

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- April 11, 1978

The regular meeting of the Planning 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
Sally Shipman
Bernard Snyder
Bill Stoll
James G. Vier

Absent

Mary Ethel Schechter

Also Present

Richard Lillie, Director of Planning
Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
Luther Polnau, Supervisor Advanced Planning
Katherine Prokopov, Planner
Charles Graves, Director of Engineering
John German, Director of Public Works
Mac Allen, Public Works
Bill Lowery, Urban Transportation Department
Andrew Ramirez, Director, Human Resources
Joe Yacono, Human Resources
Monty Goff, Human Resources
Lee Thompson, Research and Budget
Ouida W. Glass, Senior Secretary

ZONING

C14-78-058 Texas State Bank, Trustee: Interim "AA", 1st to "C" & "B", 1st
 (by Bert Pence)
 North I.H. 35, Rutherford Lane
 and U.S. Highway 183
 (Continued from April 4, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained the request on Tract 1 was continued from April 4, 1978, to allow applicant and the neighborhood association to meet.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Don Amundson, representing neighborhood association

COMMISSION ACTION

Don Amundson, representing the neighborhood association, recommended extension of 25 feet of landscape buffer and 25 feet building setback, or a total of 50 feet on Rutherford; 100' further west to coincide with the division of the GR and O on the opposite side of Rutherford Lane. He requested a 100-foot strip to be zoned GR south of the buffer all the way to Tract 3, parallel with the buffer, and the remainder to be zoned C Commercial.

COMMISSION VOTE

Mr. Jagger moved to grant zoning on Tract 1 as follows: "A" Residential on 25 feet adjacent to Heritage Hills with a restrictive covenant on the landscape buffer to be maintained by the owner; "GR" on the next 25 feet with no buildings to the East line of the GR on the North side of Tract 1; then 100 foot depth to be zoned "GR", and the remainder to be zoned "C" Commercial. Mr. Dixon seconded the motion.

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

 Mrs. Shipman.

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

SPECIAL PERMITS

C14p-78-019 Tom Ezell: A 126-unit apartment project
1647 Rutland Drive
(Continued from April 4, 1978)

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained this request had been continued from April 4, 1978, with the request that he be present to answer questions concerning landscaping. The staff recommends approval of the special permit subject to departmental recommendations and ordinance requirements.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Tom Ezell, applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant agreed to roll back the zoning to conform to the actual land use. He stated he would shrub the perimeter, using berms, and that the existing trees would be left. There was discussion of the traffic outlet.

COMMISSION VOTE

Mrs. Shipman moved to approve the special permit subject to departmental recommendations and ordinance requirements, that there be a buffer and berms in the open space on four sides, shrubs on three sides and the entrance, no privacy fencing, and that the existing trees on the south side will not be cut. Mr. Danze seconded the motion.

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

ABSENT: Mrs. Schechter.

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 7-0.

STREET VACATIONS

C10v-78-007 Street Vacation
Western Hills Subdivision

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, presented the staff report. He stated this is subject to re-subdivision and the new streets and easements will be dedicated on the recorded plat of the new subdivision.

C10v-78-007 Street Vacation (continued)

COMMISSION VOTE

Mr. Vier moved to approve the street vacation and to retain the necessary easements in accordance with staff recommendations and ordinance requirements. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 5-0.

C10v-78-008 Street Vacation
Buttermilk Park

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained that the Engineering Department is in the process of preparing a survey and field notes for a subdivision of Buttermilk Park. This results in several streets needing to be vacated. The staff recommends approval subject to a blanket easement (public utility and drainage easement) being retained on Providence, Meador, and Delmar Streets.

COMMISSION VOTE

Mr. Vier moved to approve the street vacation retaining public utility and drainage easement on Providence, Meador, and Delmar Streets. Mr. Stoll seconded the motion.

AYE: Messrs. Guerrero, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 5-0.

C10v-78-009 Street Vacation
East Riverside Drive for Gulf Oil Corporation

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained the staff recommends approval of this request subject to the retention of easements.

C10v-78-009 Street Vacation (continued)

COMMISSION VOTE

Mr. Vier moved to approve the vacation of the street to Gulf Oil Corporation subject to retention of easements as follows: 10-foot waterline easement, 10-foot storm sewer easement, and 15-foot telephone easement. Mr. Stoll seconded the motion.

