

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- May 9, 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
Evelyn Butler, Supervisor Current Planning
Betty Baker, Planner
Nancy Davis, Research and Budget
Joe Ternus, Director of Urban Transportation
John Meinrath, Legal Department
Curtis Johnson, Director of Water and Wastewater
Joe Lucas, Water and Wastewater
John German, Director of Public Works
Jim Gotcher, Building Inspection
Philip Creer, Chairman, Historic Landmark Commission
Fred Rodgers, City-County Health Department
Ouida W. Glass, Senior Secretary

ZONING

C14-78-068 C. Dotson Smith: Interim AA, 1st to C, 1st
3906 Spicewood Springs Road
(Continued from May 1, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained that the staff recommends denial of the change in zoning so long as this remains a Commercial use in a residential area. He also explained that the zoning change is necessary for the proposed expansion of the facility.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Darrell Blakeway, attorney for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

There was discussion of the Swim-A-Day, its uses, and the fact that the neighborhood had built around this facility. Mrs. Schechter felt it to be an asset to the neighborhood. There was discussion of granting the zoning long enough to have the expansion completed. John Meinrath of the Legal Department explained spot zoning and contract zoning, stating that there were no provisions in the zoning ordinance for roll-back. Applicant stated that the residents do not object to this proposal and he was of the opinion that it would be an asset to the neighborhood.

COMMISSION VOTE

Mr. Dixon moved to grant "C" Commercial, 1st H & A, subject to deed restrictions limiting the use to the swim-a-day facility only and the site plan as submitted by applicant. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C14-78-061 Startex Petroleum Corp.: LR, 1st to C-1, 1st
 (by Charles Simon)
2907 South 1st Street
(Continued from May 1, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained this use is too near an elementary school and the staff recommends the request be denied.

C14-78-061 Startex Petroleum Corp. (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Lee Choate, attorney for applicant

Steven Deutchman, 2901 South First

PERSONS APPEARING IN OPPOSITION

John Corry

COMMISSION ACTION

There was discussion regarding the use of the property. Applicant explained that he had obtained a wholesale liquor license and the zoning change was needed so as not to be in conflict with the state law. He agreed to deed restrict the property, if necessary. Steve Deutchman spoke in favor of the change in zoning, stated that South First was becoming a commercial street, the use already exists, and he has no problem with it. John Corry, an area resident, expressed opposition to any change of zoning, stated the street is becoming dirtier, more traffic, and more commercial. He pointed out there is an elementary school already there, problems with children in the area, and it would be a shame to change this small street into a commercial area.

COMMISSION VOTE

Mr. Dixon moved to deny C-1, 1st H & A. Mr. Stoll seconded the motion.

Mr. Vier offered a substitute motion to approve C-1, 1st H & A with restrictions as offered by applicant, for uses permitted under LR zoning.

Mr. Danze seconded the motion.

AYE: Messrs. Danze, Jagger, Snyder, and Vier.
Mrs. Schechter.

NAY: Messrs. Dixon, Guerrero and Stoll.
Mrs. Shipman.

THE SUBSTITUTE MOTION PASSED BY A VOTE OF 5-4.

C14-78-060 Southland Corporation: GR, 1st to C-1, 1st
(by Charles Simon)
1150 Hargrave also bounded
by Rosewood Avenue
(Continued from May 1, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained this is located in B-2 District of the Glen Oaks Urban Renewal Project and this use is not permitted in this district. The requested use cannot be made of this site, therefore, the staff would recommend the case be denied.

C14-78-060 Southland Corporation (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Lee Choate, attorney for applicant

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant stated the use of the property has not changed and explained that applicant needs the change in zoning to comply with the state law in order to obtain a wholesale liquor license. He offered a restriction, if necessary, on the property.

COMMISSION VOTE

Mr. Dixon moved to accept the recommendation of the staff and to deny C-1, 1st H & A. Mrs. Shipman seconded the motion. Mr. Danze pointed out the inadequacies of the zoning ordinance and that of the state law. Mr. Lillie again explained that there is a difference between retail and wholesale for off-premise consumption. There was more discussion of the use of the property before the wholesale license was obtained. Mr. Lillie stated that if the Urban Renewal Plan as adopted by the City Council is not upheld, it will be necessary to amend it; pointed out nearby facilities such as an elementary school, the Austin Community College, a housing project.

