECAUSE OF CURB AND GUTTER EXISTING IN ADJOINING SUBDIVISIONS. SUCH VARIANCE IN THIS CASE WOULD SET A PRECEDENT.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Mesa Park Phase Three, Section Two subject to departmental requirements as recommended by the staff and granting the variance in items 6 and 7 expressing support of a variance on item 10, if required before final approval.

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

ABSENT: Messrs. Stoll and Vier

C8-77-119 Casa Loma Villa
Old U. S. 183 & Bell Avenue

The staff reported that this preliminary plan consists of 11.248 acres with 37 lots, the average lot size being 57' x 145' and the density being 3.23 lots per acre.

On December 21, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Drainage and utility easements as required.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.

PRELIMINARY SUBDIVISIONS---continued

C8-77-119 Casa Loma Villa

3. Transition of paving and R.O.W. required on Secrest Drive. Transition required to be approved by Engineer and Urban Transportation.
4. Owner of adjoining tract required to join in final plat to effect the dedication of the cul-de-sac on the end of Villa Woods Drive.
5. Connection required to the city water and wastewater systems.
6. Variance required on the length of Villa Woods Drive cul-de-sac. Recommend to grant because of existing development.
7. Variance required on the length of block A. Recommend to grant because of existing development.
8. Show survey tie across Old 183 and provide for 100' of R.O.W.
9. Sidewalks required one side of all streets.
10. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
11. Zoning Ordinance for C14-77-150 required to be passed by City Council prior to final approval.
12. Use is restricted to single family due to Council action (denied) on above zoning request.
13. City Council approval required for wastewater approach main prior to preliminary approval.
14. Construction of Secrest Drive from subdivision to Bell Avenue is required for access to this subdivision. Barricade required if not constructed to city standards.
15. Change Casa Loma Drive to Secrest Drive.

RECOMMEND DISAPPROVAL PENDING COUNCIL APPROVAL OF WASTEWATER APPROACH MAIN.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Casa Loma Villa as recommended by the staff pending approach main approval.

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

ABSENT: Messrs. Stoll and Vier

C8-77-111 Lamplight Village, Sections 4, 5, & 6
Parmer Lane & Campbell Drive

The staff reported that this preliminary plan consists of 106.158 acres with 406 lots, the average lot size being 65' x 115' and the density being 3.8 lots per acre.

On December 21, 1977 the Plat Review Committee recommended approval with the following conditions:

PRELIMINARY SUBDIVISIONS---continued

C8-77-111 Lamplight Village, Sections 4, 5, & 6

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. 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.
4. Connection required to Lamplight Village water and sewer system. Letter of approval required.
5. Restriction required on final plat prohibiting occupancy until such connection is made.
6. Letter required from the Texas Department of Water Resources indicating that capacity of the existing sewer treatment plant is adequate to serve this subdivision prior to final approval.
7. Variance required on the length of blocks K & M. Recommend to grant because of existing LCRA easement and circulation
8. Show lot layout or intended use of lot 7 block A. (Package plant irrigation area)
9. Show survey tie across Parmer Lane and provide for $\frac{1}{2}$ of 90' of R.O.W.
10. Change names of Royal Street, Royal Cove, Carrolton Street, Barracks Circle, Campbell Drive and Campbell Circle. Also change Magazine Street to Elysian Fields and Camp Street to Esplanade Street.
11. Sidewalks required on both sides of all collector streets and one side of all other streets including the north side of Parmer Lane.
12. Fiscal arrangements and sidewalk note required on final plat. (outside city)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Lamplight Village, Sections 4, 5, & 6 subject to departmental requirements as recommended by the staff and granting the variances as recommended.

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

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS--continued

C8-77-112 Brenlan Addition
Buffalo Pass & Berkett Drive

The staff reported that this preliminary plan consists of 5.0 acres with 19 lots, the average lot size being 70' x 110' and the density being 3.8 lots per acre.