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

Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.

Mrs. Schechter.

OUT OF THE ROOM: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 5-0.

C10v-78-010 Street Vacation
Parker Heights, for C. L. Reeves

Mr. Tom Knickerbocker, Assistant Director of the Planning Department. He explained that the Urban Transportation Department has recommended this request not to be approved.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

C. L. Reeves, applicant

PERSONS APPEARING IN OPPOSITION

John German, Director of Public Works

Bill Lowery, Urban Transportation Department

COMMISSION ACTION

Applicant explained this piece of lot was platted several years ago for street purposes; it is no longer needed and he now wishes it to be put back in the subdivision. There was discussion of the requirements to comply with the 100-year flood plain, the fill that would be required or a bridge to be built. Bill Lowery, of the Urban Transportation Department explained there was still a valid proposal to extend Metcale Street to Burleson Road, especially with the school in the area.

COMMISSION VOTE

Mr. Snyder moved approval of a portion of the right-of-way that was taken from Lot 3, Block B, Parker Heights, Section 1-B, as amended. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Snyder, Stoll, and Vier.

Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.

Mrs. Schechter.

ABSTAINED: Mr. Guerrero.

THE MOTION PASSED BY A VOTE OF 5-0-1.

PUBLIC HEARINGSC20-78-005

004

Zoning Ordinance

To amend Chapter 45 of the Austin City Code regarding "L" in Lake District to delete reference to Navigation Board.

Mr. Richard Lillie, Director of the Planning Department, explained that when the City Council established the sunset review procedure on existing boards and Commissions, a decision was to delete or abolish the Navigation Board and put the responsibilities of that board to the Parks Board. The "L" Lake district in the zoning ordinance requires that the Navigation Board be one review agency on all site plans along Town Lake on projects that are proposed by owners. This proposal is to delete the Navigation Board from the ordinance and to replace it with the Parks Board. It is the recommendation of the staff that this be approved.

COMMISSION VOTE

Mr. Stoll moved to amend Chapter 45 of the Austin City Code to delete the Navigation Board from "L" Zoning and to authorize the Parks and Recreation Board to exercise jurisdiction over the matters formerly handled by the Navigation Board. Mr. Dixon seconded the motion.

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Mr. Danze.
Mrs. Schechter.

THE MOTION PASSED BY A 7-0 VOTE.

C3-78-002Waterway Development Permit

To enclose a waterway on Resubdivision
Lot 1, Blackson Avenue Addition

Mr. Charles Graves, Director of the Engineering Department, explained the conditions of the City Code requirements for a waterway development permit and stated the Engineering Department and the Environmental Department is in concurrence with this request and were, therefore, requesting approval of the Planning Commission insofar as this waterway development permit is concerned.

CITIZEN COMMUNICATIONPERSONS APPEARING IN FAVOR

Kenneth Cunningham, engineer representing applicant

PERSONS APPEARING IN OPPOSITION

None

C3-78-002 Waterway Development Permit (continued)

COMMISSION VOTE

Mr. Dixon moved approval of the waterway development permit subject to staff recommendations and ordinance requirements. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

OTHER BUSINESS

C12-78-003 Public Services

Consideration of water and wastewater approach main for the M & G Estates Subdivision.

Mr. Richard Lillie, Director of the Planning Department, explained this is a request for a 12-inch water main and an eight-inch wastewater approach main and will extend from the existing street to the proposed subdivision. The staff recommends approval of this request.

COMMISSION VOTE

Mr. Dixon moved to approve the water and wastewater approach main to the M & G Estates Subdivision. Mr. Stoll seconded the motion.

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

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

R200 Urban Renewal

Modifying Urban Renewal Plan to conform to proposal for Symphony Square

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to modify the land use for Symphony Square and to change the designations from P-1 (park use) to B-2 (business use) He introduced Mr. Leon M. Lurie of the Urban Renewal Agency, who discussed the project.

R200 Urban Renewal (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Leon M. Lurie

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Mr. Lurie of the Urban Renewal Agency explained this is a result of a 99-year lease by the Symphony Society with the Urban Renewal Agency. The City Council has already established a date for the necessary public hearing for this land use, and this is the request for rezoning.

COMMISSION VOTE

Mr. Dixon moved to approve modifying the Urban Renewal Plan to change the land use plan from P-1 to B-2. Mr. Snyder seconded the motion.

