

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- February 28, 1978

The meeting was called to order at 5:45 p.m. in the Auditorium of the Electric Building at 301 West Avenue.

Present

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

Absent

Freddie Dixon

Also Present

Richard R. Lillie, Director of Planning  
Tom Knickerbocker, Assistant Director of Planning  
Evelyn Butler, Supervisor Current Planning  
Pete Goodman, Planner, Planning Department  
Roger Vaughan, Engineering Department  
Charles Graves, Director of Engineering  
Joe Ternus, Director of Urban Transportation  
Bill Lowery, Urban Transportation Department  
Mac Allen, Public Works  
John Meinrath, Legal Department  
Jo Ann Salas, Secretary, Planning Department  
Ouida W. Glass, Senior Secretary

\*Arrived at 5:50 p.m., left at 9:10 p.m.

\*\*Arrived at 5:53 p.m., left meeting and returned at 9:13 p.m.

PUBLIC HEARINGS

C14-78-005 L. L. Cox: Interim AA, 1st to C, 2nd  
(by C. B. Carpenter)  
12126-12440 U.S. 183 (new)  
11835-12011 U.S. Jollyville Road

Mr. Richard Lillie, Director of the Planning Department, explained this case had been heard previously and that the applicant and the neighborhood had been requested to meet in an effort to solve some of the issues that had been raised. He explained that the recommendation of the staff is compatible with that of the Commission in this particular area.

## PERSONS APPEARING IN FAVOR

Charlie Carpenter, representing applicant

## PERSONS APPEARING IN OPPOSITION

Bob Bledsoe, Northwest Oaks Neighborhood Association  
Victor Valadez, Jr.

## COMMISSION ACTION

The Commission heard testimony indicating that some persons felt development would be good for the area and at the same time there were those who felt things should be left as they are. Applicant feels he should be able to develop the property and requested that he be allowed to do so. There was discussion regarding the buffering, whether it should be 50 feet or 100 feet, also discussion as to how many entrances there should be on to Jollyville Road. Mr. Bob Bledsoe, President of the Northwest Oaks Neighborhood Association, requested 120 feet of "O" Zoning along Jollyville Road, 50 feet of buffer abutting residences with a six-foot privacy fence, then 100 feet of "A" Zoning and "GR" for the remainder of the tract, and that there be no entrances or exits on Jollyville Road. There was discussion regarding the location of the privacy fence and who would maintain the buffer area. Victor Valadez stated he would like to see the privacy fence on the property line; a 50-foot greenbelt or buffer; 50 feet more and then the "O" space. He felt the buyer should be responsible for the maintenance of the buffer. Mr. Snyder asked applicant if he would be willing to put in one driveway for ingress and egress on Jollyville Road, and applicant replied that he was not willing to do so. Mr. Joe Ternus, Director of the Urban Transportation Department, explained that two entrances were needed for safety on Jollyville Road as well as 183.

## COMMISSION VOTE

Mrs. Shipman moved to deny "C" Commercial, "2nd" H & A, but to grant "A", "1st" on the easternmost 50 feet, 50 feet of "O" Office, "1st" H & A adjacent to the "A", 120 feet of "O" Office, "1st" H & A along Jollyville Road, and "GR" General Retail, "1st" H & A on the remainder of the tract, subject to a restrictive covenant providing for a six-

C14-78-005 L. L. Cox (continued)

foot privacy fence along the east property line, a conservation easement on the "A" buffer strip, and limiting the driveways along Jollyville Road to two. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A 7-0 VOTE.

<sup>002</sup>  
C20-78-005 Zoning Ordinance

To consider amendment to Zoning Ordinance Chapter 45-18 by adding a new paragraph (g) (9) to permit home occupations in "BB" or less restrictive zoning districts subject to certain conditions and by special permit only.

Mr. Richard Lillie, Director of the Planning Department, explained the expanded use of home occupations in residential areas and that the Planning Department had worked with the Building Inspection Department in order to reach appropriate recommendations to govern this use. He explained the provisions of the proposed ordinance and also what might be entailed if the proposal were changed to include "A" zoning. He stated that the staff is of the opinion that "A" should not be opened up to expanded uses and that the workload would increase significantly. If the Commission is interested in expanding the "A" zoning, it could be considered at a later time.

PERSONS APPEARING IN FAVOR  
None

PERSONS APPEARING IN OPPOSITION  
Mary Alice Brown

COMMISSION ACTION

There was discussion regarding the traffic that would be created and the type of signs that could be used. Mary Alice Brown stated she was opposed to any residential property being used for any kind of business use; also wanted to know the definition for home occupation. There was discussion regarding home occupations being governed by special permit and judgment could be made on each case rather than on an arbitrary list. Mr. Lillie suggested that the zoning should be rolled back at such time as the permit is terminated.

<sup>007</sup>  
C2o-78-005 Zoning Ordinance (continued)

COMMISSION VOTE

Mr. Jagger moved adoption of the proposed ordinance with the addition of a provision that traffic generated shall not constitute a safety hazard, to work with it for one year, see what it will do, and redesign it at that time if necessary. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 7-1 VOTE.

OTHER BUSINESS

C14p-78-002 Stanley J. Williams: 198-unit garden apartment project  
(by Willard R. Baker)  
6701-6909 Wood Hollow  
3490-3518 North Hill Drive

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained that this was heard on February 7 and postponed with the request that Urban Transportation Department make a report on the capacity of the streets, traffic volumes, relationship of demand from this special permit on the location of streets. Mr. Joe Ternus, Director of the Urban Transportation Department, explained that traffic and land use must go together and that this relationship is planned during the processing of the subdivision. There would be a large concentration of people in this area and the streets were planned for it. This is also the ideal situation for transit services. He explained traffic patterns and how they would be changed with the completion of MoPac and stated that he is satisfied with the capacity of streets in this area.

COMMISSION ACTION

Mr. Danze moved to approve the special permit in accordance with staff recommendations and ordinance requirements. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 8-0 VOTE.

C14p-78-003 NPC Realty Company: A 176-unit luxury apartment complex containing  
(by Louis L. Kirchofer, Jr.) 16 buildings  
7200 Wood Hollow Drive

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. He explained this was originally heard on February 7 and postponed with the request that Urban Transportation Department report on the capacity of the streets, traffic volumes, relationship of the demand from this special permit on the location of streets. Mr. Joe Ternus, Director of the Urban Transportation Department, explained that traffic and land use must go together and that this relationship is planned during the processing of the subdivision. There would be a large concentration of people in this area and the streets were planned for it. This is also the ideal situation for transit services. He explained traffic patterns and how they would be changed with the completion of MoPac and stated that he is satisfied with the capacity of streets in this area.