On August 3, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Provision for construction of Buffalo Pass north of Berkett Drive with fiscal arrangements required with final plat for access.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
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.
6. Approach main approval for both water and wastewater service required prior to preliminary approval.
7. Connection required to the city water and wastewater systems.
8. Variance required to exclude remainder of Leggett tract to the North and West. Recommend to grant since owner is going to submit a preliminary on balance in the immediate future.
9. Variance required on the length of Brenlan Circle. Recommend to grant because of small number of lots (13) to be served.
10. Contours required to be not more than 100 horizontal feet apart.
11. Sidewalks required on both sides of Buffalo Pass and one side of Brenlan Drive.
12. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
13. Show proposed use of all lots (duplex)

The staff reported that item #6 should be deleted as the approach main will not be required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the Brenlan Addition subject to departmental requirements and to grant the two variances in item #8 and item #9 as recommended and to express the Commission's concern to the Engineering Department that drainage for this site and any other development in this area be carefully studied and analyzed so that the people in the area who are continuously subjected to flooding, for whatever cause--that this condition not be exaggerated, but that this condition be alleviated.

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

OUT OF ROOM: Mr. Dixon

ABSTAINED: Mr. Danze

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-96 Pflugerville Northwest, Section Two
Pflugerville Loop & Ramble Creek Drive

The staff reported that this preliminary plan consists of 10.81 acres with 27 lots, the average lot size being 100' x 170' and the density being 2.49 lots per acre.

Staff recommends approval based on department comments with the following conditions:

1. Drainage and utility easements as required.
2. 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.
3. Connection required to Water District No. 10, Manville Water Supply Corporation. Letter required from such district stating arrangements have been made by the owner to serve this subdivision with water.
4. Health Department approval required for septic tank use prior to preliminary approval.
5. Variance required on the length of blocks A & B. Recommend to grant because of low density.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 10, Manville Water System, and a septic tank and system approved by the local (city and county) Health Department.
7. Show survey tie across Pflugerville Loop and provide for 70' of R.O.W.
8. Show all street names.
9. No sidewalks required. (suburban)
10. Show lot number for corner lots abutting the unnamed street.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Pflugerville Northwest, Section Two subject to departmental requirements and granting the variances as recommended.

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

OUT OF ROOM: Mr. Dixon

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-118 Lakeway Ranchettes
Flintrock Road

The staff reported that this preliminary plan consists of 102.18 acres with 43 lots, the average lot size being 210' x 310' and the density being .42 lots per acre.

On November 23, 1977 the Plat Review Committee recommended approval with the following conditions:

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. Health Department approval required for septic tank use prior to preliminary approval.
7. Health Department approval required for individual water wells prior to final approval.
8. Variance required on the length of both culs-de-sac. Recommend to grant because of topography, and low density.
9. Variance required on the length of all blocks. Recommend to grant because of topography and low density.
10. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water well approved by the local (city and county) Health Department and a septic tank and system approved by the local (city and county) Health Department.
11. Show all street names.
12. No sidewalks required. (suburban)
13. Roadway grades should be kept under 15%.
14. Minimum centerline radius on collector streets is 300 feet.
15. Full R.O.W. (50') required to be dedicated abutting lots 5, 6, and 7. Adjoining owner required to participate to effect such dedication.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

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

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

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-121 Lost Creek Woods
Lost Creek Blvd. & Lost Creek Loop

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

VOTED: To POSTPONE the preliminary plan of Lost Creek Woods based on the owners request for postponement.

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

ABSENT: Messrs. Stoll and Vier

C8-72-17 Capitol Ridge Addition
Lake Ridge Drive & Valley View Drive

The staff reported that this preliminary plan consists of 16.14 acres with 7 lots, the average lot size being 320' x 290' and the density being .43 lots per acre.