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

ABSENT: Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 8-0.

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

Sally Shipman as chairperson of the subcommittee, explained the revisions that had been made to Chapter IV of the Austin Tomorrow Comprehensive Plan.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

John Scanlan, Lake Austin Hill Country Neighborhood Association
Joe Beall, Espy Houston and Associates

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There again was discussion regarding the guidelines and their being flexible and responsive to the changing needs of the community. John Scanlan, representing the Lake Austin Hill Country Neighborhood Association, recommended the Planning Commission adopt the changes that had been recommended by the subcommittee with reference to that portion of the plan that deals with their neighborhood. There also was discussion regarding utility districts in the ETJ.

R200 Austin Tomorrow Comprehensive Plan (continued)

COMMISSION VOTE

Mr. Shipman moved to endorse Chapter IV of the Austin Tomorrow Comprehensive Plan, with changes, and the letter, with changes, to be signed by the Chairman of the Planning Commission and sent on to the City Council. Mr. Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Projects to be Funded through HCD

Consideration of recommendations of the Joint Subcommittee and Community Development Commission concerning projects to be funded by the Housing and Community Development Block Grant for recommendation to the City Council

Mr. Guerrero explained to the Commissioners the recommendations of the joint subcommittee and Community Development Commission, including the policies and statements from the committees, resolutions concerning the Urban Renewal Program adopted by the joint subcommittee and the HCD policy statements as adopted by the joint subcommittee, as well as the funding recommendations. As chairman of the joint subcommittee, Mr. Guerrero recommended the proposals for HCD funding and projects or programs that are recommended to the City Council to be put into the C.I.P. program. There also was discussion of administrative costs in both Human Services and the Planning Departments.

PERSONS APPEARING

Linda Moore, Executive Director of the Austin Area Urban League
Elaine Roberts, United Cerebral Palsy

COMMISSION ACTION

Linda Moore requested further consideration of the recommendation of the joint subcommittee for the funding level of the Urban League. She discussed their budget and requested consideration allowing the Urban League to address needs identified by the HCD target areas. She stated there is no duplication of services. Elaine Roberts, for the United Cerebral Palsy, discussed their program and stated the need is critical now.

R200 Projects to be Funded through HCD (continued)

COMMISSION VOTE

Mr. Guerrero moved that the Planning Commission approve these funding recommendations, the policies and resolutions and refer them to the City Council for their consideration as stated including the resolutions that were adopted by the subcommittee on the summary of community priorities and policy statements of the Community Development Commission, the resolution concerning urban renewal programs adopted by the joint subcommittee and HCD policy statements adopted by the joint subcommittee, noting that the Community Development Commission has also adopted the recommendations of this joint subcommittee. Mrs. Shipman seconded the motion.

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

Mrs. Shipman.

ABSENT: Mr. Danze.

Mrs. Schechter.

ABSTAINED: Mr. Dixon.

THE MOTION PASSED BY A VOTE OF 5-0-1.

Mrs. Shipman then moved support of the efforts of the United Urban League to seek funding from whatever sources that are available for that portion of their home counseling program that was disallowed under the Housing and Community Development funds for various reasons including additional City funding and CETA. Mr. Stoll seconded the motion.

AYE: Messrs. Snyder, Stoll and Vier.

Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger. Mrs. Schechter

ABSTAINED: Messrs. Dixon and Guerrero.

THE MOTION PASSED BY A VOTE OF 4-0-2.

C1-78 Minutes

To Approve Planning Commission Minutes
February 7, 1978
February 14, 1978
March 7, 1978
March 8, 1978
March 14, 1978

Mr. Dixon moved to approve the Planning Commission minutes subject to the necessary correction on the Caswell Case on February 7. Mr. Snyder seconded the motion.

C1-78 Minutes (continued)

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 6-0.

SUBDIVISIONS

R105-77 Subdivision Memorandum

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

P.U.D. FINAL

The staff reported that the following final Planned Unit Development has
appeared before the Commission in the past and all departmental requirements
have been complied with. The staff recommends approval. The Commission then

VOTED: To APPROVE the following final P.U.D.

C8-14-77-009 The Valley at Lost Creek
Lost Creek Blvd.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

PRELIMINARY SUBDIVISION PLATS

The staff reported that the following preliminary subdivision plat was requested
by the owner to be withdrawn. The staff recommends to grant this request. The
Commission then

VOTED: To GRANT the request to WITHDRAW the following plat.