#### COMMISSION ACTION

Mr. Danze moved to approve the special permit in accordance with staff recommendations and ordinance requirements. Mrs. Schechter seconded the motion.

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

ABSENT: Mr. Dixon.

ABSTAIN: Mr. Stoll

THE MOTION PASSED BY A 7-0-1 VOTE.

#### C7a-77-013 Annexation

Consideration of annexation of approximately 79.36 acres of land out of the Patterson Moore Survey and the A. Eanes Survey. (Woodhaven Subdivision, Eanes Independent School District Tract, and unplatted land.)

Mr. Richard Lillie, Director of the Planning Department, explained this application had been heard earlier and the Commission had requested a fiscal report should the areas be annexed. The reports were not available and the staff recommended the Commission to go ahead and proceed with the request to the City Council. Mr. Lillie explained that he had met with Commissioner Richards regarding Walsh Tarlton Lane. The County is willing to proceed with limited improvements in the near future.

#### COMMISSION ACTION

There was concern expressed by members of the Commission regarding the fiscal note, the problem of future improvements to Walsh Tarlton and who would be responsible for those improvements.

C7a-77-013 Annexation (continued)

COMMISSION VOTE

Mr. Vier moved that the Commission recommend to the Council they proceed with the annexation with the statement that the Commission is concerned of the fiscal impact, and also concern regarding the eventual completion of Walsh Tarlton Lane to Bee Caves Road and who will be responsible for that completion. Mrs. Shipman seconded the motion.

AYE: Messrs. Mr. Danze, Guerrero, Snyder and Vier.  
Mmes. Schechter and Shipman.  
ABSENT: Mr. Dixon  
OUT OF THE ROOM: Mr. Stoll  
ABSTAIN: Mr. Jagger.

THE MOTION PASSED BY A 6-0-1 VOTE.

C7a-77-014 Annexation

Consideration of annexation of 355.14 acres of land out of the James Coleman Survey No. 17 and 25 (Great Hills VII, Great Hills VIII, AISD School Tract, a portion of Loop 360 and unplatted land).

Mr. Richard Lillie, Director of the Planning Department, explained this application had been heard at an earlier date and postponed with the request for a fiscal note. Such information is not available at this time, the owner had requested the annexation, and Mr. Lillie requested that the Commission proceed on to Council with the case.

COMMISSION VOTE

Mr. Vier moved that the Commission recommend to the City Council they proceed with the annexation and the Council be made aware of the concern of the Planning Commission regarding the fiscal impact. Mrs. Shipman seconded the motion.

AYE: Messrs. Danze, Guerrero, Snyder and Vier.  
Mmes. Schechter and Shipman.  
ABSENT: Mr. Dixon.  
OUT OF THE ROOM: Mr. Stoll.  
ABSTAIN: Mr. Jagger.

THE MOTION PASSED BY A 6-0-1 VOTE.

C20-78-003 Zoning Ordinance

To consider setting a public hearing for amendment to Chapter 45, Austin City Code, regarding Interim Zoning.

Mr. Richard Lillie, Director of the Planning Department, explained that since 1960 the staff and Commission no longer considered establishing permanent zoning upon annexation. He pointed out that about one-half of the city is now in interim zoning. Some of the neighborhood groups are suggesting that the Commission proceed to amend the ordinance that would require that soon after annexation the staff initiate permanent zoning, send notices, and hold public hearing to establish permanent zoning, as well as developing a program to take care of the areas that are now interim zoned. He explained that when land is permanently zoned, petitions that are filed and are valid would require six votes of the Council to overturn that petition. If the land is zoned interim, a simple majority vote of the Council will overturn the petition. There are some legal problems in not proceeding to convert interim zoning to a permanent status, therefore, the staff recommendation is to set a public hearing to consider an amendment to the ordinance that would initiate or establish the procedure for establishing permanent zoning soon after annexation, and that the Commission consider setting the hearing on March 14.

## COMMISSION VOTE

Mrs. Shipman moved to set a public hearing at 6 p.m., March 14, 1978, to consider an amendment to Chapter 45, Austin City Code, regarding Interim Zoning. Mrs. Schechter seconded the motion.

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

ABSENT: Mr. Dixon.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

C11-78-002 Traffic and Transportation

Determination of the number of on site parking spaces to be provided for an automobile repair establishment to be located at 3600 South Congress Avenue as required by Chapter 45-30(c)(12) of the Austin City Code.

Mr. Richard Lillie, Director of the Planning Department, explained that the owner of the proposed automobile repair establishment had been requested to provide 14 parking spaces and that he had provided a total of 18 spaces, therefore, it was recommended to approve the request.

C11-78-002 Traffic and Transportation (continued)

COMMISSION VOTE

Mr. Jagger moved to approve the request and to require 14 parking spaces. Mr. Stoll seconded the motion.

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

ABSENT: Mr. Dixon.

OUT OF THE ROOM: Mr. Danze.

THE MOTION PASSED BY A VOTE OF 7-0.

C11-78-003 Traffic and Transportation

Determination of the number of on site parking spaces to be provided for an automobile repair establishment to be located at 8526 Burnet Road as required by Chapter 45-30 (c)(12) of the Austin City Code.

Mr. Richard Lillie, Director of the Planning Department, explained that this proposed automobile repair establishment has been requested to provide a minimum of 19 on-site parking spaces and that the applicant indicated a total of 43 spaces would be provided.

PERSONS APPEARING IN FAVOR

Gene Braun, Thomas Brothers Construction Company

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the privacy fence between residences and the facility. Mr. Jagger expressed concern over the number of parking spaces to be provided and the fact that it could become a junk yard.

COMMISSION VOTE

Mr. Jagger moved to approve the request according to staff recommendations and that 19 parking spaces be provided. Mr. Stoll seconded the motion.

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

ABSENT: Mr. Dixon.

OUT OF THE ROOM: Mr. Danze.

THE MOTION PASSED BY A 7-0 VOTE.

C5-78-001 Urban Renewal for HCD

Consider a recommendation to the Austin Urban Renewal Board of Commissioner's concerning policy guidelines for HCD funded housing assistance programs.

Mr. Richard Lillie, Director of the Planning Department, introduced Pete Goodman, also of the Planning Department, who discussed the policy guidelines. He explained that for the last several months a subcommittee on housing had been working on policy guidelines for the operation of three new, newly introduced housing assistance programs. The programs include the Acquisition-Rehabilitation Program, a Relocation Assistance Program, and a Loan Indemnification Program. He explained the programs and stated that the policies for the Acquisition-Rehabilitation Program and the Relocation Assistance Program had been approved by the subcommittee on housing. This committee is composed of members of the Urban Renewal Board, the Planning Commission, the Community Development Commission, the Building Standards Commission, and the Housing Authority Board. He stated negotiations are currently being conducted with savings and loan institutions on the loan indemnification program to determine exactly how this program would work. He explained the Community Development Commission also has reviewed the policy guidelines for the Acquisition-Rehabilitation and Relocation Assistance Programs and has opposed those of the Acquisition Rehabilitation Program for two reasons: in order to operate this program, the Urban Renewal Agency must declare certain areas of the city as blighted areas appropriate for urban renewal activities; and that guarantee cannot be given that when the housing unit is sold, the housing unit would be purchased by a lower income household. He indicated these dwellings would probably be located in a lower income area and priced under \$15,000; that the purchaser would be required to live in the dwelling for at least three years. He requested the Planning Commission give a recommendation concerning these programs.