The staff recommends approval of this revised preliminary plan based on departmental comments with the following conditions:

1. Subdivision is located in an area where the "Low Density Urban Standards" can apply.
2. Recommend variance to delete requirements for curb and gutter, sidewalks, drainage and wastewater lines as provided in the Low Density Urban Policy.
3. A further variance is required to delete requirements for city water service. Recommend to grant because service is not available.
4. Fiscal arrangements required (with the city) for construction of streets and drainage to the Low Density Standards.
5. A variance is required form the Low Density Policy to permit lot 3, block B to front less than 200' on a public street. Recommend to grant to eliminate facing lots onto El Viejo Camino.
6. Restriction required on final plat prohibiting resubdivision, except as provided by the Low Density Policy.
7. Health Department approval required for septic tank use prior to preliminary approval.
8. Health Department approval required for individual water wells.
9. Restriction required on final plat prohibiting occupancy until connection is made to a water supply and septic tank system approved by the Austin-Travis County Health Department, or to a public water and wastewater system.
10. Show building setback lines on preliminary plan. Recommend 25' from all streets because of large lot size.

PRELIMINARY SUBDIVISIONS---continued

C8-72-17 Capitol Ridge Addition

11. Round intersection corner at Valley View Drive and El Viejo Camino with 175' radius to permit a 2-0' centerline radius.
12. Show survey tie across Valley View Drive and El Viejo Camino and verify R.O.W. widths shown.
13. Contour lines required to be not more than 100 horizontal feet apart.
14. Subdivision required to comply with Lake Austin standards adopted by the City Council. LAGMP review report will be submitted at meeting.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

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

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

ABSENT: Messrs. Stoll and Vier

C8-77-123 Resub. of Lots 1 & 2, Wild Basin Ledge
Scenic View Drive & Twilight Ridge Drive

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

VOTED: To POSTPONE the preliminary plan of the Resub. of Lots 1 & 2, Wild Basin Ledge indefinitely.

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

ABSENT: Messrs Stoll and Vier

C8-77-122 Bull Mountain
Toro Canyon Road & Trail of the Madrones

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

VOTED: To POSTPONE the preliminary plan of Bull Mountain indefinitely.

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

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-116 The Meadow
Mountain Ridge Drive & Loop 360

The staff reported that this preliminary plan consists of 8.20 acres with 17 lots, the average lot size being 90' x 130' and the density being 2.06 lots per acre.

On December 28, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Minimum building slab elevation note required on the final plat.
4. 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.
5. Connection required to the city water and wastewater systems.
6. Show survey tie across Mountain Ridge Drive.
7. Sidewalks required on both sides of Meadow Cove and subdivision side of Mountain Ridge Drive.
8. Change name of Meadow Cove.
9. Zoning change (rollback from "B" to "A") required for all lots except lot 12 prior to final approval.
10. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
11. All lots required to have an adequate building site exclusive of drainage easements and setback lines.
12. Setback lines on lot 12 required to comply with Zoning Ordinance requirements.
13. Show easements for existing wastewater mains. Lot line may require relocation due to such mains.
14. Subdivision required to comply with the Lake Austin Standards adopted by the City Council. Lake Austin Growth Management Plan review report will be submitted at meeting.

After further discussion the Commission then

VOTED: To APPROVE the preliminary plan of The Meadow subject to departmental requirements as recommended by the staff.

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

OUT OF ROOM: Mr. Dixon

ABSENT: Messrs. Stoll and Vier

PRELIMINARY SUBDIVISIONS---continued

C8-77-125 Spicewood at Balcones Village Section Nine
Weller Drive and Hillforest Drive

The staff reported that this preliminary plan consists of 33.45 acres with 90 lots, the average lot size being 100' x 115' and the density being 2.69 lots per acre.

