

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- April 4, 1978

The meeting of the Commission was called to order at 5:45 p.m. in the City Council Chambers.

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
Tom Knickerbocker, Assistant Director of Planning
Luther Polnau, Supervisor of Advanced Planning
Marie Gaines, Planner
Elly Malone, Planner
Betty Baker, Planner
Maureen McReynolds, Director Environmental
Resource Management
Bill Lowery, Urban Transportation Department
John Meinrath, Legal Department
Ouida W. Glass, Senior Secretary

ZONING

C14-75-114 Jack Kelly: "A", 1st to "B", 2nd
300-302 West 42nd Street
4200 Avenue C

Marie Gaines of the Planning Department presented the staff report. She stated this application was heard and postponed by the Planning Commission in 1975. At the scheduled hearing in December of 1977 the applicant requested a further extension and a public hearing for April 1978. Subject tract is a small residential lot developed with a single-family residence and lies within a single-family neighborhood. Surrounding land uses are single-family homes. Planning Commission and City Council policy reflects an attempt to preserve and enhance the character of this older neighborhood. The staff recommends this case be denied as it is an intrusion into an established single-family neighborhood.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Tom Curtis, representing applicant

PERSONS APPEARING IN OPPOSITION

Rev. Merle Franke

Kim Williams, 4103 Avenue C

John Sanford, 4206 Avenue F

Mrs. W. P. McMain, 4105 Avenue B

Lowell T. Rodgers

Dorothy Richter, 3901 Avenue G

Susan Kirk, 4114 Avenue C

W. P. McMain, 4105 Avenue B

Hope Sanford, 4206 Avenue F

Margo Carrico, 4209 Avenue C

Benjamin Kirk, 4114 Avenue C

Penny Kirk, 4114 Avenue C

WRITTEN COMMENTS IN FAVOR

Petition - 18 signatures

WRITTEN COMMENTS IN OPPOSITION

Petition - 25 signatures

COMMISSION ACTION

Applicant amended the request to "BB", 2nd H & A. There was discussion of the zoning in the area, duplexes and apartment complexes. Applicant stated that 80 percent of the living units in the block are multi-family. Area residents stated the trend of deterioration has been reversed and there are now more property owners living in the area. It was pointed out that neighborhoods are important to the city. It was explained that some of the property that is zoned "B" has not been developed "B". Lower property values have encouraged people to move in, remodel and make permanent homes. The need for neighborhood planning was pointed out.

C14-75-114 Jack Kelly (continued)

John Sanford stated they were working on a zoning roll back and that many owners were interested. Susan Kirk stated her concern about the proposed increase density and the ensuing traffic problem and hazard to children.

COMMISSION VOTE

Mrs. Shipman felt this to be an intrusion into a single-family neighborhood and moved to deny "BB", 2nd H & A.

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

ABSTAIN: Mr. Danze.

ABSENT: Mr. Dixon.

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

C14-77-174 Earl Howard, et al: "B", 2nd to "O", 1st (as amended)

Marie Gaines of the Planning Department presented the staff report. She explained this request had been postponed on two separate occasions and has now been amended to exclude the residence on the northeast corner of subject property. The existing zoning in this area is very dense apartment zoning. The staff recommends that "O" Office, 2nd H & A be granted.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Doug Gullett, attorney for applicant

PERSONS APPEARING IN OPPOSITION

Peggy Kruger, 1609 West Avenue

COMMISSION ACTION

There was discussion regarding parking and business uses vs. intense residenceial development. Mr. Jagger questioned the need for 2nd H & A. The agent said 1st H & A was adequate and agreed to amend his application.

COMMISSION VOTE

Mr. Jagger moved to grant "O" Office, 1st H&A, as amended
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 VOTE OF 8-0.

Mr. Guerrero explained to the Commissioners that applicant had requested postponement for one month.

Mr. Dixon moved to postpone the request for 30 days. Mr. Danze seconded the motion.

THE MOTION PASSED BY A 9-0 VOTE.

Betty Baker of the Planning Department presented the staff report. She stated these three tracts of undeveloped land contain approximately six acres and the area developing residential. In 1975 these tracts were approved by the Planning Commission and denied by the City Council for "LR" Local Retail, 1st H & A. As residential development in the area accelerates, the need for neighborhood oriented retail facilities will increase. The staff recommends establishment of retail centers rather than commercial strips, therefore, the staff recommends that "LR" Local Retail be denied, but recommends as follows:

Tract 1: "O" Office, 1st H & A be granted on the southern half with a 25-foot strip of "A" Residence on the eastern boundary and "A" Residence be granted on the northern half fronting Thomas Kincheon Street and across from "IA" Residence. Tract 2: "LR" Local Retail, 1st H & A be granted except for a 25-foot strip of "A" Residence on the eastern boundary.