**COMMISSION ACTION**

There was discussion regarding the loan indemnification program and how it could be administered. In the case of the Acquisition-Rehabilitation Program the purchaser cannot be screened for income, therefore, the requirement that the buyer live in the house for at least three years after the purchase. Mr. Jagger discussed the appraisal and sale of property on a bid basis and low land could be bought and sold on that basis. He felt that so long as the property was sold at appraised value, subjective types of criteria could be required to pick the purchaser on a predetermined sale price. There was discussion of the qualifer of the proposed purchaser for the loan, and Mr. Snyder urged the indemnification program be explored. Mr. Jagger felt that it did not have to be a sealed competitive bid for resale so long as it was sold at appraised value and he requested that the Legal Department check into the matter.

C5-78-001 Urban Renewal for HCD (continued)

COMMISSION VOTE

Mrs. Shipman moved that this recommendation be passed on to the Urban Renewal Board with the endorsement of the Planning Commission with the concerns of loan indenmification program to be expedited as well as concern for the appraisal and sale of property requirements. Mr. Guerrero seconded the motion.

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

ABSENT: Mr. Dixon.

OUT OF THE ROOM: Mr. Stoll.

THE MOTION PASSED BY A 7-0 VOTE.

PLANNING COMMISSION

Regular Meeting -- February 28, 1978.

PRELIMINARY SUBDIVISIONS

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 75' 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.
3. Transition of paving and R.O.W. required on Secrest Drive. Transition required to be approved by Engineering and Urban Transportation Departments.
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.

PRELIMINARY SUBIDVISIONS---continued

C8-77-119 Casa Loma Villa

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Casa Loma Villa subject to departmental requirements as recommended by the staff, and to grant the variances.

AYE: Messrs. Guerrero, Snyder, and Vier  
Ms. Schechter

NAY: Messrs Jagger and Stoll  
Ms. Shipman

ABSENT: Messrs. Danze and Dixon

C8-78-04 Shiloh, Phase III  
Manchaca Road & Shiloh Drive

The staff reported that this preliminary plan consists of 6.3 acres with 26 lots, the average lot size being 75' x 100', and the density being 4 lots per acre.

On January 4, 1978 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.
3. Connection required to the city water and wastewater systems.
4. Variance required on the length of Cummins Circle cul-de-sac. Recommend to grant because of proposed use of lots fronting on Twin Circle. (Duplex)
5. Sidewalks required on one side of all streets including the north side of Shiloh Drive and west side of Manchaca Road.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. A note required on final plat prohibiting access to Manchaca Road from lots 22 through 26 and from lot 26 onto Shiloh Drive.
8. City wastewater service is not currently available because of apparent lack of capacity at the Shiloh Lift station. Provision for service required prior to final approval.
9. Change names of Cummins Circle and Twin Circle.

PRELIMINARY SUBDIVISIONS---continued

C8-78-04 Shiloh, Phase III

10. Show location, size and flow line of any existing drainage structure in Shiloh Drive and Manchaca Road.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Shiloh, Phase III subject to departmental requirements as recommended by the staff.

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

ABSENT: Messrs. Danze and Dixon

C8-78-07 Village Fifteen at Anderson Mill  
Lake Creek Parkway & F. M. 620

The staff reported that this preliminary plan consists of 12.65 acres with 41 lots, the average lot size being 75' x 120', and the density being 3.24 lots per acre.

On January 25, 1978 the Plat Review Committee recommended:

1. A letter is required from the Texas Department of Water Resources approving this addition to the existing sewage treatment plant prior to final approval. (Letter in file indicates capacity is inadequate without expansion of plant.)
2. Subdivision is classified as urban and all streets drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
3. Connection required to the city water and wastewater systems. (deleted)
4. Connection required to Williamson County M.U.D. #1 water and wastewater systems. Letter of approval required from such M.U.D.
5. Variance required on the length of Salt Lick Cove cul-de-sac. Recommend it be DENIED and street be extended to 620 for better area circulation.
6. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Williamson County M.U.D. #1 water and sewer system.
7. Sidewalks required one side of all streets including the south side of F.M. 620.
8. Fiscal arrangements and sidewalk note required on final plat. (outside city)
9. Show survey tie across F.M. 620 and provide for 75' of R.O.W. from centerline or provide letter from State Highway Department indicating that widening will occur on north side.

PRELIMINARY SUBDIVISIONS---continued

C8-78-07 Village Fifteen at Anderson Mill

10. A note required on final plat prohibiting access to 620 from any lot in this subdivision.
11. Change names of Cedar Court and Powder Mill Cove.
12. Show all lot dimensions.
13. Show contour elevations.
14. Variance required on length of block B. Recommend to DENY and provide street extension recommended in #5 above.
15. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Village Fifteen at Anderson Mill subject to departmental requirements as recommended by the staff, deleting #3, and to grant the variances in items #5 and 14.

AYE: Messrs. Guerrero, Snyder, Jagger, and Stoll  
Ms. Schechter; OUT OF ROOM: Shipman

ABSTAINED: Mr. Vier

ABSENT: Messrs. Danze and Dixon

C8-78-10 Westcreek, Phase Two  
Summerset Trail & Smith Oak Trail

The staff reported that this preliminary plan consists of 7.96 acres with 28 lots, the average lot size being 85' x 110', and the density being 3.52 lots per acre.

On November 30, 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.
3. Connection required to the city water and wastewater systems.
4. Change name of Water Oaks Road.
5. Sidewalks required on both sides of Smith Oak Trail and on one side of Water Oak Road, Chestnut Oak Lane and Iris Lane.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. Show all street widths.
8. 50' tangent required at intersection of Water Oak Road with Smith Oak Trail.
9. Show names of all adjacent property owners.
10. Show street centerline curve data.

PRELIMINARY SUBDIVISIONS---continued

C8-78-10 Westcreek, Phase Two

11. Contours required to be not more than 100 horizontal feet apart.
12. Show contour basis; U.S.G.S. on City Standard Datum.
13. Show contour elevations.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Westcreek Phase Two subject to departmental requirements as recommended by the staff.