The staff recommends approval based on departmental comments with the following conditions:

1. Drainage and utility easements as required.
2. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
3. Connection required to the city water system.
4. Connection required to a sewer treatment plant and collection system. Plans and specifications for such facility required to be approved by the Director of Water and Wastewater Department and State Health Department and a permit for such facility is required from the Texas Water Quality Board prior to final approval.
5. Variance required on the length of block D-G. Recommend to grant because adequate circulation will be provided.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to a water distribution system and/or a sewer collection and treatment system approved by the City of Austin, Texas Water Quality Board, State and local Health Department.
7. Weller Drive required to have 64' R.O.W.
8. Contours required to be not more than 100 horizontal feet apart.
9. Change name of Hillforest Drive.
10. Letter required from T.W.Q.B. and Texas Department of Health Resources approving connection of this subdivision to the existing sewer treatment plant.
11. Sidewalks required on both sides of Weller Drive and on one side of all others.
12. Fiscal arrangements and sidewalk note required on final plat.
13. Subdivision required to comply with Lake Austin Standards adopted by the City Council. LAGMP review report will be submitted at the meeting.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Spicewood at Balcones Village, Section Nine subject to all departmental requirements and with the agreement that they meet the Lake Austin Growth Management Ordinance requirements and to grant all variances.

PRELIMINARY SUBDIVISIONS---continued

C8-77-125 Spicewood at Balcones Village, Section Nine

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

OUT OF ROOM: Mr. Dixon

ABSENT: Messrs. Stoll and Vier

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

C8-77-117 Arroyo Seco

Drycreek Drive & Mountainclimb Drive

The staff reported that this preliminary plan consists of 8.241 acres with 30 lots, the average lot size being 75' x 110' and the density being 3.6 lots per acre.

On December 7, 1977 the Plat Review Committee recommended approval with the following conditions:

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 urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
6. Connection required to the city water and wastewater systems.
7. Show all street names.
8. Contours required to be not more than 100 horizontal feet apart.
9. Show existing drainage facilities.
10. Show building setback lines on preliminary plan on lots 29 and 30-25' from front.
11. Sidewalks required on one side of all streets including the east side of Mountainclimb Drive and north side of Dry Creek Drive and south side of Hillbrook Drive.
12. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
13. Zoning rollback required for "O", "LR" and "C" to "A" prior to final approval.
14. Subdivision is required to conform with the proposed Lake Austin Standards which have been passed by the City Council. (LAGMP review report to be submitted at meeting)
15. Recommend a deed restriction be required prohibiting access to lots 1 and 19 from Dry Creek Drive.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-77-117 Arroyo Seco

16. Recommend a 25' building setback line on lots 1-7 instead of 35' as shown to provide more building space above the flood plain.
17. City wastewater service will not be available until completion of the Dry Creek approach main. A wastewater subsequent user fee will be required prior to connection.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan subject to departmental requirements, and a deed restriction prohibiting access to lot #1 from Dry Creek Drive and subject to granting the variance on Lake Austin Growth Management Standards up to 37% coverage.

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

OUT OF ROOM: Mr. Dixon

ABSENT: Messrs. Stoll and Vier

the Commission then

VOTED: To DISAPPROVE the final plat of Arroyo Seco pending completion of departmental requirements.

AYE: Messrs. Guerrero, Jagger, Snyder and Danze

OUT OF ROOM: Mr. Dixon

ABSENT: Messrs. Stoll and Vier

REVIEW OF APPROVED PRELIMINARY PLAN

C8-77-98 The Homestead, Section II

Request by adjoining owner to provide street extension (Ottenhome Drive) as recommended by the Planning Staff on Preliminary Plan.

The Commission then

VOTED: To DENY the request for street extension.

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

ABSENT: Messrs. Stoll and Vier

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

The Commission then

VOTED: To APPROVE the following Planned Unit Development subject to staff recommendations.

C814-77-010 First Resub., Quail Run, Section 1
Rundberg Lane

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

ABSENT: Messrs. Guerrero, Stoll and Vier

PRELIMINARY SUBDIVISIONS

The staff reported that the owner has requested a preliminary plan modification for the following preliminary. The Commission then

VOTED: To GRANT the request for preliminary plan modification.

C8-71-175 Lost Creek, Section One
Lost Creek Blvd.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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.

C8-77-50 Lost Creek, Section 3
Augusta National Drive
C8-77-89 Cherry Creek, Phase VII, Section 2
Westgate Blvd.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

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

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The staff reported that the following final plat has been 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 final subdivision of The Homestead Section II with the understanding that the owners agree to meet with owners of adjoining property and also agree not to sell the two lots abutting the proposed street until after such meeting.