Tract 3: "LR" Local Retail, 1st H & A be granted except a 25-foot strip of "A" Residence on the south and east boundaries. This approval should be subject to dedication of right-of-way on the west side of Tracts 2 and 3, for an average of 14 feet to 18 feet for future widening of Brodie Lane.

Nancy Webster, 344 Plantation Road

C14-78-044 Barrow Corporation (continued)

COMMISSION ACTION

Applicant amended his request to provide for a 25-foot strip of "A" Residence on the east boundary and "LR" on all three tracts. Nancy Webster stated she bought adjacent property with the understanding that this was to be residential, and expressed fear for property values if this should be rezoned. She also wanted to know the type of buffering that would be required if it should be rezoned. There was discussion regarding no curb cuts on the residential streets.

COMMISSION VOTE

Mr. Snyder moved to zone Tract 1 "LR" Local Retail, 1st H & A, with a strip of six-foot privacy fence and a 25-foot setback in "A" Residence to the east and 25-foot strip of "A" Residence to the north with no curb cuts on Thomas Kincheon Street, and no fence; Tract 2 to zone "LR" Local Retail, 1st H & A, with a six-foot privacy fence, a 25-foot setback in "A" Residence to the east only; Tract 3 to be zoned "LR" Local Retail, with a 25-foot setback and a six-foot privacy fence to the East. Mr. Vier amended the motion to 25 feet of "A". Mr. Danze seconded the motion. Mr. Snyder further amended the motion subject to dedication of right-of-way on the west side of Tracts 2 and 3, or an average of 14 feet for the future widening of Brodie Lane.

AYE: Messrs. Danze, Guerrero, Snyder, Stoll and Vier.

Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A 7-0 VOTE.

C14-78-046 Greg W. and Jean M. Schnurr: "A", 1st to "O", 1st
4001 Manchaca Road

Marie Gaines of the Planning Department presented the staff report. She stated this would permit utilization of the site in keeping with the zoning policy for this area, therefore, the staff recommends approval of "O" Office 1st H & A.

COMMISSION VOTE

Mr. Dixon moved to grant "O" Office, "1st" H & A. 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.

C14-78-053 - Texas Commerce Bank, et al: Interim "A", 1st to "C", 1st

(by Jay C. Tapp)

2018-2218 East Ben White Boulevard

3500-3700 Woodward Street

3400-3600 Parker Lane

Marie Gaines of the Planning Department presented the staff report. She stated that "C" Commercial has been consistently recommended along Ben White Boulevard in this vicinity. There is a policy to recommend a scale down from the "C" Commercial district to the north because of existing and developing residential use, therefore, less intensive zoning like "O" Office is considered a reasonable scale down for a tract adjacent to apartments and the Southeast District Park development. The staff recommends that "C" Commercial be granted on that portion along Ben White to line up with the "C" Commercial District on the west, and "O" Office be granted on the remainder of the tract.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Jay Tapp, representing applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Agent agreed with staff recommendations. Mrs. Shipman expressed concern of the traffic. Mrs. Schechter felt there should be 25 feet of natural buffer adjacent to the park. Mr. Jagger felt that ten feet would be enough, and the applicant so agreed and volunteered a restrictive covenant.

COMMISSION VOTE

Mr. Jagger moved to grant "C" Commercial on that portion of the tract along Ben White Boulevard to line up with the "C" Commercial district on the west and to grant "O" office on the remainder of the tract subject to a restrictive covenant for 10 foot environmental easement in "A" Residence adjacent to the park. Mrs. Schechter seconded the motion.

AYE: Messrs. Danze, Guerrero, Jagger, and Stoll.

Mmes. Schechter and Shipman.

NAY: Messrs. Snyder and Vier.

ABSENT: Mr. Dixon.

THE MOTION PASSED BY A 6-2 VOTE.