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

ABSENT: Messrs. Danze and Dixon

C8-75-38 Granada Estates, Section Two  
El Rey Blvd. & El Dorado Trail

The staff reported that this preliminary plan consists of 285 acres with 145 lots, the average lot size being 190' x 280', and the density being .50 lots per acre.

Staff recommends approval, based on departmental comments, 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 drainag required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer
6. Connection required to Water District NO. 14 water system. Letter required from such district stating arrangements have been made by the owner to serve this subdivision with water.
7. Health Department approval required for septic tank use prior to preliminary approval.
8. Variance required on the length of El Rey Blvd. cul-de-sac. Recommend to grant because provision is made for future extension Variance required on the length of San Diego Road, San Juan Pass and Granada Hills Dr. Recommend to grant because of topography and low density.
9. Variance required on the length of blocks D, F, & L. Recommend to grant because of topography and low density.

PRELIMINARY SUBDIVISIONS---continued

C8-75-38      Granada Estates, Section Two

10. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 14 water system and a septic tank and system approved by the local (city and county) Health Departments.
11. Minimum centerline radius for residential streets is 200'.
12. No sidewalks required. (suburban)
13. Variance required on the scale of this preliminary plat. Recommend to grant because of plat size at the required scale of 1"=100'.
14. Street grades and street centerline radius required to be approved by Urban Transportation and the County Engineer.
15. Show El Dorado Trail as El Dorado Drive and show name for stub street at eastern boundary of subdivision.
16. Recommend that owner make fiscal arrangements with the City, or County and provide required easements for construction of the necessary drainage detention facilities as required by the city. Owner has agreed as per attached letter to provide such facilities, but fiscal assurance is needed.
17. Minimum tangent of 50' required between intersections and curved streets approaching such intersection.
18. All intersections required to be at or near 90 degrees.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED:            To DISAPPROVE the preliminary plan of Granada Estates, Section Two and to bring it back for public hearing on March 14, 1978 at 5:30 and request that a representative from the Health Department be present.

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

ABSENT:          Messrs. Danze and Dixon

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

The staff reported that this preliminary plan consists of 466.99 acres with 411 lots, the average lot size being (sewered 80' x 230'), (septic tank 210' x 350'), and the density being .88 lots per acre.

On December 14, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Waterway development permit required prior to final approval.

PRELIMINARY SUBDIVISIONS---continued

C8-77-121      Lost Creek Woods

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 of Section One. Section Two required to be connected to Lost Creek M.U.D. water and sewer systems. Letter of approval required from M.U.D. Section One required to be served by M.U.D. water.
7. Variance required on the length of Crooked Stick Circle, Sawgrass Cove, Sugar Bush Cove, Point O Woods, Rosses Point, Engadine Point and Woodhall Circle cul-de-sac. Recommend to grant because of topography.
8. Variance required on the length of all blocks except those enclosed by Crooked Stick Circle, Lost Creek Loop, Woodhall Circle and Shinecock Circle. Recommend to grant because of topography.
9. Final plat required to be at one inch equals one hundred feet.
10. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and sewer system. A septic tank and system approved by the local (city and county) Health Department for southern portion.
11. No sidewalks required. (suburban)
12. Change names of Innisbrook Drive, Grayrocks, Cove, Greengables Cove, Maidstone Cove, Weeburn Drive, Woodhall Circle, Woodhall Cove and Fox Den Cove.
13. Identify proposed ownership of parks and/or greenbelts for purposes of taxation maintenance and use.
14. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
15. Fiscal participation in Barton Creek bridge structure required by the County Engineer for access to subdivision.
16. 60' R.O.W. required on Woodhall Circle from Shinecock Circle easterly to the point where Woodhall Circle intersects itself.
17. Restrictive covenant with book and page referenced on final plat required.
18. All streets required to intersect at or near 90 degrees.
19. Offset intersections required to be 150' centerline to centerline.

PRELIMINARY SUBDIVISIONS---continued

C8-77-121      Lost Creek Woods

20. All collector streets required to have a minimum centerline radius and minimum tangent of 100' between reverse curves.

ADDITIONAL PRELIMINARY COMMENTS

Urban Transportation Department

1. Indian Canyon Drive required to have a minimum R.O.W. of 64', minimum centerline radius of 300', and a minimum tangent of 100' between reverse curves.
- \*2. Recommend Section 2 be built to full urban design standards to do the density proposed.

\*This is not an ordinance requirement and cannot be required unless agreed to by owner.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Lost Creek Woods pending receipt of Health Department approval for septic tank use. Upon receipt of the report the plan will be brought back to the Commission for public hearing.

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

ABSENT: Messrs. Danze and Dixon

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.

PRELIMINARY SUBDIVISIONS---continued

C8-77-118 Lakeway Ranchettes

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.
16. 100' tangent required between reverse curves on 60' R.O.W. collector street.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Lakeway Ranchettes subject to departmental requirements as recommended by the staff, including conditions stated in the Health Department report, and to grant all variances.

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

ABSENT: Messrs. Danze and Dixon

C8-78-01 Southwest Territory  
Bliss Spillar Road

The staff reported that this preliminary plan consists of 186.66 acres with 276 lots, the average lot size being 100' x 210', and the density being 1.50 lots per acre.

PRELIMINARY SUBDIVISIONS---continued

C8-78-01      Southwest Territory

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. 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.
5. Health Department approval required for septic tank use prior to preliminary approval.
6. Plans and specifications for a private water distribution system required to be approved by the State Health Department prior to final approval and fiscal arrangements required for installation of such system prior to final approval.
7. Variance required on the length of (longest) cul-de-sac. Recommend to grant because of low density.
8. Variance required on the length of block J. Recommend to grant because of topography and low density.
9. Restriction required on final plat prohibiting occupancy of any lot 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 sewer system.
10. Show survey tie across Bliss Spillar Road and provide for 40' of R.O.W. from centerline.
11. Show all street names.
12. Minimum centerline radius for residential streets is 200'.
13. No sidewalks required. (Suburban)
14. Area south of creek cannot be platted in final form until public street access is available.
15. Use required to be restricted to single family until a waste-water system is available.
16. Designate house and drainfield site on final plat for lots 22, 28-37, 40-42, 50-59 all in block J.
17. Change name of Bliss Spillar Road to Bear Creek Road for correct name as indicated by County Engineer.
18. 64' R.O.W. is recommended on street between blocks K & M by Urban Transportation Department.
19. Contours required to be not greater than 5 vertical feet apart.

PRELIMINARY SUBDIVISIONS---continued

C8-78-01 Southwest Territory

- \*20. E.R.M. recommends that Planning Commission delay the decision on this subdivision pending receipt of comments from the Environmental Board due to the fact that this tract is located on the Edwards Aquifer recharge zone and because of the concern about the large number of septic tank lots.