C8-77-22 Timberline III
Spyglass Drive

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The staff reported that the following preliminary subdivision plan was before the Commission on March 28 but was disapproved as the Health Department Report had not been received. As the Health Department Report is now in approving septic tank use, the staff recommends approval subject to the following departmental requirements:

1. Drainage and utility easements as required.
2. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
3. Connection required to Manville Water Supply Corporation. Letter required from such Corporation stating arrangements have been made by the owner to serve this subdivision with water. Such letter required prior to final approval.
4. Variance required on the length of most northerly block. Recommend to grant because circulation is adequate and low density.
5. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Manville Water Supply Corporation water system and a septic tank and system approved by the local (city and county) Health Departments.
6. Show survey tie across Dessau Road and provide for 90' of R.O.W.
7. Countours required to be not more than 100 horizontal feet apart. Additional contours required above the 724 contour line.
8. No sidewalks required. (suburban)
9. Minimum centerline radius for Dessau Road is 400'.
10. 90' R.O.W. (45' from centerline) required for Crystal Bend Drive east of Dessau Road.

RECOMMEND DISAPPROVAL PENDING HEALTH DEPARTMENT APPROVAL FOR SEPTIC TANK USE.

The Commission then

VOTED: To APPROVE the following preliminary plan subject to departmental requirement as recommended by the staff.

C8-78-20 Dessau Acres

Dessau Road and Crystal Bend Drive

AYE: Messrs. Danze, Dixon, Guerrero, Jagger, Snyder,
 Mrs. Shipman.

ABSENT: Mrs. Schechter.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following final plats.

<u>C8-78-13</u>	<u>The Ric & Terri Subdivision</u>
	Tom Kemp Lane
<u>C8-78-21</u>	<u>Breakaway Park, Section Two</u>
	Post River Road

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The staff reported that the following final subdivision 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 final plat.

<u>C8-77-45</u>	<u>Wagon Crossing, 3-A Amended</u>
	Stassney Ln. & Jacaranda Dr.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

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

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

C8-77-70 Mesa Park, Phase 3, Section 2
Spotted Horse Dr. & Duval Rd.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

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

VOTED: To APPROVE the following short form plats.

C8s-78-003 Woodcreek
Woodhollow Dr. & Greystone Dr.
C8s-78-19 Timberline III
Spyglass Drive
C8s-78-50 Resub. of the Resub. of Tract 1, Gramercy Park
Burnet Rd. & Rockwood Ln.
C8s-78-53 Resub. of Lot A, Roe Addition
Primrose Ln. & Rockwood Ln.
C8s-78-70 Sonesta West, Section 2
Balcones Club Dr. & U.S. 183

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The staff reported that the following short form subdivision 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 short form plat and to Authorize staff to hold the plat for signatures of owner and Notary Public.

C8-78-52 Village Square Center
Bell Ave. & Research Blvd.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The staff reported that the following short form subdivision 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 short form subdivision plat and to GRANT variance required on lot width.

C8-78-63 Summit Hill
Summit St. & Taylor Gaines St.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger,
Mrs. Schechter.

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

VOTED: To DISAPPROVE the following short form subdivision plat pending plat connections and to GRANT the variance required on lot width.

C8-78-58 Resub. of Lot A, of the Resub. of Lot 2, Gray Subdivision
U.S. 183

AYE: Messrs. Dixon, Guerreo, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The staff reported that the following short form subdivision plat has appeared before the Commission in the past and all departmental requirements have not been complied with. Mr. Richard Lillie, Director of the Planning Department, stated a decision had not been reached and it was appropriate at this time for the Commission to make a decision. He discussed the street situation and the alternatives that might be considered. The Commission then

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VOTED: To DISAPPROVE the short form subdivision but to approve the concept in principle as follows: permanent access to be from proposed street (Sunny Ridge Drive); permit temporary access off Spicewood Parkway, that if proposal for temporary access is other than that now proposed, that it be bought back prior to approval of the short form plat, that a legally binding agreement be made between Messrs. Carrington and Whitney to carry out the proposed access and that the access be approved by Urban Transportation Department off proposed Sunny Ridge Drive prior to final subdivision approval.

