

The Meeting of the Commission was called to order at 5:35 p.m. in the City Council Chambers.

Present

Miguel Guerrero
Sid Jagger
Bill Stoll
Jim Vier
Deo Danze
Freddie Dixon
Mary Ethel Schechter
Sally Shipman

Absent

Bernard Snyder

Also Present

Richard Lillie, Director of
Planning
Evelyn Butler, Supervisor of
Current Planning
John Meinrath, Assistant
City Attorney
Maureen McReynolds, ERM
Sharon Barta, Urban
Transportation
David Hutton, Planning
Lee Stone, ERM
Charlie Graves, Engineering

The meeting adjourned at 8:50 p.m.

Jo Ann Salas Clerk B.

PLANNING COMMISSION

Regular Meeting --- May 23, 1978

PRELIMINARY SUBDIVISIONS

C8-78-11 Webbwood
 Hiline Road & Lakeview Dr.

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

On July 27, 1977 the Plat Review Committee recommended approval with the following conditions:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on the final plat.
5. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
6. Connection required to Water District No. 17 water system. Letter required from such district stating arrangements have been made by the owner to service this subdivision with water.
7. L.C.R.A. approval given for septic tank use on 44.67 acres only out of the 57.72 total acres. (See letter as on file with the City of Austin Planning Department)
8. Variance required on the length of Forest Trail cul-de-sac. Recommend to grant because of low density.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District #17 water system and a septic tank and system approved by L.C.R.A.
10. Show survey tie across Highline Road and provide for 60' of R.O.W.
11. Minimum centerline radius for residential streets is 200'.
12. No sidewalks required. (suburban)
13. Round all intersection corners and neck of culs-de-sac.
14. Identify proposed ownership of parks and/or greenbelts for purposes of taxation, maintenance and use.
15. Show book and page of power line easement which overlaps Highline Road.
16. Forest Way required to intersect Highline Road at or near 90 degrees using a minimum centerline radius of 200'.
17. County Engineer recommends lot lines be adjusted so that suitable minimum building site is left above elevation 725.
18. Full R.O.W. (50') required to be dedicated on final plat for Forest Way. Adjoining owner required to participate to effect such dedication.
19. Lake View Drive has been changed to Forest Way. Change name of Forest Trail. Show West Beach Road (name) on schematic plan where street turns westerly.
20. Show lot number for common area and include the two (2) 30' private roads in such lot.
21. Lot lines should be located with respect to drainageways.

PRELIMINARY SUBDIVISIONS---continued

C8-78-11 Webbwood

22. Owner must identify the remaining 13.05 acres of this tract not approved by L.C.R.A. for septic tank use, and all area other than "common land" as shown on preliminary plan must be disapproved pending L.C.R.A. approval thereon.
23. To date, city staff interpretation of Section 41-11 Subdivision Ordinance is that an engineer or surveyor is required to be a party to a preliminary plan to verify boundary survey, acreage, width of streets, contours tied to U.S.G.S. or City Standard Datum, size and flow line of drainage structures, etc.

Owner representative disagrees with city staff interpretation and has shown that a boundary survey only was prepared by Melvin Lindsey, who by way of the letter as on file with the City of Austin Planning Department, states that he is not a party to the preliminary plan and does not represent the owner or this subdivision.

Due to the fact that the Subdivision Ordinance does not clearly state that an engineer or surveyor must be party to a preliminary plan, it is recommended that this preliminary plan be approved subject to all of the above conditions.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Webbwood subject to departmental requirements as recommended by the staff and to grant the variance in comment #8.

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

ABSENT: Mr. Snyder

C8-78-27 Smokey Mountain Oaks
 Appaloosa Run

The staff reported that this preliminary plan consists of 52.16 acres with 20 lots, the average lot size being 220' x 420' and the density being 2.6 lots per acre.

The staff recommends approval of the preliminary plan with the following conditions based on departmental comments from the February 22, 1978 Plat Review Committee Meeting and subsequent departmental comments:

1. Waterway development permit required prior to final approval.
2. 100 year flood plain data required.
3. Drainage and utility easements as required.
4. Minimum building slab elevation note required on the final plat.

PRELIMINARY SUBDIVISIONS---continued

C8-78-27

Smoky Mountain Oaks

5. Subdivision is classified as suburban and all streets and drainage required to be constructed to county standards for acceptance for maintenance with appropriate bond posted with the County Engineer.
6. Health Department approval has been given for septic tank use.
7. Health Department approval required for individual water wells prior to final approval.
8. Variance required on length of Appaloosa Terrace. Recommend to grant because of topography and low density.
9. Variance required on length of both blocks. Recommend to grant because of low density and topography.
10. Restriction required on final plat prohibiting occupancy of any lot until connection is made to a potable water supply and septic tank systems approved by the Health Department.
11. No sidewalks required. (suburban)
12. Preliminary plan required to be drawn to a scale of 1" = 100'. Recommend variance to permit final plat to be submitted at 1" = 200' as requested in letter form Engineer.
13. Show survey tie across Appaloosa Run and verify R.O.W. shown.
14. Show names and addresses of property owners on south side of Appaloosa Run adjacent to subdivision. Show lot lines of all adjacent owners.
15. Street grades are required to be approved by County Engineer prior to final approval.
16. Minimum centerline radius for Appaloosa Terrace is 200' (50' R.O.W.)
17. Show centerline curve data.
18. Natural gas service is not available in this area.
19. City water and wastewater service is not available.

ADDITIONAL COMMENTS

1. Change name of Appaloosa Terrace because of duplication.
2. Monument a benchmark to U.S.G.S. 1929 Datum within the subdivision.
3. County development permit required prior to start of site development.
4. Maximum grade on roadway construction must not exceed county standards of 15%.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Smoky Mountain Oaks subject to departmental requirements as recommended by the staff and to GRANT the variances listed in comments # 8 & 9.