\*This is not an ordinance require and cannot be required unless agreed to by the owner.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED: To DISAPPROVE the preliminary plan of Southwest Territory pending receipt of Health Department approval for septic tank use. Upon receipt of the report the plan will be brought back to the Commission for public hearing.

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

ABSENT: Messrs. Danze and Dixon

C8-78-09 The Hill Country, Section One  
Williamson Creek Drive & Glen Springs Drive

The staff reported that this preliminary plan consists of 3.15 acres with 4 lots, the average lot size being 110' x 240', and the density being 1.26 lots per acre.

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

1. 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.
2. Drainage and utility easements as required.
3. Connection required to Water District No. 14 water system. 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.

PRELIMINARY SUBDIVISIONS---continued

C8-78-09      The Hill Country, Section One

5. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 14 water system and a septic tank and system approved by the local (city and county) Health Departments.
6. No sidewalks required. (suburban)
7. Cul-de-sac required at the east end of Glen Springs Drive.
8. Lots required to be restricted to single family residential.
9. Fiscal arrangements required for water.
10. The final plat of the Glen at Thomas Springs required to be recorded prior to final approval for access to this subdivision.
11. Change Glen Springs Drive to Murmuring Creek Drive.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED:            To DISAPPROVE the preliminary plan of The Hill Country, Section One pending Health Department approval for septic tank use. Upon receipt of the report the plan will be brought back to the Commission for public hearing.

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

ABSENT:          Messrs. Dixon and Danze

C8-78-11      Webbwood  
                    Highline Road & Trail of the Woods

The staff reported that this preliminary plan consists of 57.72 acres with 34 lots, the average lot size being 252' x 200', and the density being .59 lots per acre.

On July 27, 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. Connection required to Water District No. 17 water system. Letter required from such district stating arrangements have been made by the owner to serve this subdivision with water.
7. Health Department or L.C.R.A approval required for septic tank use prior to preliminary approval.

PRELIMINARY SUBDIVISIONS---continued

8. Variance required on the length of Forest Trail cul-de-sac. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District #17 water system and a septic tank and system approved by the local (city and county) Health Departments or L.C.R.A.
10. Show survey tie across Highline Road and provide for 60' of R.O.W
11. Minimum centerline radius for residential streets is 200'.
12. No sidewalks required. (suburban)
13. Round all intersection corners and neck of culs-de-sac.
14. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use.
15. Show book and page of power line easement which overlaps Highline Road.
16. Forest Way required to intersect Highline Road at or near 90 degrees using a minimum centerline radius of 200'.
17. County Engineer recommends lot lines be adjusted so that suitable minimum building site is left above elevation 725.
18. Full R.O.W. (50') required to be dedicated on final plat for Forest Way. Adjoining owner required to participate to effect such dedication.
19. Lakeview Drive has been changed to Forest Way. Change name of Forest Trail. Show West Beach Road (name) on schematic plat where street turns westerly.
20. Show lot number for common area and include the two (2) 30' private roads in such lot.
21. Lot lines should be located with respect to drainageways.

RECOMMEND DISAPPROVAL PENDING L.C.R.A. APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission

VOTED: To DISAPPROVE the preliminary plan of Webbwood pending L.C.R.A. approval of septic tank use. Upon receipt of the report the plan will be brought back to the Commission for public hearing.

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

ABSTAIN: Mr. Stoll

ABSENT: Messrs. Danze and Dixon

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

The staff reported that this preliminary plan consists of 59.77 acres with 52 lots, the average lot size being 195' x 280', and the density being 1.15 lots per acre.

PRELIMINARY SUBDIVISIONS---continued

C8-77-122      Bull Mountain

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 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 Water District No. 10. Letter required from such district stating arrangements have been made by the owner to serve this subdivision.
7. Health Department approval required for septic tank use prior to preliminary approval.
8. Note required on final plat restricting the use to single family residence only until a sanitary sewer system is available.
9. Variance required to delete requirements for city wastewater. Recommend to grant because such service is not available if subdivision has been approved for septic tank use.
10. Variance required on the length of Bull Mountain cul-de-sac. Recommend to grant because of topography and low density.
- \*11. (a) Variance requested to permit 30' of R.O.W. with a 10' public utility easement on each side, 26' of paving with variable height curbs on Bull Mountain Circle. Also consider alternate of concrete street with variable height curbs.  
      \*(b) Variance requested to permit 26' of paving with variable height curbs on La Mantilla, Wood Cutters Path and Peace Pipe Path.  
      \*(c) Variance requested to permit variable height curbs on Bull Run/Bull Ring.

\* See memorandum as on file with the City of Austin Planning Department.

Recommend variances (a), (b), and (c) be DENIED except for the variable height curbs because ordinance establishes minimum standards of 50' of R.O.W. and 30' of paving, because of the length of Bull Mountain Circle, because the problems created by on-street parking on both sides of narrow streets, and because the County requires a minimum R.O.W. of 50' outside the city.

PRELIMINARY SUBDIVISIONS---continued

12. Recommend a variance to delete sidewalk requirements ( as requested) on all streets because of topography and limited pedestrian activity in the area.
13. Subdivision is required to comply with the Lake Austin Standards which have been adopted by the City Council. LAGMP review report will be submitted at meeting.
14. Urban Transportation Department recommends that Toro Canyon Road be widened to an ultimate R.O.W. of 80', 40' from the centerline on each side because of its rural design.

RECOMMEND DISAPPROVAL OF SECTION II PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

After further discussion, the Commission then

VOTED: To APPROVE Section One of the preliminary plan of Bull Mountain subject to departmental requirements as recommended by the staff, granting the variances in 9, 10, 11, A, b & c and 12 and that item #14 be deleted and subject to the right-of-way variance being approved by the county. The Planning Commission voted to DISAPPROVE Section Two of Bull Mountain, pending Health Department approval for septic tank use. Upon receipt of Health Department reports, the plan covering Section Two will be brought back to the Commission for consideration.

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

ABSENT: Messrs. Danze and Dixon

C8-77-123 (A Resub. of Lots 1 & 2) Wild Basin Ledge *Amended*  
Scenic View Drive & Twilight Ridge Drive

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.

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

1. Recommend adjustment of lot lines as indicated in blue to eliminate necessity for variance on lot width.
2. Waterway development permit required prior to final approval.
3. Drainage and utility easements as required.
4. Connection required to Water District No. 10 water system with appropriate fiscal arrangements. Letter required from such District stating arrangements have been made by the owner to serve this subdivision with water.