Mr. Snyder then moved to table the motion until May 23, and requested staff to check on the non-conforming use of the property. Mrs. Schechter seconded the motion.

AYE: Messrs. Danze, Dixon and Snyder.
Mrs. Schechter.

NAY: Messrs. Guerrero, Jagger, Stoll and Vier.
Mrs. Shipman.

THE MOTION FAILED BY A VOTE OF 4-5.

Mr. Danze offered a substitute motion to approve the request subject to the use being compatible with the Urban Renewal Plan. Mr. Snyder seconded the motion.

AYE: Messrs. Danze, Jagger, Snyder, and Jagger.
Mrs. Schechter.

NAY: Messrs. Dixon, Guerrero and Stoll.
Mrs. Shipman.

THE SUBSTITUTE MOTION PASSED BY A VOTE OF 5-4.

SPECIAL PERMITS

Cl4p-78-023 George Yonge, and others: A 33,600 Square Foot Shopping Center
12452-23536 U.S. Hwy. 183 called "OAK KNOLL VILLAGE."
11936-12020 Oak Knoll Dr.
12023-12049 Jollyville Road
(Continued from May 2, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained that applicant had requested indefinite postponement on this application pending a determination on the area study on zoning in this area.

COMMISSION VOTE

Mr. Dixon moved to postpone this request indefinitely. Mr. Schechter seconded the motion.

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

OUT OF THE ROOM: Mr. Guerrero.

THE MOTION PASSED BY A VOTE OF 8-0.

Cl4p-78-025 Adon Sitra; A 100-unit apartment dwelling group
Bullcreek Road
Drycreek Drive
(Continued from May 2, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained that a letter had been received from Mr. T. G. Gebhard, Jr., in behalf of the neighborhood association, requesting an indefinite postponement of this request.

COMMISSION VOTE

Mr. Dixon moved to postpone this request until 5:30 p.m., May 23, 1978.
Mrs. Schechter seconded the motion.

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

ABSENT: Mr. Snyder.

THE MOTION PASSED BY A VOTE OF 8-0.

PUBLIC HEARINGSC2o-76-005Amendment to Chapter 45 of the Austin City Code
(Zoning Ordinance)

Public hearing to consider amending the ordinance to authorize a review of building permits within National Register Districts.

Mr. Richard Lillie, Director of the Planning Department, explained this public hearing is to amend Chapter 45 of the Zoning Ordinance to review building permits within National Register Districts. This proposed ordinance amendment requires that the Building Inspection Department refer requests for permits within the four National Register Districts in Austin to the Landmark Commission for their approval. This allows the Landmark Commission to research the property for architectural or historical significance and make it an agenda item if a determination is made that the structure is significant. This amendment was recommended by the Landmark Commission on August 30, 1976, and approved by the Planning Commission on September 28, 1976; however, the City Council referred this back to the Planning Commission with the request that property owners within the Districts and within 300 feet be notified. The Landmark Commission has operated under the guidelines of this proposed ordinance amendment since August of 1976.

Mr. Lillie explained that in an effort to expedite requests, the procedure adopted by the Landmark Commission allows for issuance of a permit by any member of its Executive Committee, thus, in many instances, providing for the issuance of permit on the day of the request. For requests where the Executive Committee does not take action, the applicant is advised of the Landmark Commission's schedule, and when convenient to applicant, the request is reviewed at the next regular meeting, resulting in 23 permits having been reviewed with this procedure. When the regular meeting of the Landmark Commission was not convenient to the applicant, 17 permits were reviewed by the Landmark Commission in Special-Called meetings to expedite issuance of permits. A breakdown of the permits will show that 31 have been for the Sixth Street District, 16 for the Clarksville District, and 16 for the Congress Avenue District. Most of the requests are for building or sign permits, and there have been seven demolition permits approved as well as three location (move-in) permits. This policy has resulted in only one structure having become an agenda item for the Landmark Commission. During this same period the Commission reviewed 19 requests for Certificates of Appropriateness (permits for structures zoned historic). Every effort is being made by the staff and the Landmark Commission to accommodate the applicant, and of the 63 permit requests reviewed, there have been no reports of delay or inconvenience by an applicant.