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

ABSENT: Messrs. Snyder and Jagge

PRELIMINARY SUBDIVISIONS---continued

C8-78-45

Anderson Mill East

Lake Creek Pkwy. & U.S. 183

The staff reported that this preliminary plan consists of 44.07 acres with 22 lots, the average lot size being (residential) 65' x 120', and the density being 2 acres per lot.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the March 8, 1978 Plat Review Meeting and subsequent departmental comments:

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required.
3. Show 100 year flood plain elevation.
4. Minimum building slab elevation note required on final plat.
5. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
6. Connection required to Williamson County M.U.D. #1 water and wastewater systems. Annexation to the M.U.D. will be required. City Council approval required for such annexation, and a letter will be required from the M.U.D. as evidence of annexation. Submission of a final plat prior to such annexation will be at the owner's risk in the event such annexation is not approved. In addition, a letter will be required from the M.U.D. approving services to the subdivision prior to final approval.
7. Recommend that Firethorn Lane and Meadow Ford be vacated from west boundary of this subdivision to the nearest intersecting street to eliminate the need for extension or cul-de-sac. Action required by County Commissioners Court to vacate these streets. Such vacation is the responsibility of this owner and if it cannot be accomplished, a cul-de-sac will be required within this subdivision to properly terminate these streets. Vacation will be required prior to final approval.
8. Sidewalks required on both sides of Hymeadow Drive and Mellow Meadow Lane and subdivision side of Lake Creek Parkway and U. S. Highway 183. Fiscal arrangements and sidewalk location note required on final plat.
9. Zoning required on that portion of tract #5 located inside city limits prior to preliminary or final approval for commercial purposes as proposed.
10. Separate subdivision and special permit approval required on P.U.D. tract #4.
11. Show building setback line 25' from Hymeadow Drive, Hidden Meadow Drive, and U. S. Highway 183.
12. Show names and addresses of all adjacent (adjoining or across the street) property owners including platted lots.

PRELIMINARY SUBDIVISIONS---continued

C8-78-45 Anderson Mill East

13. Restriction required on final plat prohibiting occupancy of any lot until connection is made to the M.U.D. water and wastewater systems.
14. Letter required from Williamson County M.U.D. No. One to verify adequate capacity of sewage treatment plant for serving this subdivision prior to final plat approval.
15. Variance required on length of both blocks. Recommend to grant because of proposed school site and existing development.
16. Schematic plan required on the balance of this property bounded by U.S. Highway 183 and Lake Creek Parkway prior to final plat approval.
17. Survey tie at northwest property corner should be labeled N 56°00' W, 80' instead of N 56° 00'E., 50'.
18. Show survey tie across Hidden Meadow Drive, Meadow Ford, and Firethorn Lane to verify widths.
19. Utility easements will be needed in proposed vacated Firethorn Lane or action to abandon existing mains.
20. Show all dimensions of tracts.
21. Main line advance required for natural gas service.
22. Access onto U.S. Highway 183 from tract No. 5 required to be limited to one location to be approved by Urban Transportation Department.
23. Urban Transportation requests review of any planned median cuts on Lake Creek Parkway in conjunction with private driveway locations.
24. Church tract at southwest corner required to be included in this preliminary plan (not now included).
25. Show rest of the platted portion of Village One at Anderson Mill adjoining the church tract and the location of Meadow Ford.

RECOMMEND DISAPPROVAL OF TRACT NO. 5 PENDING ZONING CONSIDERATION.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Anderson Mill East subject to departmental requirements as recommended by the staff and to DISAPPROVE tract #5 pending zoning.

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

ABSTAIN: Mr. Vier

ABSENT: Mr. Snyder

PRELIMINARY SUBDIVISIONS---continued

C8-78-47 Windcrest
F.M. Hwy. #2769 & Dies Ranch Road

The staff recommended disapproval of this preliminary plan pending receipt of Health Department approval for septic tank use, at which time the plan will be brought back for public hearing.

The Commission then

VOTED: To DISAPPROVE the preliminary plan of Windcrest pending Health Department approval for septic tank use.

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

ABSENT: Messrs. Jagger and Snyder

C8-78-48 Westlake Cross Roads
Westlake High Dr. & Camp Craft Rd.

The staff recommended disapproval of this preliminary plan pending clarification of departmental requirements at which time it will be brought back for public hearing.

The Commission then

VOTED: To DISAPPROVE the preliminary plan of Westlake Cross Roads pending clarification of departmental requirements.

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

ABSENT: Messrs. Jagger and Snyder

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

C8-78-41 Vintage Hills, Section Six
Ed. Bluestein Blvd. & Dubuque Lane

The staff recommended disapproval of this preliminary plan pending Council approval of a wastewater approach main, provision for additional R.O.W. for U.S. 183 and submission of data as explained in comment #14.

The Commission then

VOTED: To DISAPPROVE the preliminary plan of Vintage Hills, Section Six pending Council approval of a wastewater approach main, provision for additional R.O.W. for U.S. 183 and submission of data as explained in comment #14 at which time it will be brought back for public hearing.

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

ABSTAIN: Mr. Vier

ABSENT: Messrs. Jagger and Snyder

PRELIMINARY/FINAL SUBDIVISION PLATS---continued

C8-78-41 Vintage Hills, Section Six

The Commission then

VOTED: To DISAPPROVE the final plat of Vintage Hills, Section Six pending fiscal arrangements, compliance with departmental requirements, street name changes, Council approval of approach main and preliminary approval required prior to final approval.