PRELIMINARY SUBDIVISIONS---continued

C8-77-123      Wild Basin Ledge

5. Health Department approval required for septic tank use prior to preliminary approval.
6. Variance required to delete requirements for city wastewater. Recommend to grant because such service is not available if subdivision has been approved for septic tank use.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 10 water system and a septic tank and system approved by the local (city and county) Health Department.
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. Fiscal arrangements required for drainage.
11. An amended plat, signed by the owners of all lots in the original plat, required prior to preliminary approval to release plat restriction prohibiting resubdivision.

RECOMMEND DISAPPROVAL PENDING SUBMISSION OF AN AMENDED FINAL PLAT WITH ALL REQUIRED SIGNATURES

ADDITIONAL PRELIMINARY COMMENTS

Urban Transportation Department

1. All street vacations required to be completed before approval of final plat.
2. Recommend 60' R.O.W. on Wild Basin Ledge..

ADDITIONAL COMMENTS

Environmental Resource Management

- \*1. See memorandum on file with the City of Austin Planning Department.

\*SUBDIVISION CANNOT BE POSTPONED FOR THIS REASON UNLESS OWNER AGREES BECAUSE THIS IS NOT AN ORDINANCE REQUIREMENT.

PRELIMINARY SUBDIVISIONS---continued

C8-77-123 Wild Basin Ledge

After further discussion, the Commission

VOTED: To DISAPPROVE the preliminary plan of the Resub. of Lots 1 & 2, Wild Basin Ledge pending submission of an amended final plat with all required signatures or removal of this requirement by the Legal Department and that the letter from ERM be honored and that we have a report from them when it is brought before the Commission for public hearing.

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

ABSENT: Messrs. Danze and Dixon

C8-78-03 Spicewood Club Oaks  
Crest Ridge Circle & Mango Drive

The staff reported that this preliminary plan consists of 4.27 acres with 11 lots, the average lot size being 87' x 115', and the density being 2.58 lots per acre.

On November 30, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
2. Connection required to the city water and wastewater systems and/or sewer treatment plant.
3. 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 Department of Water Resources instead of Water Quality Board, if city wastewater service is not available.
4. Variance required on the length of Papaya Drive/Tangerine Circle cul-de-sac. Recommend to grant because provisions for future extension is made.
5. Show survey tie across Crest Ridge Circle and provide for 50' of R.O.W.
6. Show all building setback lines.
7. Sidewalks required on both sides of Papaya Drive and one side of Tangerine Circle and Mango Drive and Crest Ridge Circle.

PRELIMINARY SUBDIVISIONS---continued

8. Fiscal arrangements and sidewalk note required on final plat. (outside city)
9. Site for package treatment plant required to be included on final plat with lots to be served.
10. Subdivision required to comply with the Lake Austin Ordinance.
- 10a. Slope map, impervious cover calculations, possible disposal sites, limits of 100 year flood plain, if involved, grading and erosion-sedimentation control plat required prior to approval of preliminary plan.
11. Tangerine Circle permitted to have a minimum radius of 50' instead of 60' as shown.
12. Easements as required.

RECOMMEND DISAPPROVAL PENDING SUBMISSION AND REVIEW OF MATERIAL REQUIRED BY THE LAKE AUSTIN ORDINANCE.

After further discussion, the Commission

VOTED: To DISAPPROVE the preliminary plan of Spicewood Club Oaks and to bring it back to the Commission for public hearing on March 14, 1978 at 5:30 and that it be the first plat on the agenda.

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

ABSTAIN: Mr. Danze

ABSENT: Messrs. Dixon and Jagger

C8-78-08      The Highlands at Oak Forest  
Oak Knoll Drive & Colina Lane

The staff reported that this preliminary plan consists of 31.83 acres with 100 lots, the average lot size being 70' x 120', and the density being 3.18 lots per acre.

On December 14, 1977 and February 22, 1978 the Plat Review Committee recommended approval with the following conditions:

1. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
2. Connection required to the city water and wastewater systems.
3. Show book and page for vacation of 60' access easement on final plat.
4. Sidewalks required on both sides of Colina Lane and one side of all other streets including subdivision side of Oak Knoll Drive.
5. Fiscal arrangements and sidewalk note required on final plat. (outside city)

PRELIMINARY SUBDIVISIONS---continued

6. Lake Austin Standards required to be complied with.
7. Cul-de-sac required at the south end of Grapevine Lane.
8. Lots 8 & 11, block I, Oak Forest Section 4 required to be included in final plat and be combined with the remaining portions of lots 9 & 10 respectively to provide adequate lot width and area.
9. Minimum R.O.W. of 60' required on Colina Lane.
10. Contour required to be not more than 100 horizontal feet apart.
11. Minimum centerline radius for Colina Lane is 300' and 200' for residential streets.
12. Show survey tie across Oak Knoll Drive and verify R.O.W. shown. (80')
13. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of the Highlands at Oak Forest subject to departmental requirements as recommended by the staff.

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

ABSENT: Messrs. Danze and Dixon

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

C8-78-02 French Creek Crossing  
Walsh Tarlton Lane & Green Apple Road

The staff reported that this preliminary plan consists of 5.01 acres with 14 lots, the average lot size being 90' x 120', and the density being 2.8 lots per acre.

On January 4, 1978 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. Variance required on the length of Green Apple Road cul-de-sac. Recommend to grant because of existing development.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-02 French Creek Crossing

8. Sidewalks required on one side of Walsh Tarlton Lane and Green Apple Road.
9. Fiscal arrangements and sidewalk note required on final plat. (outside city)
10. Note required on final plat prohibiting access from lots 1 and 14 onto Walsh Tarlton.
11. Letter required from Sid Jagger indicating that wastewater service is available to this tract prior to final approval.
12. Change Green Apple Road to Thousand Oaks Drive.
13. This street required to line up on centerline with Thousand Oaks Drive at Walsh Tarlton Lane.
14. Minimum tangent of 50' required between reverse curves.
- \*15. This owner needs to participate in the construction of Walsh Tarlton Lane to city standards and participate proportionately in the cost of drainage structure at Walsh Tarlton Lane and French Creek Drive.
- \*\*16. E.R.M. recommends that variances be granted for variable height curbs, overland drainage and no sidewalks and that density be decreased. These recommendations are preferred (by E.R.M.) development standards considering the environmental sensitivity of the area and the high density development proposed. The proposed subdivision is located within the Edwards Aquifer recharge zone.

\*Only if required by Engineering Department policy.

\*\*These are not ordinance requirements and cannot be required unless owner agrees. In the case of variable height curbs, overland drainage and no sidewalks, Urban Transportation, Engineering, Public Works and Planning Departments recommend against such variance because this would be the only subdivision in this area approved by the city with such privileges. (Would set a precedent)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of French Creek Crossing subject to all departmental requirements as recommended by the staff, with the exception of #16, but to grant the variance on variable height curbs subject to Engineering Department approval should the owner desire to install them.