C2o-76-005 Amendment to Chapter 45 of the Austin City Code (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mr. Philip Creer, Chairman, Historic Landmark Commission
Reverend Southerland, representing Clarksville Community

PERSONS APPEARING IN OPPOSITION

Tom Curtis, attorney representing Trust Department of the
Capital National Bank
David Armbrust, attorney, representing the Trust Department
of the American National Bank

COMMISSION ACTION

Mr. Creer, Chairman of the Landmark Commission, explained to the Commissioners that the procedure as outlined by Mr. Lillie has been used by the Landmark Commission on a voluntary basis and that they felt it should be made an official action by the City Council as soon as possible. He suggested that for clarification that "no such permit shall be issued by the Building Inspection Department before the Landmark Commission has made a recommendation." be inserted in the proposed ordinance. He also suggested that if a structure is made an agenda item, that it be scheduled for a public hearing as soon as required notification to adjacent property owners can be accomplished. Mr. Creer discussed the National Register and its background. Mr. Vier wanted to know why this was needed; why it was not included with the ordinance pertaining to National Register Districts. Betty Baker of the Planning Department explained this would be an interim control until the City districts are created. Mr. Jagger felt this to be an opportunity to review problems and not have to be concerned about someone tearing down a building, indicating he would not be quite so concerned about historic zoning on structures. Mr. Dixon felt this to be "double protection." Reverend Southerland, representing the Clarksville community, expressed favor for the proposed ordinance, stating it would "give us a chance to regroup." Tom Curtis, representing the Trust Department of the Capital National Bank, expressed general opposition to the proposal, but if it is to be recommended, requested the time be cut in order to get out legal notices and also requested that the ordinance should end at some point and time. He felt that in essence there would be three ordinances and "another hoop to jump through." Mr. David Armbrust, representing the Trust Department of the American National Bank, expressed agreement with preservation goals and felt this could be achieved by a notice-type ordinance ... "a permit will be issued 60 days or so unless the Landmark Commission takes some action." He felt another ordinance was not needed, but if passed, requested a time frame be placed on it. Mr. Creer agreed that if there is to be a temporary ordinance, there should be a termination point, and suggested that when each district under the city ordinance has been established, that would terminate that portion of the temporary ordinance. He also suggested changing the wording "that a building permit, demolition, or alteration would be issued in lieu of action of the Landmark Commission if action was not taken within the time limit established."

C2o-76-005 Amendment to Chapter 45 of the Austin City Code (continued)

COMMISSION VOTE

Mr. Vier moved to go back and consider making this an amendment to the existing Historic District Ordinance as opposed to creating a separate ordinance. Mr. Danze seconded the motion. Mrs. Shipman felt this to be inappropriate at this time and would protect some very bad situations that might occur in the meantime. Mr. Jagger offered a substitute motion that the ordinance be recommended by the City Council with the changes as proposed by Mr. Creer in his original presentation; that the ordinance be further amended to provide that as Historic Districts under the local ordinance are carved out of the various national register districts, that this ordinance would no longer apply; and that it be further amended that the building permits will be issued within 40 days unless the Landmark Commission has recommended to the contrary. Mr. Dixon seconded the motion.

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

THE SUBSTITUTE MOTION PASSED BY A VOTE OF 6-2.

C2o-78-008 Zoning Ordinance

To set a public hearing for proposed amendment to Zoning Ordinance (Chapter 45) which would permit jail facilities by special permit.

Mr. Richard Lillie, Director of the Planning Department, requested that this be pulled from the agenda.

NO ACTION WAS TAKEN.

C2o-78-005⁰⁰⁵ Zoning Ordinance

Review second draft of Home Occupations Ordinance and set date for public hearing.

Mr. Richard Lillie, Director of the Planning Department, explained more time is needed to develop the information needed for this ordinance and requested it be pulled from discussion.

COMMISSION ACTION

Mr. Dixon moved to postpone this request to May 23. Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C2o-78-007 Zoning Ordinance

Public Hearing to consider amending Chapter 45 of the Austin City Code regarding storage of junk or inoperable vehicles in residential areas.

