

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- March 14, 1978

The meeting of the Planning Commission was called to order at 5:35 p.m. in the Electric Building Auditorium.

Present

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

Also Present

Richard R. Lillie, Director of Planning
Evelyn Butler, Supervisor Current Planning
Luther Polnau, Supervisor Advanced Planning
Charles Graves, Director of Engineering
John Mainrath, Legal Department
Bill Lowery, Urban Transportation Department
Ouida W. Glass, Senior Secretary

ZONING

C14-78-026 Ben H. Powell, Jr., et al: Interim AA, 1st to DL, 1st
(by W. B. Houston)
1829-1919 Kramer Lane

Mr. Richard Lillie, Director of the Planning Department, explained the Department had requested to zone "DL" several weeks ago in compliance with an amendment made to the Comprehensive Plan. Mr. Phil Mockford, representing NPC, had objected to the Department's recommendation.

PERSONS APPEARING IN FAVOR

Tom Curtis, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Curtis told the Commissioners he and Mr. Mockford were now in agreement and he requested to amend the application so there would be a 10-foot strip of "A" with nothing built on it; 40 feet westward of the "O" Office with no building to be constructed but parking permitted. Mr. Jagger discussed with him the possibility of leaving the zoning DL and working with a restrictive covenant and the applicant so agreed.

COMMISSION VOTE

Mr. Jagger moved to grant "DL" Light Industrial, 1st H & A subject to a restrictive covenant which was volunteered by applicant to provide a 6' privacy fence, then 10' of no improvements, then a 40' building setback, all of which would be adjacent to the presently zoned residential land on the east and southeast. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C14-78-022 C.B. Smith, Sr., and C.P. Sanders: A, 1st to LR, 1st
606-611 Kaynee Street
608-611 Sawnee Street

Mr. Richard Lillie, Director of the Planning Department, explained this application was heard on March 8 and continued to allow applicant and attorney for property owner time to reach an agreement.

C14-78-022 C. B. Smith, Sr., and C. P. Sanders (continued)

PERSONS APPEARING IN FAVOR

C. B. Smith, applicant

Mr. Perry, attorney for applicant

PERSONS APPEARING IN OPPOSITION

Lauren Currie, attorney for Thad Brown

COMMISSION ACTION

The Commission again heard discussion regarding the traffic, the problems of ingress and egress to Kawnee. Applicant agreed to an eight-foot privacy fence along the Brown property. Mrs. Shipman felt this to be a transition area.

COMMISSION VOTE

Mrs. Shipman moved to deny "LR" Local Retail, on Tract 1, but to grant 50' of "O" Office along the north, a 65' strip of "O" be established along the east, and "LR" Local Retail be granted on the remainder of Tract 1. In addition, that a 8' privacy fence be constructed adjacent to the Brown property and that "LR" Local Retail be granted on Tracts 2 and 3. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

PUBLIC HEARINGS

C20-78-003 Zoning Ordinance

Public Hearing for amendment to Chapter 45 of
the Austin City Code regarding Interim Zoning.

Mr. Richard Lillie, Director of the Planning Department, explained this request to establish a procedure for permanent zoning after annexation to the City. Mr. John Meinrath of the Legal Department stated there is a legal necessity for having permanent zoning and discussed the provisions of the proposed ordinance.

PERSONS APPEARING IN FAVOR

Marilyn Simpson, Austin Neighborhoods Council

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion regarding the validity of petitions in interim zoned areas; the time to be allowed for a request from interim to permanent zoning, and who would be responsible for this being done. Mr. Meinrath expressed reluctance to having any property automatically

C2o-78-003 Zoning Ordinance (continued)

zoned; it needs to go through correct procedures and Council action. Marilyn Simpson representing the Austin Neighborhoods Council suggested that annexation be combined with permanent zoning and only one public hearing be required; the homeowner should not be required to initiate or pay for the zoning change. Mr. Vier felt that annexation and zoning are two separate items; suggested that six months after property has been officially annexed the owner must make application to initiate zoning, and if at the end of one year this has not been done, the City would take steps to initiate zoning. Mr. Meinrath stated that notification would be a problem; tax rolls always are a great concern.