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

ABSTAIN: Mr. Jagger

ABSENT: Messrs. Danze and Dixon

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-02 French Creek Crossing

The Commission then

VOTED: To DISAPPROVE the final plat of French Creek Crossing pending fiscal arrangements, current city and county tax certificates, sidewalk note and street name changes.

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

ABSENT: Messrs. Dixon and Jagger

C8-78-05 Marshall Hills, Section One  
Riverside Drive & Montopolis Drive

The staff reported that this preliminary plan consists of 258.31 acres with 7 lots, the average lot size not being applicable, and the density not being applicable.

On January 28, 1978 the Plat Review Committee recommended approval with the following conditions:

1. Master Plan (P.D.A.) zoning change required for industrial use prior to preliminary or final approval.
2. Waterway development permit required prior to final approval.
3. 100 year flood plain data required.
4. Drainage and utility easements as required.
5. Minimum building slab elevation note required on the final plat.
6. Detention notes 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 all blocks except one containing lot 6. Recommend to grant because of proposed use.
10. Sidewalks required on both sides of the north portion of Grove, Towne View Drive, Oltorf Street and Riverside Farms Road and on the subdivision side of the south portion of Grove Blvd., Montopolis Drive and Riverside Drive.
11. Show survey tie across Riverside Drive and Montopolis Drive and provide for 120' R.O.W. for Riverside Drive and 70' for Montopolis Drive.
12. Minimum centerline radius for arterial streets is 600'.
13. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
14. Round off all property corners.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-05      Marshall Hills

15. Change name of Montopolis Drive to Grove Blvd. south of the point of their intersection. (Council action required.)
16. Construction of the intersection at Montopolis Drive and Grove Blvd. will be required with construction of this subdivision.
17. 200' tangent required between reverse curves on Grove Blvd.
18. Riverside Farms Road required to line up with existing R.O.W. line adjoining subdivision.
19. Driveway access from lot 4 onto Grove Blvd. required to be approved by Urban Transportation Department.
20. Portion of Grove Blvd. between Fairway St. and Country Club Road required to be vacated if Grove Blvd. is to be located as proposed in this subdivision.
21. Show proposed use of all lots on preliminary plan.
22. Lots 1, 2, 3, 5, & 6 can only be approved for residential use at this time.
23. LoVaca Gathering Company, United Gas Pipeline Company and Costal States required to join in final plat when Oltorf Street, Grove Blvd. and Montopolis Drive are dedicated across pipelines.
24. Need agreement from owner/purchaser of lot 4 to replat such lot and provide dedication of Oltorf Street if final alignment is approved so as to require such.
25. Location and alignment of Grove Blvd. required to be approved by Urban Transportation, Engineering and Planning Departments prior to final approval.

RECOMMEND DISAPPROVAL PENDING COUNCIL APPROVAL OF ZONING & P.D.A.

After further discussion, the Commission then

VOTED:      To DISAPPROVE the preliminary plan of Marshall Hills pending final action of the City Council of P.D.A. and zoning and to bring it back to the Commission at their first meeting after Council action.

AYE:          Messrs. Guerrero, Stoll, Snyder and Jagger  
              Ms. Schechter

OUT OF ROOM: Mr. Vier and Ms. Shipman

ABSENT:      Messrs. Dixon and Danze

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-05 Marshall Hills

the Commission then

VOTED: To DISAPPROVE the final plat of Marshall Hills pending approval of the preliminary plan.

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

ABSENT: Messrs. Dixon and Jagger

C8-78-06 Marshall Hills, Section II

the Commission then

VOTED: To DISAPPROVE the final plat of Marshall Hills, Section II pending approval of the preliminary plan.

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

ABSENT: Messrs. Dixon and Jagger

PLANNED UNIT DEVELOPMENTS---FILED AND CONSIDERED

the Commission then

VOTED: To APPROVE the following Planned Unit Development.

C814-77-001 Towne Park  
Duval St. & E. 39th St.

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

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Dixon and Jagger

the Commission then

VOTED: To DISAPPROVE the following Planned Unit Development pending fiscal arrangements, street name changes and recommend not designating all common area as P.U.E.

C814-78-01 Summerwood, Phase Two, Section Three  
Summer Side Drive

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

ABSTAIN: Mr. Snyder

ABSENT: Messrs. Dixon and Jagger

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following final subdivision plats.

<u>C8-77-100</u>	<u>Onion Creek, Section Four</u>
	I. H. 35 & Boca Raton Drive
<u>C8-77-18</u>	<u>Village 13 at Anderson Mill</u>
	Pecan Creek Pkwy.

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

ABSTAIN: Mr. Vier

ABSENT: Messrs. Dixon and Jagger

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 Commission then

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

<u>C8-75-32</u>	<u>Village Nine at Anderson Mill</u>
	Anderson Mill Road & Mill Creek Parkway

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

ABSTAIN: Mr. Vier

ABSENT: Messrs. Dixon and Jagger

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements, current city and county tax certificates and sidewalk note.

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

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

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

C8-77-60      Lost Creek, Section One, Resub. Lot 42, Block 14  
Lost Creek Blvd.

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

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

C8-77-95      Bee Caves Woods, Section Two  
Walsh-Tarlton Lane & Beecaves View

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, current city and county tax certificates, sidewalk note, compliance with departmental requirements and plat corrections.

C8-77-112      Brenlan Addition  
Buffalo Pass

78-02-0330

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

ABSENT: Messrs. Dixon and Jagger

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following short form plat has been before the Commission in the past and recommends to grant the request to withdraw the plat. The Commission then

VOTED: To GRANT the request to withdraw the plat.

C8s-76-143 Resub. of Lots 1 & 2, Morrow Subdivision  
W. Duval Road & Highway 183

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

ABSENT: Messrs. Dixon and Jagger

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 recommend that they be approved. The Commission then

VOTED: To APPROVE the following plats:

C8s-77-262 Resub. No. 2, of Blk. B, Longhorn Business Park, No. 2  
Burnet Road & Brockton Drive

C8s-77-290 Resub. of Tract C, of the Etta Chappell Estate  
Farm Tract Subdivision  
Slaughter Lane

C8s-77-299 Resub. of Lots 1,2,3,9, & 10, Cherry Mountain, Phase II  
Wild Cherry Drive & Peak Lookout Drive

C8s-78-36 Gurasich Addition  
Great Divide Dr. & Roundup Circle

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

ABSENT: Messrs. Dixon and Jagger

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

The Commission then

VOTED: To APPROVE the following plats and to grant the variance to exclude the balance of the tract.