Mr. Richard Lillie, Director of the Planning Department, introduced Mr. Jim Gotcher, of the Building Inspection Department, who discussed the proposed ordinance with the Commissioners. Mr. Gotcher explained the necessity for this proposed ordinance, stating that there are at some times court cases involving junk automobiles and explained the need to identify inoperable vehicles.

PERSONS APPEARING

Marilyn Simpson, Whispering Oaks-Cherry Creek Neighborhood Association

COMMISSION ACTION

There was discussion regarding the time period involved and it was decided to change this to 72 hours rather than 48 hours. There also was discussion regarding recreational vehicles, as well as the definition of dead or antique cars. Marilyn Simpson felt this would create as many problems as it would solve. There also was discussion involving how long a person should be allowed to work on cars. It was pointed out that a lot of teenagers did this sort of thing as a hobby.

COMMISSION VOTE

Mr. Dixon moved to approve the ordinance by amending the first paragraph to read "for a period of time in excess of seventy-two (72) hours:" and that the term antique or dead cars be identified. Mr. Vier seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C2o-78-006 Amendment to Chapter 45 of the Austin City Code
(Zoning Ordinance)

To consider amending Chapter 45 of the Zoning Ordinance to permit public and commercial parking in "B" Residence, "O" Office, and "LR" Local Retail by special permit.
(Two Proposals)

Mr. Richard Lillie, Director of the Planning Department, introduced Mr. Jim Gotcher of the Building Inspection Department, who explained the need for this ordinance. In the late 1960's the zoning ordinance had been changed regarding offstreet parking in "B" zoning and the Building Inspection Department was unaware of this change until the Legal Department had advised in 1974 that parking could no longer be established in "B" zoning. During that period of years many parking lots were approved in "B" zoning. He felt that these lots should be legalized and that parking should again be permitted in "B" zoning. He felt the Building Inspection Department could have more control of the parking situation, however, if it was required by special permit and that the now existing parking districts would be non-conforming. The Building Inspection Department requests adoption of Proposal No. 1.

C2o-78-006 Amendment To Chapter 45 of the Austin City Code (continued)

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Betty Phillips, Save University Neighborhood

Michael H. Owens, 2500 Nueces

Mr. Sawyer, 2500 Nueces

Patricia Arnold, 2100 Rio Grande

Jim Christianson, Concordia Neighborhood Association

Jerry Seigert

Dorothy Richter, Hyde Park Neighborhood Association

Jim Hardin, 1104 West 22

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Petition - 147 signatures

COMMISSION ACTION

Betty Phillips felt that this proposal does not go along with the Spirit of Austin Upturn, explaining there is a delicate balance in the older areas and they could not take any more parking lots. She also was of the opinion that special permits are much easier to get than a change in zoning. She felt that Proposal No. 2 would be discrimination. She recognized that parking is a problem, but felt that the parking lots should be parking garages and that student groups could get the University to provide adequate parking. Mr. Jagger stated he did not understand the logic that a special permit would be easier to get than a change in the zoning; that the effect would be not to increase the parking lots, but to landscape the areas, provide buffers and have more control over parking lots in general. He felt this to be a good thing for the City, that it would be beneficial to the neighborhood rather than being detrimental. Michael Owens stated he felt area residents were tired of the University's lack of planning for parking. There was discussion of the cost of parking in university facilities as well as incentives to build new parking lots, the feeling was expressed that people will not pay what it costs to use public parking facilities. Jim Christianson, representing Concordia Neighborhood Association, pointed out that this small area was zoned "B" and that under this proposal, the structures could be torn down and a parking lot installed with a special permit. He felt there should be some protection for this residential area. There then was discussion of a zoning roll back to protect the area residents, and requested that this not be approved. There was discussion regarding parking lots and the fact that Building Inspection Department does not require permits; the City is not aware of a parking lot situation until a citizen alerts them. Mr. Gotcher again explained he felt the City would have better control of the situation if special permits were required. Mr. Guerrero discussed the possibility of disallowing parking in "B" zoning, but to require special permit for "O" Office or "LR" zoning.