C14-78-058 Texas State Bank, Trustee: Interim "AA", 1st to "C" and "B", 1st
 (by Bert Pence)
 North I.H. 35, Rutherford
 Lane and U.S. Highway 183

Marie Gaines of the Planning Department presented the staff report. She stated this application covers 95.055 acres of undeveloped land in north-west Austin and proposes intensive development adjacent to low-density residential. The surrounding zoning and land use includes single-family development to the north of Tract 1 and 3. North of tract 3 is undeveloped Interim "A" which includes a church and a proposed school site. To the south of tract 1 are offices. South of Tract 3 is single-family. East of subject tracts is a drive-in in interim "A" Residence and the Eagle Signal Corporation in "D" Industrial. The staff recommends to deny the entire request but recommends as follows: Tract 1: To grant "C" Commercial except for a 125-foot strip of "GR" General Retail, 1st H & A along Rutherford Lane on the northwest corner of Tract 1 up to the easternmost line of the "O" Office on the north side of Rutherford Lane and a 125-foot strip to be retained as "A" Residential along Rutherford Lane on the remainder of the northern boundary. An alternative to this recommendation would be for the Commission to consider the owner's offer of a landscape buffer plus a 25-foot building setback along the north boundary, to begin at the easternmost boundary of the proposed "GR" line. Tract 2: to grant "C" Commercial except for a 100-foot strip of "GR" General Retail along the east and west boundaries and 150-foot strip of "GR" General Retail, 1st H & A along U.S. 183. Tract 3 to grant "B", 1st H & A on Tract 3 except for the northern 610 feet which "BB" Residence is recommended. The 125-foot strip of "A" residence is recommended for Tract 1 should be extended along Rutherford in Tract 3. The option suggested by the applicant for Tract 1 can be considered by the Commission.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Woodrow Patterson, owner of the tract
Bert Pence, representing applicant
Jim Pugh, Denton, Texas

PERSONS APPEARING IN OPPOSITION

Carlos Rodriguez, 8113 Grayledge
Raymond W. Foster, 8300 Shennandoah
Weldon Ponder, 8306 Loralinda Drive

COMMISSION ACTION

Applicant stated he would provide a 25-foot strip plus 25 feet additional with nothing to be put on it, which is more buffering than the staff has recommended. Bert Pence, representing applicant, stated they had met with area residents to discuss the purpose of this zoning and what would be done with the property and to get comments from the neighborhood. Raymond Foster, representing the homeowners of the Heritage Hills area, requested postponement for one week since applicant had changed his request.

C14-78-058 Texas State Bank, Trustee (continued)

COMMISSION VOTE

Mr. Jagger moved that applicant revise field notes consistent with the plat, increase size of Tract 3; to continue the hearing until April 11 on Tract 1; to grant "C" Commercial except for a 100-foot strip of "GR" General Retail along the east and west boundaries and 150-foot strip of "GR" General Retail, 1st H & A. along U.S. 183 on Tract 2; and to grant "B"; 1st H & A on Tract 3 except for the northern 610 feet which is recommended "BB" 1st H & A, including the restrictive covenant as volunteered by applicant regarding buffering on Tract 3. Mr. Snyder seconded the motion.

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

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

C14-78-059 Hannah Williams, et al: Interim "A", 1st to "GR", 1st
(by Dennis Elmore)
3817-3825 Dry Creek Drive

Marie Gaines of the Planning Department presented the staff report. She explained this application was continued from April 3, 1978. Surrounding zoning and land use include a pending rollback zoning to permit low-density residential development to the north. To the south is undeveloped "BB" and Interim "A" Residence. There is a vacant gasoline station in "LR" Local Retail to the east, on the west is a nonconforming vet clinic under interim "A" Residence and undeveloped "O" Office. Due to the strong precedent set by 8.8 acres of "O" Office to the west and the existence of nonconforming uses to the west, the staff recommends that "GR", 1st H & A be denied and that "O" Office, 1st H & A be granted.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Dennis Elmore, representing Southland Corporation
Loyce Baker

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant explained they proposed to operate a beauty salon and skin care program, a botique with gift items, and a limited menu restaurant which would serve wines and ales. There was discussion of the zoning

C14-78-059 Hannah Williams et al (continued)

in the area, the zoning needed for the intended uses and how this could be accomplished. Discussion took place regarding "LR" uses with a special permit.

COMMISSION VOTE

Mr. Vier moved to grant "GR" General Retail, 1st H & A, subject to a site plan for the proposed use, to be approved by the Commission and a restrictive covenant limiting the uses to a restaurant and beauty salon. Mr. Stoll seconded the motion.

AYE: Messrs. Danze, Guerrero, Snyder, Stoll and Vier.

Mmes. Schechter and Shipman.

ABSENT: Messrs. Dixon and Jagger.

THE MOTION PASSED BY A VOTE OF 7-0.