C8s-77-48 Spring Willow Subdivision, Section Three  
U.S. Highway 81 & Demaret Street  
C8s-78-26 Thouroughbred Estates, Phase Two  
F. M. 812

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To APPROVE the following plat and to grant the variance to delete fiscal requirements for water service.

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

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

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

C8s-78-18 P. M. Bryant Industrial Park  
Burleson Road & Silver Dollar Circle

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To APPROVE the following plat and to grant the variances to delete fiscal requirements for water and sewer service.

C8s-78-34 Resub. of Spiegel Addition  
Burleson-Manor Road

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

ABSENT: Messrs. Dixon and Jagger

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

The staff reported that the following short form plats have been before the Commission in the past and have not met all the departmental requirements. The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, sidewalk note and street name changes, but to grant the variance to reduce fiscal for sewer.

C8s-76-181    Bradford Addition  
Research Blvd. North of Hamilton Lane

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, current city and county tax certificates and sidewalk note but to grant the variances on the signature of the adjoining owner and the lot depth.

C8s-77-96    The Forest Addition  
Valley View Road

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates and to grant the variance to delete fiscal for sewer.

C8s-77-129    Wayne Bice Subdivision  
U.S. Hwy. 183 N. of Anderson Mill Road

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

ABSENT: Messrs. Dixon and Jagger

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

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates and to grant the variances on the signature of the adjoining owner, to grant the variance to exclude balance of the tract and to grant the variance to reduce fiscal for sewer.

C8s-77-304 The Don Addition  
I.H. 35 North of Rundberg Lane

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements and compliance with departmental requirements.

C8s-78-08 A. G. Krause Subdivision  
East Dessau Road & Krause Lane

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements and plat corrections and to grant the variances to delete fiscal for water and sewer service.

C8s-78-23 Resub. Lot 21, Twin Creek Park  
Elm Valley Dr. & Sparkle Dr.

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

ABSENT: Messrs. Dixon and Jagger

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

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements, sidewalk note, and plat corrections.

C8s-78-35 Resub. of Lot 6B-3, Austin Mall  
Huntland Drive and Austin Mall Blvd.

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending fiscal arrangements, compliance with departmental requirements, sidewalk note, and plat corrections and to grant the variance on the signature of the adjoining owner.

C8s-78-37 Northwest Woodcliff  
Woodhollow Dr. & Far West Blvd.

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

ABSENT: Messrs. Dixon and Jagger

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 Commission then

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

C8s-78-46 The Second Resub. of Gracywoods, Section One  
Knollwood Circle and Austin Park Lane  
C8s-78-47 Pinnacle Oaks  
Pinnacle Road & Easy Street  
C8s-78-48 Theo Drive & Manor Road Addition  
Theo Dr. & Manor Road  
C8s-78-49 Resub. of Lots 33,34&35 of Enfield D  
Parkway & Rainbow Bend  
C8s-78-50 Resub. of the Resub. of Tract 1, Gramercy Park  
Burnet Road & Rockwood Lane

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

<u>C8s-78-51</u>	<u>Resub. of Lots 4, 5, &amp; 6, Block 148, Original City</u>
	<u>Colorado St. &amp; Lavaca St.</u>
<u>C8s-78-52</u>	<u>Village Square Center Subdivision</u>
	<u>Bell Ave &amp; Research Blvd.</u>
<u>C8s-78-53</u>	<u>Resub. of Lot A, Roe Addition</u>
	<u>Primrose Lane &amp; Rockwood Lane</u>
<u>C8s-78-54</u>	<u>K &amp; K Addition, II</u>
	<u>Berkett Drive &amp; Manchaca Road</u>
<u>C8s-78-55</u>	<u>Resub. of Lots 11 &amp; 12, Blk. 31, Swisher Addition</u>
	<u>Nickerson St. &amp; E. Annie St.</u>
<u>C8s-78-62</u>	<u>Jean Neal Addition</u>
	<u>Upton St. South of W. 7th St.</u>
<u>C8s-78-63</u>	<u>Summit Hill</u>
	<u>Summit St. &amp; Taylor Gaines St.</u>
<u>C8s-78-64</u>	<u>Resub. of South 53.5' of Lot 8, Ulit Subdivision</u>
	<u>Sanchez Street</u>
<u>C8s-78-67</u>	<u>Westcliff</u>
	<u>City Park Road</u>

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

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

<u>C8s-78-56</u>	<u>Resub. of Lots 1,2,3, &amp; 4, Blk. 12-1, Fairview Park</u>
	<u>Drake Ave. &amp; East Annie St.</u>

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements and sidewalk note required.

<u>C8s-78-57</u>	<u>Southwest Oaks, Section 3</u>
	<u>Manassas Dr. &amp; Gaines Mill Dr.</u>

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

ABSENT: Messrs. Dixon and Jagger

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

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements, current city and county tax certificates, plat corrections and street name change.

C8s-78-58      Resub. of Lot A, of the Resub. of Tract 2, Gray<sup>Re-</sup> Subdivision  
East Anderson Lane East of I.H. 35

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plats pending compliance with departmental requirements and county tax certificates.

C8s-78-60      Gerritt Hills Tracts  
Jollyville Road  
C8s-78-65      Annie Gaffney Addition, No. 1  
West Ave. & South of W. 38th St.

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

ABSENT: Messrs. Dixon and Jagger

The Commission then

VOTED: To DISAPPROVE the following plat pending compliance with departmental requirements and street name changes.

C8s-78-61      The H & A Byrd Addition  
Ledgestone Terrace

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

ABSENT: Messrs. Dixon and Jagger

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

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. The Commission then

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

C8-77-102 Barrington Oaks, Section 6  
Spicewood Springs Rd. & Oxford

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

ABSENT: Messrs. Dixon and Jagger

The staff reported that the following final plat is appearing before the Commission for the first time and has not met all departmental requirements. The Commission then

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, street name changes, and recommend not designating all common area as P.U.E.

C8-77-125 Spicewood at Balcones Village, Section Nine  
Hillforest Dr. & Weller Dr.

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

ABSENT: Messrs. Dixon and Jagger

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The Commission reported that the following short form has been before the Commission in the past and has met all departmental requirements. The Commission then

VOTED: To APPROVE the following plat.

C8s-78-25 Oak Forest Villas, Phase Two, Section One  
Jollyville Road & Oak Knoll Drive

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

ABSENT: Messrs. Dixon and Jagger

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

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

The staff reported that the following short form plat is appearing before the Commission for the first time and has not met all departmental requirements. The Commission then


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

C8s-78-59 Resub. of Lots 6, 7, & 8, Lakeridge Estates, Section 2  
Lake Hills Dr. & Westward DR.

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

ABSENT: Messrs. Dixon and Jagger

The meeting adjourned at 9:18 p.m.

  
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Richard R. Lillie  
Executive Secretary