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

ABSTAIN: Mr. Vier

ABSENT: Mr. Snyder

C8-78-43 Sunridge South
 Shadywood Dr. & Tawny

The staff reported that this preliminary plan consists of 21.57 acres with 85 lots, the average lot size being 75' x 105', and the density being 3.94 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the February 1, 1978 Plat Review Meeting and subsequent departmental comments:

1. Show complete street name for Tawny.
2. Drainage and utility easements as required.
3. Pending City Council action, show Sunstrip Drive as Lunar Drive.
4. Subdivision is classified as urban and all streets, drainage, side-walks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
5. Sidewalks required on both sides of Lunar Dr., subdivision side of Shadywood Dr., and one side (specify) of all other streets.
6. Sidewalk note required on final plat. No fiscal arrangements required. (inside city)
7. Connection required to city water and wastewater systems.
8. Show survey tie on existing streets bordering or traversing proposed subdivision to verify widths.
9. Variance required for length of block C. Recommend to grant because adequate circulation is provided.
10. Main line advance required for natural gas service.
11. Change Kimverly to Kimberly.
12. Reverse building setback lines for lots 1 and 8, block E.
13. Show 25' building setback line for lot 9, block E.
14. Show names of adjacent (adjoining and across the street) property owners.
15. Show centerline curve data.

PRELIMINARY/FINAL SUBDIVISION PLATS---continued

C8-78-43 Sunridge South

16. Submit letter requesting variance from subdivision as appropriate. State reasons for such request.
17. Waterway development permit required prior to final approval.
18. Show 100 year flood plain data.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Sunridge South subject to departmental requirements as recommended by the staff.

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

ABSENT: Messrs. Jagger and Snyder

The Commission then

VOTED: To DISAPPROVE the final plat of Sunridge South pending fiscal arrangements, compliance with departmental requirements and sidewalk note.

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

ABSENT: Mr. Snyder

C8-78-44 Colony Park, Section One, Phase Four B
 Decker Lake Rd. & Colony Loop Dr.

The staff reported that this preliminary plan consists of 15.4 acres with 85 lots, the average lot size being 50' x 115', and the density being 5.5 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on comments from the March 15, 1978 Plat Review Meeting and subsequent departmental comments:

1. Waterway development permit required prior to final approval.
2. Drainage and utility easements as required. Twenty five year flood plain required as drainage easement.
3. Minimum building slab elevation note required on the final plat.
4. All lots required to have an adequate building site exclusive of front setback lines and drainage easements.
5. Subdivision is classified as urban and all streets, drainage, sidewalks, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
6. Sidewalks required along both sides of Colony Loop Drive, subdivision side of Decker Lake Road, and one side (specify) of all other roads.
7. Sidewalk note required on final plat. No fiscal arrangements required (inside city)

PRELIMINARY/FINAL SUBDIVISION PLATS---continued

C8-78-44 Colony Park, Section One, Phase Four B

8. Twenty five foot building setback line required from Decker Lake Road on all through lots (lots 38-35, block O).
9. All lots required to comply with minimum area standards as per Section 41-35, subdivision Ordinance. The following lots do not comply: Lots 18, 21, 31, 32, 35, 36 and 37, block R. Lots 25, 26, 27, and 29, block O.
10. Show names of all adjacent (adjoining and across the street) property owners and accurate property lines.
11. Show survey tie on all existing streets bordering or traversing proposed subdivision to verify widths.
12. Minimum chord width of 33' required on all lots with curved front property lines. Lot 37, block O does not comply. Show width of lot 23, block R.
13. No access is allowed from lots 38-45 (block O) and lot 1-A, block W to Loyola Lane (Decker Lake Road). (This should be provided by deed restriction)
14. Label public utility easement on block R.
15. Sanitary sewer easements along side lot lines should be a minimum of 15' in width, 10' on one side of property lines and 5' on the other.
16. Show centerline curve data on all streets.
17. Show cul-de-sac radius for Shannon Circle. 50' radius required.
18. Main line advance required for natural gas service.
19. Change name of Shannon Circle. Change Decker Lake Road to Loyola Lane.
20. Show centerline of existing water course.
21. Recommend one of the block "Rs" be changed even though lots are consecutively numbered because such blocks are physically separated by streets.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Colony Park, Section One, Phase Four B subject to departmental requirements as recommended by the staff.

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

The Commission then

VOTED: To DISAPPROVE the final plat of Colony Park, Section One, Phase Four B pending fiscal arrangements, compliance with departmental requirements, plat corrections and street name changes.

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

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-46 Pflugerville Estates, Section One
 Dessau-Pflugerville Road & Serenity Dr.

The staff reported that this preliminary plan consists of 15.11 acres with 12 lots, the average lot size being 195' x 229', and the density being .79 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the March 22, 1978 Plat Review Meeting and subsequent departmental comments:

1. Drainage and utility easements as required.
2. Show existing easements and their widths.
3. 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.
4. Show adjacent lot lines of approved preliminary plan.
5. Health Department approval required for septic tank use prior to preliminary approval.
6. Health Department approval required for individual wells or letter of approval required from Manville Water Supply Corporation.
7. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to an approved septic tank system and approved water supply.
8. Contours required to be not greater than 100 horizontal feet apart.
9. No sidewalks required. (suburban)
10. All lots required to have adequate building site exclusive of easements.
11. Show survey tie to verify width of adjacent Dessau Road (Gregg Lane).
12. Show benchmark monument to U.S.G.S. 1929 Datum within proposed subdivision if required by county engineer.
13. County development permit required prior to start of site development on lots.
14. Road grades cannot exceed 15% slope.