COMMISSION VOTE

Mr. Snyder moved to postpone the action until March 28 in order for the Legal Department to study some of the areas of concern. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C2o-78-003 Zoning Ordinance

Public Hearing for amendment to Chapter 45
of the Austin City Code regarding Interim Zoning

Mr. Richard Lillie, Director of the Planning Department, explained that these amendments were general housekeeping matters that the City Council has already agreed upon relating to annexations as "AA" rather than "A", size of lot in "AA", annexation as "Interim PUD", and size of side yards. The Planning Commission is requested to review these changes and to submit a recommendation to the Council for final approval. The Planning Department recommends the amendments be approved.

COMMISSION ACTION :

There was discussion regarding the size of the structure and the width of lots.

COMMISSION VOTE

Mr. Dixon moved to approve the proposed amendments and Mr. Jagger requested the motion be amended to reflect changes in the width of side yards. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

OTHER BUSINESS

C10v-78-006 Street Vacation

Vacation of 74.62 square feet of right-of-way
on West 34th Street (631 West 34th Street)

Mr. Richard Lillie, Director of the Planning Department, presented the staff report. An existing commercial building extends into the 34th Street right-of-way. It is recommended that the vacation be approved subject to retention of the electric easement with the provision that when the building is removed, the title to the vacated portion would revert to the city.

COMMISSION VOTE

Mr. Dixon moved to vacate 74.62 square feet of right-of-way on West 34th Street, subject to staff recommendation. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C2o-78-005 Zoning Ordinance

To set a public hearing to Amend Chapter 45 of the
Austin City Code regarding "L" Lake District to
delete reference to the Navigation Board

Mr. Richard Lillie, Director of the Planning Department, explained that the City Council had recently abolished the Navigation Board and transferred its duties to the Parks and Recreation Board, therefore, it is necessary to amend Section 45-22.5(i) of the Austin City Code to provide that the application and site plan for a special permit for any project located in a "L" Lake Development District be forwarded to the Parks and Recreation Board.

COMMISSION VOTE

Mr. Dixon moved that the public hearing be set for 5:30 p.m. on April 11. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C6-78-001 South Austin Multi-Purpose Center

C.I.P. Project no. 9120 0 to review site plan
showing access road through Gillis Park.

Mr. Richard Lillie, Director of the Planning Department, explained there is a need to gain access to the South Austin Multi-Purpose Center through a portion of Gillis Park, and this is recommended for approval.

COMMISSION VOTE

Mr. Dixon moved to approve the access to the South Austin Multi-Purpose Center through a portion of Gillis Park.. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C9-78-001 Town Lake Circulation Plan

Alternative use of park land to provide
right turn lane at South First Street and
Riverside Drive

Mr. Richard Lillie, Director of the Planning Department, explained this request is to attain approximately 350 square feet of park land at the intersection of South First Street and Riverside Drive to construct a right turn lane and it is recommended that this be done.

COMMISSION VOTE

Mr. Dixon moved to approve the request to use approximately 350 square feet of park land at the intersection of South First Street and Riverside Drive to construct a right turn lane. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C7p-78-003 Sale of City Property

Consideration of the Sale of City Property
located at 6507 Chesterfield.

Mr. Richard Lillie, Director of the Planning Department, said surplus property is recommended for sale to the adjacent land owner, reserving a 25-foot drainage easement down the center and utility easement along rear of lot. It is to be yard use only, no structures, and will be fenced. It is recommended for approval.

C7p-78-003 Sale of City Property (continued)

COMMISSION VOTE

Mr. Dixon moved to sell surplus City-owned property at 6507 Chesterfield to the abutting property owner, reserving a 25-foot drainage easement down the center and utility easement along rear of lot; that no permanent structures will be built, yard use only, and is to be fenced. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C7p-78-002 Sale of City Property

Consideration of the Sale of City Property
located at 1200 Block of Barton Springs Road

Mr. Richard Lillie, Director of Planning, explained this is surplus property owned by the City and it is recommended for sale to the adjoining owner. The staff recommends that the sale be approved.