C8-77-98 The Homestead, Section II
Great Divide Dr.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

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

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements.

C8-77-28 The Glen at Thomas Springs
Thomas Springs Rd.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The staff reported that the following final plat is appearing before the Commission for the first time and has complied with all of the departmental requirements. The staff recommends approval. The Commission then

VOTED: To APPROVE the final plat subject to staff recommendations.

C8-77-81 Spicewood Forest
Baywood Dr. & Spicewood Springs Rd.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

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

C8-77-100 Onion Creek, Section Four
I. H. 35 & Boca Raton Dr.

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

ABSENT: Messrs. Guerrero, Stoll and vier

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

The Commission then

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

C8-77-124 Spicewood Estates, Section 2
 Spicewood Pkwy. & Ashton Ridge

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

ABSENT: Messrs. Guerrero, Stoll and Vier

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

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

The Commission then

VOTED: To APPROVE the following plat:

C8s-77-272 Meadow Ridge
 Dittmar Rd. & Peaceful Hill Lane

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To APPROVE the following short form plat and to grant the variances to delete fiscal requirements for water and sewer as recommended by the staff.

C8s-77-305 Nations Rainbow Canyon
 Canyon Rim Dr.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on the street width as recommended by the staff.

C8s-77-234 Byrd Subdivision
Byrdhill Lane

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

ABSENT: Messrs Guerrero, Stoll and Vier

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance to exclude the balance of the tract as recommended by the staff.

C8s-77-271 Lions Recreational Center Addition
Grover Ave. South of Justin Lane

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on the signature of the adjoining owner and to exclude the balance of the tract.

C8s-77-300 Dickson Addition
Gonzales St. & East 7th ST.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

C8s-77-289 High Madrones
The Trail of the Madrones

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The staff reported that the following short form subdivisions have appeared before the Commission in the past, but have not met all departmental requirements. The staff recommends the variances requested, but recommends disapproval pending completion of the other requirements.

The Commission then

VOTED: To DISAPPROVE the following short form plats pending current county and city tax certificates.

C8s-77-23 Frontier Valley, Section 3
E. Riverside Dr. & Frontier Valley DR.
C8s-77-220 G & W Addition
Rutland Dr. & Southern Pacific R.R.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements and current city and county tax certificates.

C8s-77-156 Drapela Subdivision
I.H. 35 & Royal Hill Dr.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

C8s-77-298 West Avenue Addition
West Avenue
C8s-78-001 White Instrument Addition
Boston Ln. & U. S. Hwy. 290

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, sidewalk note required on plat, plat corrections and variance required on the signature of the adjoining owner.

C8s-77-268 Northwest Recreation Center
Northland Drive

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates and additional right-of-way.

C8s-77-282 First Resub. of Elsass Addition
West 42nd St. & Burnet Rd.

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

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements as on file with the City of Austin Planning Department, current city tax certificates, additional right-of-way and plat corrections.

C8s-77-290 Resub. of Tract C of the Etta Chappel Farm Tract
Slaughter Lane

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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 as on file with the City of Austin Planning Department.

C8s-78-07 Bull Creek Park
Lakewood Dr. & Loop 360

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, plat corrections, L.C.R.A. approval for septic tank use, and to GRANT the variance to exclude the balance of the tract.

C8s-78-10 Resub. of Lots 1 & 2 Eck Lane Addition
Eck Lane

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

<u>C8s-78-11</u>	<u>Second Resub. of Lot B, Crow Brown Addition</u>
	<u>Shoal Creek Blvd. & Research Blvd.</u>
<u>C8s-78-13</u>	<u>Sosa Subdivision</u>
	<u>Emerald St. & Miles Ave.</u>
<u>C8s-78-14</u>	<u>Resub. of Lot 1, Dale Watkins Subdivision</u>
	<u>Ben White Blvd. West of Burleson Rd.</u>

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

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

<u>C8s-78-17</u>	<u>Resub. of Lot 1, of a Resub. of Tract H, Chevy Chase Ctr.</u>
	<u>I. H. 35 & Anderson Lane</u>
<u>C8s-78-18</u>	<u>P. M. Bryant Industrial Park, Section One</u>
	<u>Burleson Rd. & Silver Dollar Circle</u>

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending easements, compliance with departmental requirements as on file with the City of Austin Planning Department, current county tax certificates, plat corrections, and to GRANT the variance to delete fiscal requirements for water service.