PRELIMINARY/FINAL COMBINATION SUBDIVISION PLATS---continued

C8-78-46 Pflugerville Estates, Section One

15. Recommend no driveway access from lots in proposed subdivision onto Dessau Road; except from lot 24, which has an existing driveway.
16. City of Austin water and wastewater services are not available.
17. Show Dessau-Pflugerville Road as Dessau Road.
18. Change name of Welcome Glen because of duplication.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Pflugerville Estates, Section One subject to departmental requirements as recommended by the staff.

AYE: Messrs. Guerrero, Vier, Jagger and Danze
Ms. Schechter

OUT OF ROOM: Ms. Shipman and Messrs. Dixon and Stoll

ABSENT: Mr. Snyder

The Commission then

VOTED: To DISAPPROVE the final plat of Pflugerville Estates, Section One pending fiscal arrangements, compliance with departmental requirements and street name changes.

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

ABSENT: Mr. Snyder

PRELIMINARY SUBDIVISIONS

C8-70-22 Southcrest Park, No. 3
F.M. 812 & Clinger Road

C8-77-91 Pecan Meadow
Old U.S. 183

The staff reported that the owners have requested a six month extension for these preliminary plans. The staff recommends approval of the request. The Commission then

VOTED: To GRANT a SIX MONTH EXTENSION as requested by the owner.

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

ABSENT: Mr. Snyder

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following three (3) final plats have been before the Commission in the past and have met all departmental requirements and recommends approval for the following subdivision plats. The Commission then

VOTED: To APPROVE the following final subdivisions.

<u>C8-76-08</u>	<u>Cherry Creek, Phase VII, Section One, Amended</u>
	<u>Westgate Blvd. & Inridge Dr.</u>
<u>C8-77-90</u>	<u>Resub. of Western Hills, Lots 18-49 & Lot 66</u>
	<u>Stage Coach Tr. & Wm. Cannon Dr.</u>
<u>C8-78-38</u>	<u>Walnut Crossing, Section One-A</u>
	<u>Duval Rd.</u>

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

ABSENT: Mr. Snyder

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending sidewalk note.

<u>C8-73-107</u>	<u>Trailwood Village² at Travis Country</u>
	<u>Travis Country Circle</u>

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

ABSENT: Mr. Snyder

The staff reported that the owner has requested partial vacation of the plat for the following subdivision plat. The Commission then

VOTED: To GRANT the request for partial vacation of the following final subdivision.

<u>C8-74-45</u>	<u>Barton Market Square</u>
	<u>S. Lamar Blvd. & Ben White Blvd.</u>

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

ABSENT: Mr. Snyder

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

The staff reported that the owner has requested to withdraw the following subdivision plat. The Commission then

VOTED: To GRANT the request to withdraw the following final subdivision.

C8-77-101 Springwoods, Section 2
 Turtle Rock Rd. & Treeline Dr.

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

ABSENT: Mr. Snyder

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

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

C8-77-08 Mesa Park, Phase 4
 Mesa Park Blvd.

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

C8-78-36 Gracywoods, Section Four
 Carshalton Dr.

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

ABSENT: Mr. Snyder

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the owners have requested to vacate the plats of the following short form subdivisions. The Commission then

VOTED: To GRANT the request to vacate the following short form plats.

<u>C8s-71-182</u>	<u>Resub. of Lot 3, Blk. G, Slaughter Creek Acres</u> <u>Creek View Dr.</u>
<u>C8s-75-25</u>	<u>First Resub. of Barton Market Square</u> <u>Victory Dr.</u>
<u>C8s-77-248</u>	<u>Angus Valley, No. 2A</u> <u>Duval Rd. & Angus Rd.</u>

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

ABSENT: Mr. Snyder

The staff reported that the following short form plats have appeared before the Commission in the past and have complied with all departmental requirements and recommends that they be approved. The Commission then

VOTED: To APPROVE the following plats:

<u>C8s-78-106</u>	<u>Barton Market Square, Section Two</u> <u>S. Lamar Blvd. & Ben White Blvd.</u>
<u>C8s-78-119</u>	<u>Olmstead Homestead</u> <u>Kassarine Pass</u>

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To APPROVE the following short form plat and request that someone from the Urban Transportation Department go out and re-examine the area and street system and see if the large trees can be saved and to GRANT the variance on the signature of the adjoining owner.

<u>C8s-77-224</u>	<u>The Milstead Addition</u> <u>Pinnacle Road</u>
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AYE: Messrs. Guerrero, Dixon, Stoll, Vier, Jagger and Danze
Mmes. Schechter and Shipman

ABSENT: Mr. Snyder

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

The Commission then

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

<u>C8s-78-44</u>	<u>Royston Lane Ltd.</u>
	I.H. 35 & Bratton Lane
<u>C8s-78-56</u>	<u>Resub. of Lots 1, 2, 3 & A Portion of Lot 4, Blk. 12</u>
	<u>Fairview Park</u>
<u>C8s-78-107</u>	<u>Drake Ave. & Newing Ave.</u>
	<u>L & L Properties</u>
	McAngus Road
<u>C8s-78-134</u>	<u>Round Mountain, Section Two</u>
	<u>Round Mountain Dr.</u>

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance to exclude the balance of the tract;

<u>C8s-78-41</u>	<u>Onion Creek Resub. 3A</u>
	Pinehurst Dr. & LaCosta Dr.

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

<u>C8s-78-115</u>	<u>First Resub. ^{of lot 4} Swanson Ranchettes, ^{No.} Section 2</u>
	<u>Slaughter Lane</u>

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

ABSENT: Mr. Snyder

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

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on the signature of the adjoining owner and to delete fiscal for sewer:

C8s-78-125 The Thomas Euers Subdivision
Cooper Lane

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variance on lot width:

C8s-78-131 Resub. of Georgian Acres, Blk. M, Lot 3
Capital Dr.