C2o-78-006 Amendment to Chapter 45 of the Austin City Code (continued)

COMMISSION ACTION

Mr. Jagger moved to examine the entire parking lot question, find a procedure to properly control parking lots, to control the setting up of standards that must be complied with to make sure they are buffered and/or landscaped, etc., and then examine whether or not the entire procedure might not be better worked through a special permit.

Mr. Danze amended the motion to take out "B" zoning and combine the two ideas. Mr. Shipman felt both alternatives should be rejected, and moved not to recommend the ordinance, but to request the Building Inspection Department to look into the parking situation and try to come up with something more acceptable. Mr. Dixon seconded this motion. There again was discussion of the two proposals and Mrs. Shipman withdrew her motion.

Mr. Jagger then moved to reject both alternatives as presented; that the Building Inspection Department be requested to look into the wording of the ordinance relating directly to parking and come up with something that would not make it feasible for someone to pave a lot from curb to curb to set up a definite use, but to contemplate a Building Inspection permit. This is to come back for consideration in 90 days. Mr. Dixon seconded the motion.

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

ABSENT: Mr. Snyder.

THE MOTION PASSED BY A VOTE OF 8-0.

C12-78-005 Public Services

Consideration of wastewater approach main
for Dittmarville Subdivision.

(Postponed from April 25 hearing.)

Mr. Richard Lillie, Director of the Planning Department, explained this request was postponed since there were some questions the Commission wished to have answered and stated that Mr. Curtis Johnson, Director of the Water and Wastewater Department, was available to discuss this with the Commissioners. Mr. Johnson explained that this subdivision is outside the City limits and stated that assuming City participation, the subdivider's participation is one-half the cost for the extension of the line.

COMMISSION VOTE

Mr. Vier moved to approve the wastewater approach main for Dittmarville Subdivision as recommended by staff. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Guerrero and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C12-78-004Public Services

Consideration of a wastewater approach main for
Four Seasons Section 2.

(Postponed from April 25 hearing.)

Mr. Richard Lillie, Director of the Planning Department, explained this was for a wastewater approach main at no cost to the City unless the property is annexed within one year. Mr. Curtis Johnson, Director of the Water and Wastewater Department, explained that there are septic tank malfunction problems in the area and some persons desire service if this is approved.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

None

PERSONS APPEARING IN OPPOSITION

Linda Fruth

Fred Rodgers, Austin-Travis County Health Department

Dr. Milton Holloway

Patricia Parker

Ron Windham

COMMISSION ACTION

There was discussion of the septic tank malfunction problem in the area and the desire of area residents to obtain service if this line is approved. There also was discussion of the cost involved, as well as City participation if the area is annexed. Mr. Johnson pointed out that there is not adequate capacity in this system as designed for additional service. Dr. Holloway requested that additional capacity be added, the line be extended or increased in size to offer adjoining landowners an opportunity to solve a major problem, indicating that area residents would pay their proportionate share of the cost and that they would be willing to petition for annexation. Patricia Parker felt there should be help for the already existing homes before more are added. Mr. Johnson stated there was no means whereby the developer could be asked to oversize a system, it is outside the city limits, and no city money would be spent until the area is annexed, stated there was no capacity for additional service.

COMMISSION VOTE

Mr. Dixon moved to postpone the request due to the fact there is not sufficient evidence to grant the approach main and requested consultation with the developer, the City of Austin, and the neighbors to reach an adequate solution for tying on Section 1 of Four Seasons.

Mr. Jagger amended the motion to request the Water and Wastewater Department be asked to analyze the system to determine how many additional units could be added, that Mrs. Fruth be notified, and that the neighborhood take the

C12-78-004 Public Services (continued)

responsibility of getting with Mr. Neans regarding some basis for jointly participating in the cost, come back with a report on June 13 unless the developer comes up with a better arrangement. Mr. Danze seconded the motion.

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

Mmes. Schechter and Shipman.

ABSENT: Messrs. Guerrero and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

SUBDIVISIONS

C8s-77-289

High Madrones

The Trail of Madrones

Request for variance to delete fiscal requirements for water service and authorize release of letter of credit.

Mr. Richard Lillie, Director of the Planning Department, explained that applicant had requested this be postponed to May 23.

COMMISSION VOTE

Mr. Dixon moved to postpone this request to May 23. Mrs. Schechter seconded the motion.

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

Mmes. Schechter and Shipman.