COMMISSION VOTE

Mr. Dixon moved to sell 16,000 square feet in the 1200 Block of Barton Springs Road, retaining channel easement on the north side for water drainage and no access to Barton Springs Road only through adjacent property, to the adjoining land owner. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 9-0 VOTE.

C1-77 Minutes

To Approve Planning Commission Minutes of
August 9, 1977
September 13, 1977

Mrs. Schechter reported there was an incomplete sentence on Page 22 of the August 9 minutes under Item R8400. No action was taken.

PRELIMINARY SUBDIVISIONSC8-75-38 Granada Estates, Section Two
El Rey Blvd. and El Dorado Trail

The staff reported that this plat was heard on February 28, 1978, and postponed. The staff also 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.

The Plat Review Committee met on February 28, 1978, and 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. 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.
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 plan. 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.

PRELIMINARY SUBDIVISIONS (continued)
C8-75-38 Granada Estates, Section Two (continued)

After further discussion, the Commission then

VOTED: To APPROVE the preliminary subdivision of GRANADA ESTATES,
 SECTION TWO.

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

ABSENT: Messrs. Dixon and Jagger.

ABSTAIN: Mr. Danze.

C8-78-05 Marshall Hills
 Riverside Drive and Montopolis Drive

The staff reported that this plat was heard on February 28, 1978, and postponed. The staff also reported that this preliminary plan consists of 258.31 acres with seven lots.

The Plat Review Committee met on January 18, 1978, and recommended approval with the following conditions:

1. Master Plan (P.D.A) zoning change required for industrial 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' of 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.
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.

PRELIMINARY SUBDIVISIONS (continued)
C8-78-05 Marshall Hills (continued)

18. Riverside Farms Road required to line up with existing R.O.W. line in 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 Coastal 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.

The applicant has agreed to shift the street, and after further discussion the Commission then

VOTED: To APPROVE the preliminary subdivision of MARSHALL HILLS, and to GRANT variance on length of all blocks except the one containing Lot 6.
AYE: Messrs. Danze, Guerrero, Jagger, Snyder, Stoll and Vier.
Mmes. Schechter and Shipman.
ABSENT: Mr. Dixon.

C8-78-01 Southwest Territory
Bliss Spiller Road

The staff reported this was heard on February 28, 1978, and disapproved pending a report from the Health Department, and the staff now recommends approval. The staff also 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.

The Plat Review Committee met on November 23, 1977, and 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.

PRELIMINARY SUBDIVISIONS (continued)

C8-78-01 Southwest Territory (continued)

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 wastewater 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 Spiller 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.
- *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 requirement and cannot be required unless agreed to by the owner.

After further discussion the Commission then

VOTED: To APPROVE the preliminary subdivision of SOUTHWEST TERRITORY and to GRANT the variance required on the length of the (longest) cul-de-sac and the length of Block J.

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

ABSENT: Mr. Dixon.

PRELIMINARY SUBDIVISIONS (continued)

C8-78-03 Spicewood Club Oaks
Crest Ridge Circle and Mongo Drive

The staff reported this was heard on February 28, 1978, and postponed. The applicant has now offered a restrictive covenant agreeing to 30 percent impervious cover and has modified driveways and the staff now recommends approval. The staff also 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.

The Plat Review Committee met on November 30, 1977, and 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 Mongo Drive and Crest Ridge Circle.
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 plan 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.

After further discussion the Commission then

VOTED: To APPROVE the preliminary subdivision of SPICEWOOD CLUB OAKS and to GRANT the variance on the length of Papaya Drive/Tangerine Circle cul-de-sac, to GRANT a variance on sidewalk requirements on Crest Ridge Circle and Tangerine Circle, and to limit impervious cover to 30 percent.