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances on signature of adjoining owner, to exclude the balance of the tract and to delete fiscal for sewer:

C8s-78-145 Fiesta Plaza
Giles Road

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

ABSENT: Mr Snyder

The Commission then

VOTED: To APPROVE the following short form plat and to GRANT the variances to delete fiscal for sewer, and to delete fiscal for water and to GRANT the request to change name to "Dorsey Resub. of Lot 3, Blk. G, Slaughter Creek Acres".

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

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

ABSENT: Mr. Snyder

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

The staff reported that the following short form plats are appearing before the Commission for the first time and have not met all departmental requirements. The Staff recommends the variances requested, but recommends disapproval pending completion of all other requirements. The Commission then

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

<u>C8s-78-156</u>	<u>Deaf Luthern Addition</u>
	<u>Newton St. & James St.</u>
<u>C8s-78-160</u>	<u>Resub. of Lots 22-26, Blk. R, James Bouldin Estates</u>
	<u>S. 6th St. & Brodie Lane</u>
<u>C8s-78-162</u>	<u>Resub. of Lots 3A & 4, Blk. D, Arroyo Doble, Section II</u>
	<u>Arroyo Doble Dr.</u>

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirements, but to GRANT the variance on signature of adjoining owner:

<u>C8s-78-155</u>	<u>Civitan Park</u>
	<u>Valdez St. & Vargas Rd.</u>
<u>C8s-78-157</u>	<u>Vance Nauman Subdivision</u>
	<u>Anderson Mill Road</u>

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

ABSENT: Mr. Snyder

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and street vacation required prior to plat approval:

<u>C8s-78-158</u>	<u>Resub. of Lot 1, Blk. B, Lots 1 & 2, Blk. E,</u>
	<u>Cherry Creek, Ph. VII Section 1</u>
	<u>Inridge Dr. & Jorwoods Dr.</u>

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

ABSENT: Mr. Snyder

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and plat corrections and variance required to exclude balance of the tract (need letter from owner).

C8s-78-161 Airport King Subdivision, Section 5
 Airport Blvd. & E. 18th St.

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

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

PRELIMINARY SUBDIVISIONS

C8-77-79 Shinoak Valley
 Dry Creek Drive & Sierra Drive

The staff reported that this preliminary plan consists of 111.53 acres with 214 lots, the average lot size being 110' x 145', and the density being 1.92 lots per acre.

The staff recommends approval of this preliminary plan with the following conditions based on departmental comments from the May 11, 1977 Plat Review Meeting and subsequent departmental comments:

1. Drainage and utility easements as required.
2. Waterway development permit required prior to final plat approval.
3. Minimum building slab elevation note required on final plat.
4. Show survey tie (bearings and distance) to verify widths on existing Ponton Place, Rusty Ridge Drive at northwest property boundary, and Bowhill Drive.
5. Show number of lots, building setback lines, and proposed use (if other than single family).
6. Variance required to delete E. R. Barrow property surrounded by proposed subject subdivision from inclusion in this preliminary plan. Recommend to grant because frontage to dedicated street is provided and adequate circulation is provided.
7. Revise property boundary for E. R. Barrow tract surrounded by proposed subject subdivision to conform with preliminary plan and delete unnumbered tracts. Show boundary survey of revised boundary.
8. Cul-de-sac required at termination of Edwards Mountain Dr. Variance of this requirement is recommended if letter is submitted to guarantee development of internal E. R. Barrow property within one year of this approved final.
9. Revise E. R. Barrow property boundary along southwest boundary of proposed subject subdivision to conform with preliminary plan and delete unnumbered tracts.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

PRELIMINARY SUBDIVISIONS---continued

C8-77-79 Shinoak Valley

10. Delete property boundary extending from western boundary of proposed subject subdivision in a direction south and west across Mesa Dr.
11. Show 25' building setback line from rear street (Mesa Dr.) on lots 16 and 17, block C.
12. Show cul-de-sac radii for Sierra Circle and Ponton Place.
13. Show book and page plat reference for Northwest Hills, Section 5 (northeast property boundary), Northwest Hills, Section 5, Phase 2, and Northwest Hills, Section 12.
14. Label block on south side of Walnut Clay Dr. Show 25' building setback line for lot 1 of this block, and complete building setback line for lot 2 of this block.
15. Variance required for length of blocks B, C, G, H, I and unnamed block east of Winding Way and Shinoak Park Dr. (south of Walnut Clay Dr.) Recommend to grant because of topography and provisions for adequate circulation.
16. Show all centerline curve radii.
17. Provide letter to Planning Commission requesting appropriate variances from Subdivision Ordinance stating reasons for such requests.
18. Reverse building setback lines on lot 10, unnumbered block; lot 20, block C; lots 25, 26, & 35, block G; lot 1, block K; lot 1, block H; lot 11, block I, and lot 1, block M.
19. Sidewalks are required along one side (specify) of all local residential streets, subdivision side of Mesa Drive, and both sides of collector streets. Sidewalk location note required on final plat. No fiscal arrangements required. (inside city)
20. Identify proposed ownership of greenbelt for purposes of taxation, maintenance and use. (To be deeded to the City of Austin)
21. Show existing storm sewers in Sierra Drive.
22. Show existing easements, if any.
23. Any relocation of existing utility mains will be at owners's expense.
24. Relocate rear lot line for lot 28, block B to include triangular tract with no street frontage.
25. Recommend minor street adjustment, if necessary to protect large specimen of escarpment black cherry as identified by Espey, Huston and Associates, Inc. Document No 7738 at location No. 10 (as identified in E. H. report).
26. 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.
27. Main line deposit required for natural gas service.