<u>C8s-77-292</u>	<u>The W. J. Kruger Subdivision</u>
	<u>Yager Lane</u>

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

C8s-78-03 Woodcreek
Greystone Dr. & Woodhollow Dr.

AYE: Messrs. Dison, Snyder and Danze
Mmes. Schechter and Shipman

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, current city and county tax certificates, plat corrections, Council approval of approach, and to GRANT the variance on the signature of the adjoining owner.

C8s-78-04 B.R.P.E. Subdivision
I. H. 35 South of Woodland Ave.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and receipt of a letter requesting the variance that is required on the signature of the adjoining owner.

C8s-78-05 Gillis Park
South 1st St. & Durwood St.

AYE: Messrs. Dixon, Jagger, Snyder and Danze
Mmes. Shechter and Shipman

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and receipt of a letter requesting the variance that is required to exclude the balance of the tract.

C8s-78-06 Martin Park
Comal St. & Chicon St.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department and plat corrections and to GRANT the variances on the signature of the adjoining owner and to delete the fiscal requirements for sewer.

C8s-78-08 A. G. Krause Subdivision
West Dessau Rd. & Krause Ln.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

C8s-78-¹⁰09 Resub. of Lots 1 & 2 Eck Lane Addition
Eck Lane

AYE: Messrs. Dixon, Jagger, Snyder and Danze
Mmes. Shechter and Shipman

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

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

C8s-78-12 Resub. of Lots 11 & 12, Airport and Manor Road Subd.
Theo Drive

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

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

C8s-78-15 Prophet Place
Gault St. & Taulbee St.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The Commission then

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

C8s-78-16 Quail Creek Section 7, Phase 3
Rundberg Ln. & Quailwood Dr.

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, variance required from Zoning Ordinance by Board of Adjustment, and to GRANT the variance on the width of the lot.

C8s-78-19 Timberline III
Spyglass Dr.

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

ABSTAIN: Mr. Jagger
ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements as on file with the City of Austin Planning Department, and receipt of letter requesting variance required to exclude balance of tract.

C8s-78-20 Village Fifteen A @ Anderson Mill
Lake Creek Pkwy. & Powder Mill Trail

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

ABSENT: Messrs. Guerrero, Stoll and Vier

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

The following short form plat has appeared before the Commission in the past and has not complied with all departmental requirements. The staff recommends disapproval of the plat pending completion of departmental requirements and also recommends denial of the request on signature of adjoining owner, but recommends to grant the request for variance for fiscal requirements for water and sewer.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending plat corrections, to deny the variance required on signature of adjoining owner and to GRANT the variance for fiscal requirements for water and sewer.

C8s-77-151 Pearce Annex
Pearce Road

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The following short form plats have appeared before the Commission in the past and the applicants have requested specific actions. The staff recommends the actions requested.

The Commission then

VOTED: To POSTPONE the following short form plat until February 14, 1978 by request of the applicant.

C8s-77-263 Warren Holmans Subdivision
Burnet Rd. (F.M. 1325)

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

ABSENT: Messrs. Guerrero, Stoll and Vier

The Commission then

VOTED: To permit WITHDRAWAL of the following short form plat as requested by the owner.

C8s-77-138 1st Resub. of Blks. 5 & 6, Thomas White & James Wolf Subd.
Tortuga Trail

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

ABSENT: Messrs. Guerrero, Stoll and Vier

Planning Commission, Austin, Texas

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Reg. Mtg. 1/24/73

The meeting adjourned at 9:55 p.m.



Richard R. Lillie
Executive Secretary