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C8-78-72 Spicewood at Balcones Village, Section 10
Spicewood Club Parkway

AYE: Messrs. Dixon, Guerrero, Jagger, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Mrs. Schechter

ABSTAIN: Mr. Danze.

The staff reported that the following short form subdivisions 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 new short form plats pending compliance with departmental requirements.

C8s-78-103 Dittmarville

Dittmar Road & S. 1st St.

C8s-78-105 John Nash Subdivision No. 2

Ford St. & Goodrich Ave.

C8s-78-106 Barton Market Square, Sec. 3

Ben White Blvd. & S. Lamar Blvd.

C8s-78-107 L & L Properties

McAngus Road

C8s-78-109 ~~Chevy Chase~~, Ph. VI Sec. 4 *Cherry Creek*

Deaton Hill Dr.

C8s-78-111 The Eighth Resub. of Lot 2 F, Frontier Village 3

Frontier Trl. & Western Trails

C8s-78-114 Resub. Lot 1A, Blk. A, Oak Hill Industrial Park, Sec. 2

U.S. 290 & Industrial Oaks Blvd.

C8s-78-115 First Resub. Swanson Ranchettes Section Two *No.*

Slaughtern Ln & Swanson RR

C8s-78-116 Bee Hill Addition

Crystal Bend Dr.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The Commission then

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

C8s-78-108 Missie Curtis Addition
E. Monroe St. & Brakenridge St.
C8s-78-112 Tracor Industrial Subdivision
Ed Bluestein Blvd.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

The Commission then

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

C8s-78-113 North Lamar Plaza
Peyton Gin Rd. & Lamar Blvd.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The staff reported that the following final plat is appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends approval of the variance on the setback from 25 feet to 15 feet with a statement in deed restrictions indicating that when the property is annexed into the City of Austin, the setback requirements established by the zoning ordinance would be in effect, and recommends that the plat be disapproved pending completion of departmental requirements.

The Commission then

VOTED: To DISAPPROVE the following final plat, but to GRANT the variance as stated above.

C8-77-122 Bull Mountain, Phase One
Toro Canyon Rd.

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

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

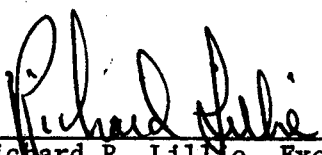
The staff reported that the following short form plats are appearing before the Commission for the first time and all departmental requirements have not been complied with. The staff recommends disapproval of these plats. The Commission then

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

C8s-78-104 Venado Estates
Yucca Mountain Dr.
C8s-78-110 Lyndy Ranch Subdivision
Spicewood Springs Road

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

The meeting adjourned at 9:50 p.m.


Richard R. Lillie, Executive Secretary

OTHER BUSINESS -- NOT POSTED

C14-78-039	Woodstone Square Development Co., Inc.: (by Larry Niemann) 3417 3423 Pecos Street also bounded by West 35th Street	C, and A, 1st <u>to BB, 1st</u>
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Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained the applicant had requested the application be postponed indefinitely.

COMMISSION VOTE

Mr. Dixon moved to postpone the application indefinitely. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

THE MOTION PASSED BY A 6-0 VOTE.

<p>C14p-78-008</p>	<p>Woodstone Square Development Co., Inc.: A 20-unit condominium (by Larry Niemann) West 35th Street and Pecos Street</p>	<p>project called, "PECOS SQUARE".</p>
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Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained the applicant had requested the application to be postponed indefinitely.

COMMISSION VOTE

Mr. Dixon moved to postpone the application indefinitely. Mr. Vier seconded the motion.

AYE: Messrs. Dixon, Guerrero, Snyder, Stoll, and Vier.
Mrs. Shipman.

ABSENT: Messrs. Danze and Jagger.
Mrs. Schechter.

THE MOTION PASSED BY A 6-0 VOTE.

C2o-77-009 Tree Ordinance
To consider establishing an ordinance and to consider
amending the Subdivision and Zoning Ordinances to permit
the preservation of trees

C2o-77-009 Tree Ordinance (continued)

Mr. Tom Knickerbocker, Assistant Director of the Planning Department, explained that the City Council had sent the ordinance back to the Planning Commission with the request that they review it again.

COMMISSION VOTE

Mr. Guerrero moved to consider the Tree Ordinance at 5:30 p.m. on April 25, 1978.