OUT OF THE ROOM: Mr. Guerrero.

THE MOTION PASSED BY A VOTE OF 8-0.

R105-77 Subdivision Memorandum

Short form and Final Subdivisions as
listed on the Subdivision Memorandum.
Action to be 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.

C8-77-112 Brenlan Addition
Buffalo Pass

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

NAY: Mrs. Shipman.

ABSENT: Mr. Snyder.

The staff reported that the following final 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.

C8-78-40 Rutland Dr. Business Park, Sec. 7
Denton Dr.

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

ABSENT: Mr. Snyder.

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 staff recommends disapproval of these plats. The Commission then

VOTED: To DENY the following final plat pending fiscal arrangements, compliance with departmental requirements and street name changes required and to GRANT the variance required from "Low Density Urban Standards Policy" to permit two lots to be less than two acres.

C8-77-43 Rio Robles
Lisa Dr. & Charlotte Dr.

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

ABSENT: Mr. Snyder.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED (continued)

The Commission then

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

C8-77-118 Lakeway Ranchettes
North of Flintrock Road

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

ABSENT: Mr. Snyder.

The Commission then

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

C8-78-38 Walnut Crossing, Section One-A
Duval Road

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

ABSENT: Mr. Snyder.

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

The staff reported that the following short form subdivisions 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-78-33 Resub. of Lot 2-B, Rutland Square
Rutland Dr.

C8s-78-93 The Resub. of Lots A & B McCann Annex, No. 2
Research Blvd. & McCann Dr.

C8s-78-69 Second Resub. of Lot 7, Northwest Hills Oakridge
Hart Lane

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

ABSENT: Mr. Snyder.

The Commission then

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

C8s-78-73 Trian Addition
Riddle Road

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

The Commission then

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

C8s-78-80 The H & M Vallejo Addition
Jacobson Road E. of Elroy Rd.

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

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 short form plats pending compliance
 with departmental requirements.

C8s-78-140 Hill Morrision Addition
Ben White Blvd. E. of Terry-O-Ln.

C8s-78-141 Donihee Addition
S. Congress & Stassney Ln.

C8s-78-143 Tanglewild Resub. No. 3 *Est. No. 2*
Cedar Bend Dr.

C8s-78-146 Sandahl Resub. of A Part of O.L. 27, Div. 0
Perdernaes St. & E. 1st St.

C8s-78-147 Lost Creek Estates, Phase I-A
Lost Creek Blvd.

C8s-78-148 The Glass Addition
S. 1st St. & Terrell Hill Ln.

C8s-78-149 Brodie Lane Commercial Center
Brodie Ln. & Riddle Rd.

C8s-78-150 Amended Plat of Resub. Lot 3,
Blk G. Slaughter Creek Acres
Creek View Dr.

C8s-78-151 Riethmeyer Subdivision
Burnet Rd. & Waters Park Rd.

C8s-78-152 Resub. of Lot 2, Cameron Plaza
Cameron Rd. & U.S. 290

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

C8s-78-153 South Lamar Business Park
Collier St. & S. Lamar Blvd.
C8s-78-154 First Resub. of Lots 1-19,
Allandale, Section 4
Allandale Rd. & Northland Dr.

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

ABSENT: Mr. Snyder.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements, current county tax certificates, plat corrections, and L.C.R.A. approval required to septic tank use, and to GRANT the variance required on signature of adjoining owner and to GRANT the variance required to delete fiscal for sewer.

C8s-78-142 Conley Addition
Eck Ln. N. of Hudson Bend Rd.

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

ABSENT: Mr. Snyder.

The Commission then

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

C8s-78-144 Country Place
Cameron Rd. & Coronado Hills Dr.

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

ABSENT: Mr. Snyder.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to REQUIRE variance on signature of adjoining owner and variance to exclude balance of tract.

C8s-78-145 Fiesta Plaza
Giles Rd. & U.S. 290

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

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

ABSENT: Mr. Snyder.

The Commission then

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

C8s-78-139 First Resub. of Lots 5 & 6, Bruton Springs
Lisa Dr.

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

ABSENT: Mr. Snyder.

The meeting adjourned at 10:05 p.m.



Richard R. Lillie, Executive Secretary