HISTORIC ZONING

C14h-77-023 Johnson Home
2201 West 1st Street

Betty Baker of the Planning Department presented the staff report. She stated this structure was built in 1857 with rock that was quarried on the site. She stated it meets 12 of the criteria and felt it should be among structures in Austin deserving preservation and protection.

CITIZEN COMMUNICATIONS:

PERSON APPEARING IN FAVOR

Ina Ray Smith

PERSON APPEARING IN OPPOSITION

Hardy Hollers, 1910 American Bank Tower

WRITTEN COMMUNICATIONS IN FAVOR

Charles and Josephine Huntley, 1105 West 10th Street

Roger S. Hanks, Nieman, Hanks & Puryear Company, 1200 American Bank Tower

Sue McBee, 705 San Antonio Street

Carl T. Widen, 305 West 13th Street

Tom W. Shefelman, Shefelman & Nix, 800 Perry Brooks Building

Alice Duggan Gracy, 1212 Guadalupe Street

Robert Ogden, 2303 West 11th Street

Harry W. Nolen, 1503 Hillmont

WRITTEN COMMUNICATIONS AGAINST

None

C14h-77-023 Johnson Home (continued)

COMMISSION ACTION

Ina Ray Smith, a member of the Landmark Commission, explained that the Ordinance provides for removal of the zoning, if circumstances such as economic hardship should arise. Mr. Hardy Hollers, representing the American Legion, opposed this request. He stated they had owned the property since 1924 and there had been no effort whatsoever to tear down the building or to change it, therefore, he felt the Ordinance does not apply. He felt the market value of the property would be reduced if this were designated an historical site. He also felt the request included an excessive amount of the lot.

COMMISSION VOTE

Mrs. Shipman moved that since this met Items a, b, c, d, e, f, g, h, i, k, l, and m of the criteria required for historic zoning, that it be zoned historic. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A 5-2-1 VOTE.

C14h-77-036 Old Zimmerman Home
1600 Peyton Gin Road

Betty Baker of the Planning Department presented the staff report. She stated the owner was in agreement and the structure met 10 of the 12 criteria.

CITIZEN COMMUNICATIONS:

WRITTEN COMMUNICATION IN FAVOR
Arnold P. Hart, 8902 Hunters Trace

COMMISSION VOTE

Mrs. Schechter moved this structure be zoned historic since it meets Items a, b, c, g, h, i, j, k, l and m of the criteria. Mr. Snyder 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.

SPECIAL PERMITS

CL4p-78-008	Woodstone Square Development Co., Inc.:	A 20-unit condominium
	3015-3103 W. 35th Street	project called
	3417-3423 Pecos Street	"PECOS SQUARE."

Mr. Guerrero explained to the Commissioners that the applicant had requested this application be postponed for one month.

COMMISSION VOTE

Mr. Dixon moved to postpone the request for 30 days. 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.

C14p-78-019 Tom Ezell: A 126-unit apartment project
1647 Rutland Drive

Elly Malone of the Planning Department presented the staff report. She explained this is an application for a special permit to allow a 126-unit apartment dwelling group on a 4.4642-acre tract with proposed density of 28 units per acre and all 15 apartment structures to be two-story. The staff recommends approval subject to compliance with ordinance requirements and departmental recommendations.

COMMISSION VOTE

Mrs. Schechter moved to continue the request to April 11, 1978, that applicant be present and prepared to answer questions regarding landscaping provisions on the plan. Mr. Stoll 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.

CL4p-78-015	Charles G. Trenckmann: A development for recreational (by Terry Sasser) purposes called 801-907 W. Ben White "WET WILLY WATER SLIDE." Boulevard
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Elly Malone of the Planning Department presented the staff report. She explained this is an application for a special permit to allow development of a water slide for commercial, recreational purposes. The staff recommends approval subject to compliance with ordinance

C14p-78-015 Charles G. Trenckmann (continued)

requirements and departmental recommendations save and except for a five-foot strip of "A" along Radam Lane; also subject to dedication of additional rights-of-way for the extension of Radam Lane and Emerald Forest Drive and moving all improvements southward to provide for possible future right-of-way requirements on Ben White Boulevard. Driveway access to the subject tract was also recommended from Emerald Forest Drive. At present Emerald Forest Drive does not have any physical connection to the existing street system.

PERSONS APPEARING IN FAVOR

Charles G. Trenckmann, 717 Brown Building

Terry J. Sasser, 1515 S. I.H. 35

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant indicated the operation would be moved to the south end of the property, the road would be moved and the property fenced. Mrs. Shipman expressed concern about the traffic situation and felt the Urban Transportation Department should be aware of the problem and look into a signal, if needed.