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

PRELIMINARY SUBDIVISIONS---continued

C8-77-79 Shinoak Valley

28. Dry Creek Drive east of Mesa Drive must have name change to Rusty Ridge Drive. Letter required from owners of abutting lots 7 and 15 agreeing to name change prior to final approval. Change names of Winding Way, Sierra Circle, Garland Circle, Treeline Drive and Shinoak Park Drive. Change name or suffix of Rusty Ridge Drive. Show Walnut Clay as Laurel Ledge Lane. Show Bowhill Drive as Glengarry Drive.
29. Show all block numbers to avoid lot number duplications.
30. Subdivision required to comply with Lake Austin Ordinance for previously approved preliminary plan.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Shinoak Valley subject to ordinance requirements, and departmental requirements and recommendations as recommended by the staff.

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

ABSENT: Messrs. Jagger and Snyder

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

The staff recommended disapproval of the following preliminary plans pending submission and review of the Materials required by the Lake Austin Ordinance and passage of zoning ordinance by the City Council. The Commission then

VOTED: To DISAPPROVE the following preliminary plans pending submission and review of the Materials required by the Lake Austin Ordinance and passage of zoning ordinance by the City Council at which time they will be brought back for public hearing.

<u>C8-78-39</u>	<u>Great Hills Commercial One</u>
	Great Hills Trail
<u>C8-78-42</u>	<u>Great Hills Commercial Two</u>
	U.S. Hwy 183

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

ABSENT: Messrs. Jagger and Snyder

The Commission then

VOTED: To DISAPPROVE the final plat of Great Hills Commercial One pending compliance with departmental requirements, plat corrections, preliminary approval required prior to final approval and Lake Austin Data required.

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

ABSENT: Mr. Snyder

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED---continued

PRELIMINARY/FINAL COMBINATION SUBDIVISIONS---continued

The Commission then

VOTED: To DISAPPROVE the final plat of Great Hills Commercial Two pending fiscal arrangements, compliance with departmental requirements, plat corrections, street name changes, preliminary approval required prior to final approval, and Lake Austin Data required.

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

ABSENT: Mr. Snyder

FINAL SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following final plat has been before the Commission in the past and has not met all departmental requirements and recommends disapproval for the following subdivision plat. The Commission then

VOTED: To DISAPPROVE the following final subdivision pending compliance with departmental requirements and street name changes and to GRANT the variance on 200' lot frontage for lots 5 & 6, block B:

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

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

ABSENT: Mr. Snyder

The staff reported that the following final plat has been before the Commission in the past and has met all departmental requirements and recommends approval for the following subdivision plat. The Commission then

VOTED: To APPROVE the following final subdivision:

C8-77-117 Arroyo Seco
 Dry Creek Dr. & Mountainclimb Dr.

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

ABSENT: Mr. Snyder

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

SHORT FORM SUBDIVISION PLATS---FILED AND CONSIDERED

The staff reported that the following short form plat has appeared before the Commission in the past and is being considered for a request for a variance to delete fiscal requirements for water service and authorize release of letter of credit. The Commission then

VOTED: To GRANT the variance to delete fiscal requirements for water service for the following short form plat and to authorize release of letter of credit to owner:

C8s-77-289 High Madrones
 The Trail of Madrones

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

The staff reported that the following short form plat has appeared before the Commission in the past and is being considered as an emergency item. The Commission then

VOTED: To consider the following short form plat as an emergency item:

C8s-77-303 Western Oaks, I-G
 McCarty Lane

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

The Commission then

VOTED: To APPROVE the following short form plat:

C8s-77-303 Western Oaks, I-G
 McCarty Lane

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

SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED

SHORT FORM SUBDIVISION PLATS---continued

The staff reported that the following short form plat has been before the Commission in the past and at the owner's request it is appearing for further consideration. The staff reported that it is on the agenda for discussion only; no action is to be taken, because the plat has not been distributed, the item is not ready for action. The Commission then

VOTED: To recommend that the Planning Commission approve in principle the sketch that has been submitted and that it be set for a hearing at the June 6th, 1978 meeting and that it be approved as shown on the plat and that Mr. Akin can come in and resubdivide his lot, if necessary, to include the little strip between his lot and the proposed street and that the Commission grant a variance down to a 10' setback off the proposed R.O.W. to accomodate the problem created by the triangle.

C8s-78-72 Spicewood at Balcones Village, Section Ten
 Spicewood Club Pkwy.

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

ABSTAIN: Mr. Danze

ABSENT: Mr. Snyder

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

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

C8s-78-159 Resub. of Lots 17 & 18, Blk. "BL", Spicewood at
 Balcones Village, Section Six
 Vista View Circle

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

ABSENT: Mr. Snyder

SPECIAL PERMITS

C14p-78-025 Adon Sitra: A 100-unit apartment dwelling group
Bullcreek Road
Drycreek Drive

Mr. Richard Lillie, Director of the Planning Department, explained that over the last several months the Planning Commission and the City Council had considered zoning request on this property. He explained the zoning had been passed and the Commission is now reviewing the special permit request. The Planning Commission had requested on May 9 that the Urban Transportation Department report on certain traffic problems, a driveway entrance on 2222 and a traffic count on 2222. Applicant was requested to do some revisions to the plan, meet with the Environmental Resource Management Department and the Engineering Department, as well as the neighborhood association. Mr. Lillie explained that there is now being presented a revised site plan showing a reduction in the number of units by four.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Adon Sitra, applicant