PRELIMINARY SUBDIVISIONS (continued)

C8-78-03 Spicewood Club Oaks (continued)

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

SUBDIVISIONS

R105-77 Subdivision Memorandum

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

P.U.D. FINAL

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

VOTED: To APPROVE the following P.U.D.'s.

C877-008 Alta Vista
 4206 Steck
 C878-001 Summerwood, Ph. 2, Sec. 3
 Summer Side Drive

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have been complied with. The Commission then

VOTED: To APPROVE the following final plat but to WITHHOLD signature until all requirements have been verified.

C8-78-06 Marshall Hills, Section 2
 Montopolis Drive

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

The staff reported that the applicants had requested the following final plats to be withdrawn. The Commission then

VOTED: To APPROVE withdrawal of the following final plats.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

C8-76-33 Mesa Park, Ph. 3, Sec. 1
 Duval Road

C8-77-70 Mesa Park, Ph. 3, Sec. 2
 Spotted Horst Dr. & Duval Rd.

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

ABSENT: Mr. Dixon.

The staff reported that applicant had requested to change subdivision name to Quail Ridge. The Commission then

VOTED: To GRANT the request to change subdivision name to Quail Ridge.

C8-74-19 Kramer Square
 Kramer Lane

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

ABSENT: Mr. Dixon.

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

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

C8-78-12 LaCosta, Ph. 2, Sec. 1
 Atkinson Road & I.H. 35

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

ABSENT: Mr. Dixon.

The Commission then

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

C8-78-14 Kramer Lane Industrial Park III
 Kramer Lane & Donley Drive

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

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

ABSENT: Mr. Dixon.

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

VOTED: To APPROVE the following short form plats.

C8s-70-174 Brookwood Park, Section 2
Manchaca Rd. N. of Prather Ln.
C8s-77-128 Airport King Subd., Sec. 4 *Amended*
Airport Blvd. & M.L.K. Blvd.
C8s-77-246 The Krieger Addition
Oak Blvd. N. & Oak Blvd. S.
C8s-78-004 B.R.P.E. Subdivision
I.H. 35 S. of Woodland Ave.
C8s-78-008 A.G. Krause Subdivision
East Dessau Rd. & Krause Ln.
C8s-78-011 Second Resub. of Lot B, Crow Brown Addition
Shoal Creek Blvd. & Research
C8s-78-035 Resub. of Lot 6B-3, Austin Mall
Huntland Dr. & Highland Mall Blvd.
C8s-78-51 Resub. of Lots 4,5,&6, Blk. 148, Original City
Colorado St. & Lavaca St.

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

ABSENT: Mr. Dixon.

(The record will show that Mr. Guerrero abstained on C8s-70-174.)

The Commission then

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

C8s-78-038 Ohlen Square, Section 2
Fairfield Dr. & Ohlen Rd.
C8s-78-65 Annie Gaffney Addition No. 2
West Ave. S. of W. 38th St.

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

ABSENT: Mr. Dixon.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance required to delete fiscal for sewer.

C8s-78-40 Resub. of Lots 2&3, Hidrogo & Navarro Subdivision
Rogers Lane

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

ABSENT: Mr. Dixon.

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

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

C8s-78-46 The Second Resub. of Gracywoods, Section 1
Knollpark Cir. & Austin Park Ln.
C8s-78-023 Resub. of Lot 2, Twin Creek Park
Elm Valley Dr. & Sparkle Dr.

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

ABSENT: Mr. Dixon.

The staff reported that the applicant has requested to withdraw the following short form plat. The Commission then

VOTED: To APPROVE WITHDRAWAL of the following short form plat.

C8s-78-001 White Instrument Addition
Boston Ln. & U.S. 290

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

ABSENT: Mr. Dixon.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The staff reported that the following short form plat is appearing before the Commission for the first time and all departmental requirements have been complied with. The staff recommends approval of this plat. The Commission then

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

C8s-78-66 Southwest Territory, Sec. 2
Bliss Spillar Road

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

ABSENT: Mr. Dixon.