COMMISSION VOTE

Mr. Snyder moved to approve the special permit. Mr. Jagger amended the motion to allow the staff to accept a revised site plan. 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 BUSINESSC12-78-002 Public Services

Consideration of a wastewater approach main for Woodcliff Apartments. (Northwest Woodcliff Subdivision.)

Tom Knickerbocker, Assistant Director of the Planning Department, presented the staff report. He stated that off site construction is required for water and sewer service when such service is not adjacent to the property. This request is to serve an apartment complex, and the staff recommends approval.

C12-78-002 Public Services (continued)

COMMISSION VOTE

Mr. Jagger moved to approve the wastewater approach main for the Woodcliff Apartments. Mr. Vier seconded the motion.

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

ABSENT: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Austin Tomorrow Comprehensive Plan
Consideration of recommendation to
the City Manager and City Council

Mr. Richard Lillie, Director of the Planning Department, stated there were comments from the Austin Tomorrow Ongoing Committee as well as a memorandum from the Environmental Board. Luther Polnau, Supervisor of Advanced Planning, explained there had been some verbal changes made to Chapter IV of the Comprehensive Plan when it was adopted by the City Council in April of last year. The Planning Department staff has put into written form what the Council has actually adopted. He explained the draft under consideration at this time reflects changes made by subcommittees of both the Environmental Board and the Planning Commission. He explained the growth pattern and the method whereby the City would attempt to direct development through various policies. There was discussion of the boundaries; whether they were fixed or flexible. Mr. Jim Wells, Chairman of the Austin Tomorrow Ongoing Committee, (ATOC), explained ATOC's recommendations and requested this not be delayed any further.

COMMISSION ACTION

There was discussion of Chapter IV and ATOC's recommendations. Mrs. Shipman felt there should be a recommendation from the subcommittee concerning both documents again and the Planning Commission then act again. Mr. Snyder suggested that the Commission not mandate ATOC as part of the Master Plan, he felt it would be presumptuous on the part of the Commission to do so. He felt the Council should decide whether or not they are going to reconstitute it and in which manner it will be done, as well as what authority it would be given. Mr. Vier questioned whether or not the lines are to be hard and fast or could be considered flexible; was this to be "gospel as opposed to guidelines." There was discussion regarding language that would permit flexibility rather than requiring amendment to the plan. There must be flexibility since a lot of people would interpret this a lot of different ways; it should not require a change in the ordinance each time a change is needed.

R200 Austin Tomorrow Comprehensive Plan (continued)

Mr. Vier felt it to be very important that the Commission agree on what the Commission is recommending to the Council to adopt. Mr. Lillie explained that this is a plan for 1995. It was not intended to create what might be called an end-state plan; did want to create a set of objectives and set of guidelines by which decisions could be made. As issues are reviewed, such as C.I.P. or subdivisions, or perhaps annexation programs, those plans could be looked at in relationship to a set of objectives that had been set out for the growth of the community. The boundaries should not be firm, yet somehow agree that there is a changing environment from one area to another. As environments change, different sets of performance could be developed. There was then discussion as to how this could be monitored and how priorities could be shifted if need be. It was not intended to create a very firm line, unmoving kind of document. Mr. Jagger felt it necessary for the Planning Department to review Chapter IV, make sure the necessary wording is included to be sure this is not an iron-clad document drawing strict boundary lines. Mrs. Shipman urged Commission members to study the document so that Chapter IV can be recommended to the City Council at the next hearing.

SUBDIVISIONS

R105-77 Subdivision Memorandum

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

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 staff recommends approval of this plat. The Commission then

VOTED: To APPROVE the following final plat.

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

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED

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

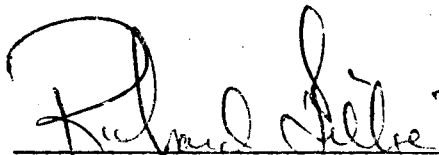
VOTED: To APPROVE the following short form plats.

C8²-77-192 Courtlandt Place, 3
Park Plaza & North Plaza
C8²-78-16 Quail Creek, Sec. 7, Phase 3
Rundberg Ln & Quail Wood Blvd.
C8⁵-78-49 Resub. of Lots 33, 34, & 35 of Enfield D
Parkway & Rainbow Bend
C8⁵-78-64 Resub. of the South 53.50' of Lot 8, Ulit Subdivision
Sanchez Street

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

(The record will show that Mr. Danze abstained on C8-78-16.)

The meeting adjourned at 10:25 p.m.



Richard R. Lillie, Executive Secretary