T. G. Gebhard, Jr., representing neighborhood association

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

None

WRITTEN COMMENTS IN OPPOSITION

Frank Walker, 5806 Westslope Drive

COMMISSION ACTION

Applicant stated he felt that everything had been worked out and everyone was now satisfied with his revised site plan. Mr. Gebhard, representing the neighborhood association, stated that so long as the following items were implemented, the neighborhood would have no basic objection: a thorny bush type of ground cover on the slopes between the buildings and the creek; fencing between buildings; the dedication of a conservation easement between the buildings and the creeks; preservation of all trees not shown on maps; abandonment of public utility easement by the City in the creek bottoms; limiting fill to amounts required to have buildings match existing ground elevations and in no case to exceed five feet; and removal of bed springs, tires, and other trash in the existing illegal fill encroaching into the creek bed. There was discussion of the public utility easement and the association requested this be abandoned and that a conservation easement be given to the city in this particular area. Mr. Lillie discussed the two types of easements and the possible ramifications of the conservation easement. He stated the Planning Department would be happy to check into this if the Commission so desired. Mr. Stoll asked Sharon Barta, of the Traffic and Transportation Department, when this intersection would again

C14p-78-025 Adon Sitra (continued)

be reviewed and she stated this would be at the implementation stage of this project and if and when there was a request to look at this intersection again. The Urban Transportation Department does not anticipate a problem even with this project development. Mr. Stoll felt that this should be reviewed again in one year to determine what the traffic situation is at that time.

COMMISSION VOTE

Mr. Stoll moved approval subject to ordinance requirements and departmental recommendations, to include the six items requested by the neighborhood association, to exclude the item requesting abandonment of public utility easement by the City in the creek bottoms and to determine whether or not it is feasible, and to request that in one year the Urban Transportation Department provide the Planning Commission with the traffic survey study at this intersection. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Jagger and Snyder.

THE MOTION PASSED BY A VOTE OF 7-0.

C14p-78-024 Professional Contractors, Inc.: A 160-unit apartment
C. L. Reeves dwelling group
9484 Jollyville Road

Mr. Richard Lillie, Director of the Planning Department, explained that the applicant had requested an indefinite postponement on this matter.

COMMISSION VOTE

Mr. Dixon moved to postpone this request indefinitely at the request of the applicant. Mr. Stoll seconded the motion.

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

ABSENT: Messrs. Jagger, Snyder, and Vier.

ABSTAINED: Mr. Danze.

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

PUBLIC HEARINGSC814-78-002Britt Kennard

Variance on P.U.D. Planning Commission guidelines
for a site less than five acres.

Mr. Richard Lillie, Director of the Planning Department, stated this is a request for a proposed development on East Sixth Street, and the Planned Unit Development Ordinance does provide some mechanism by which an individual could proceed with development and ways by which the ordinance could be varied. Mr. Kennard has requested that he be allowed to proceed with the Planned Unit Development on a quarter of a block on East Sixth Street which is less than five acres. The staff recommends that he be granted the right to proceed with the development of the P.U.D.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Britt Kennard

PERSONS APPEARING IN OPPOSITION

None

COMMISSION ACTION

Applicant showed the Commissioners drawing of the proposed plans for the P.U.D. and explained the intended uses of the property. He explained that approval of the P.U.D. request would help him to get the needed financing.

COMMISSION VOTE

Mr. Dixon moved to grant the variance as requested on the P.U.D.
Mr. Danze seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C14h-74-003Sale of City Property

1404 West Avenue at West 15th Street
The Caswell House

Mr. Richard Lillie, Director of the Planning Department, explained that the City Council had authorized the departments to place The Caswell House on the market for sale and it is required by charter that the Planning Commission make a recommendation on the sale of all city property.

C14h-74-003 Sale of City Property (continued)

COMMISSION VOTE

Mr. Dixon moved that The Caswell House be sold subject to conditions as recommended by Mr. Morahan and the Landmark Commission. Mr. Stoll 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.

C10v-78-011 Street Vacation
4400 Ridge Oak Drive

Mr. Richard Lillie, Director of the Planning Department, explained that St. Matthew's Church is moving to a new site at Mesa Drive and Steck Avenue and is in the process of subdividing the Ridge Oak property for sale as individual residential lots and the church needs to reclaim the two tracts of land.

COMMISSION VOTE

Mr. Dixon moved to vacate a portion of street right-of-way at 4400 Ridge Oak Drive, and a portion of land underlying part of the water line easement, subject to providing for returning pavement to 30' width; curb and gutter will be required to be relocated, and a drainage easement will be needed to provide for drainage from street across church property and to retain the drain easement for drainage of street from low point in existing east curb westerly to low point in relocated east curb. Mr. Stoll 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.

C10v-78-012 Street Vacation
Pantera Ridge
Lyndy Ranch Resubdivision

Mr. Richard Lillie, Director of the Planning Department, explained that the Pantera Ridge dead terminal is being converted to a cul-de-sac and a small portion of the right-of-way is to be vacated.

C10v-78-012 Street Vacation (continued)

COMMISSION VOTE

Mr. Dixon moved to approve the vacation of that portion of Pantera Ridge in the Lyndy Ranch Subdivision. Mr. Stoll 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.

C10v-78-013 Street Vacation
Carver Avenue
At U.S. Highway 183

Mr. Richard Lillie, Director of the Planning Department, explained the owner had requested this to be pulled from the agenda.

NO ACTION WAS TAKEN.

C10v-78-014 Alley Vacation
Bierce Street
Bridge View Addition

Mr. Richard Lillie, Director of the Planning Department, explained this was a request to vacate the alley which adjoins the west side of Lots 16 through 23, Block 3, Bridge View Addition.

COMMISSION VOTE

Mr. Dixon moved to grant the vacation of the alley adjoining the west side of Lots 16 through 23, Block 3, Bridge View Addition.
Mr. Stoll 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.

C10v-78-015 Street and Alley Vacation

Portions of East Johanna Street, Brackenridge Street,
and Nickerson Street. Alley in Blocks 33 and 34.