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

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

C8s-78-75 Elroy Acres
Elroy Rd. E. of McAngus Rd.
C8s-78-76 E.L. Acres
Windsor Rd. at Kenmore Ct.
C8s-78-77 Radian Office Park Addition
MoPac Blvd. N. of Steck Ave.
C8s-78-80 The H&M Vallejo Addition
Jacobson Rd. E. of Elroy Rd.
C8s-78-81 Schnip I
Research Blvd. & Burnet Rd.
C8s-78-83 The Woods of Anderson Mill Sec. 2
Woodland Village Dr. & U.S. 183
C8s-78-84 Resub. of Lots 1&2, Blk. 2, Eden Acres
Tillery Street & Holton St.
C8s-78-85 Hagood Addition
Rockmoor Ave. & Kennelwood Rd.
C8s-78-86 Tanglewood Resub. No. 2
Tanglewood Dr. & Cedar

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

ABSENT: Mr. Dixon.

(The record will show that Mr. Vier abstained on C8s-78-83.)

The Commission then

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

C8s-78-68 Mesa Oaks Village, Sec. 2-A
Spicewood Springs Rd. & Mesa
C8s-78-70 Sonesta West, Sec. 2
U.S. 183 & Oceanaire Blvd.

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

ABSENT: Mr. Dixon.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and additional right-of-way.

C8s-78-73 Trian Addition
Riddle Rd. E. of Brodie Ln.

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

ABSENT: Mr. Dixon.

The Commission then

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

C8s-78-78 Resub. of Lot 4, Blk. A Neans Place, Sec. 1
Neans Drive

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

ABSENT: Mr. Dixon.

The Commission then

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

C8s-78-74 Harris Addition, No. 2
Ed. Bluestein Blvd. & Harold Ct.

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

ABSENT: Mr. Dixon.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

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

C8s-78-82 Watkins-Pettigrew Subdivision
S. Congress Ave. & Alpine Rd.

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

ABSENT: Mr. Dixon.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have been complied with. The Commission then

VOTED: To APPROVE the following final plat and to GRANT variance requiring street vacation instrument be recorded prior to or simultaneously and referenced on the plat.

C8-77-108 Great Hills Street Dedication "B"
Loop 360 & Great Hills Trail

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

ABSENT: Mr. Dixon.

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

The Commission then

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

C8s-78-79 Voelzel Acres
The Trail of Madrones

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

ABSENT: Mr. Dixon.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, current county tax certificates, additional right-of-way, plat corrections, and restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.

C8s-78-67 Westcliff
City Park Road

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

ABSENT: Mr. Dixon.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, and sidewalk note required on plat.

C8s-78-69 2nd Resub. of Portion of Lot 7, Blk. C,
Northwest Hills Oakridge
Hart Lane

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

ABSENT: Mr. Dixon.

The Commission then

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

C8s-78-007 Bull Creek Park
Lakewood Dr. & Loop 360

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

ABSENT: Mr. Dixon.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The staff reported that the applicant has requested to withdraw the following short form plat. The staff recommends to grant and applicant be permitted to resubmit it as a long form. The Commission then

VOTED: To GRANT WITHDRAWAL of the short form plat and to permit it to be resubmitted as a long form.

C8s-78-71 Spicewood Hills
Yucca Dr. & Dogie Dr.

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

ABSENT: Mr. Dixon.

The staff reported that more time is needed to work out a question of a street related to this plat. The staff recommends the short form plat to be postponed. The Commission then

VOTED: To POSTPONE the following short form plat to 6 p.m. on March 28, 1978.

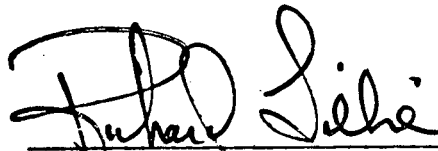
C8s-78-72 Spicewood at Balcones Village, Section Ten
Spicewood Parkway

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

ABSENT: Mr. Dixon.

ABSTAIN: Mr. Danze.

The meeting adjourned at 9:30 p.m.



Richard R. Lillie, Executive Secretary