Mr. Richard Lillie, Director of the Planning Department, explained that any reference to Brackenridge Street should be deleted, and the request is to vacate portions of East Johanna Street and Nickerson Streets and the alley in Blocks 33 and 34.

COMMISSION ACTION

Mr. Dixon moved moved to grant the vacation of portions of East Johanna Street and Nickerson Street and the alleys in Blocks 33 and 34 in accordance with departmental recommendations, retaining easements over water mains in subject streets and alleys. Mr. Stoll 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.

OTHER BUSINESSC2o-78-005 007 Zoning Ordinance

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

Mr. Richard Lillie, Director of the Planning Department, explained that a draft is being provided of a proposed ordinance and discussed this with the Commissioners. He explained the accessory uses in the "SR" district, and the fact that under the proposed ordinance beauty, barber, and appliance repair would be under the special permit category. He discussed the "AA" residence district in which a special permit is required and explained the proposed provisions, stating that no commercial advertising could be made for home occupations in "AA" and "A" zoning. There was discussion of the performance standards and the fact that they would almost be impossible to enforce. He then explained Parts IV and V dealing with "BB" and "B" districts.

COMMISSION ACTION

Mrs. Shipman suggested the word "customary" be removed as accessory uses as defined in Part I and that the ordinance be amended to include all home occupations subject to special permit. Mr. Stoll felt this to be a very tight ordinance and that a fine job had been done in preparing it.

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C2o-78-005 Zoning Ordinance (continued)

COMMISSION VOTE

Mrs. Shipman moved to set a public hearing at 6 p.m. on June 27 to consider the Home Occupations Ordinance. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C2o-78-010 Amendment to Subdivision Ordinance
Consideration to set a public hearing to amend
Chapter 41, Section 41-11, of the Austin City
Code to require certification of boundary survey
and topographic information on preliminary plans.

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to set a public hearing to amend the Subdivision Ordinance that would require certification of boundary survey and topographic information. He explained it was the desire of the Planning Department to tie topographic information to a boundary survey, both of which would be certified as accurate by a surveyor or engineer. Mr. Charles Graves, Director of the Engineering Department, explained the need for establishing the accuracy of the topography and the need for requiring certification.

COMMISSION VOTE

Mr. Vier moved to set a public hearing at 5:30 p.m. on June 13 to consider amending Chapter 41, Section 41-11 of the Austin City Code to require certification of boundary survey and topographic information on preliminary plans. 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.

C2o-76-008 Report by Subcommittee on Chapter 29
providing for Lake Austin Watershed
Special Development Permit

Mr. Bill Stoll explained to the Commissioners the subcommittee that had been appointed by the Planning Commission to study the Lake Austin Growth Management Plan was also given the assignment to look at Chapter 29 which is an attempt to try to regulate multi-family residential, commercial and industrial development within the Lake Austin

C2o-76-008 Report by Subcommittee on Chapter 29 (continued)

watershed. The City Council has planned a public hearing on Chapter 29 for early June, therefore, it is necessary for the Planning Commission to take action at this time. He discussed with the Commissioners the reasons why the subcommittee felt consideration was needed, stating that the ordinance is a combination of the creek ordinance and the interim ordinance as well as the addition of new elements. It pertains only to multi-family residential, commercial and industrial development and would reverse using the subdivision ordinance itself as a tool to try to regulate other types of land use in the Lake Austin watershed. He discussed the 20-day time limit and the fact that it does take the place of the creek permit within the watershed, exempts single-family and duplex usage, and also permits impervious coverage up to 80 percent. He stated the Legal Department, the Engineering Department, and the Environmental Department did concur with the draft as presented. Mr. Lillie explained that Chapter 29 does not fall under the authority of the Planning Commission. Permits are generated through the Engineering Department and any appeals will go directly to the City Council.

COMMISSION ACTION

Mr. Guerrero expressed the feeling that he needed more time to study the report. Mr. Lillie explained that since the hearing before the City Council on June 1 was a public hearing and the fact that the Engineering Department wished to have more changes, a memorandum from the Chairman of the Planning Commission to the Mayor would be appropriate and that a report could be submitted at a later time. Messrs. Jagger and Vier expressed the opinion that a public hearing should be held before any action taken on the matter by the Planning Commission; they wanted to know what people who would be affected by it would think about it. Mr. Charles Graves, Director of the Engineering Department, explained the proposed changes that department was requesting, stating he felt it very important not to do away with the creek ordinance in the Lake Austin watershed. Mr. Stoll pointed out that this was new information, not in agreement with what had been submitted at the subcommittee meeting, and wondered why the changes at this point and time. Mr. Vier had a problem with incorporating ordinances. Mr. Graves desired to have the provisions in addition to the creek ordinance rather than to replace the creek ordinance. There was discussion regarding the appeal procedure and who would be allowed to appeal.

There was then discussion of impervious surfaces, the allocation, as well as the enforcement. Mr. Stoll explained that it was the intent of the subcommittee to exempt single-family residences and duplexes. John Meinrath of the Legal Department, explained the relationship between single-family residence construction and the

C2o-76-008 Report by Subcommittee on Chapter 29 (continued)

Lake Austin Interim Subdivision Ordinance. Mr. Jagger felt that this is not what was intended, did not think it was intended to control every single house that would be built; the intention was to try to establish the size of lots that under normal circumstances would provide a reasonable degree of impervious cover. Mr. Lillie explained he felt the intent of this was to take care of a lot of acreage that would never have to be subdivided, but could be developed for industrial, commercial, or multi-family use by having an ordinance that would take care of development of this nature. He did not feel it was the intent to become involved with land that would be subdivided. Mr. Jagger again expressed the feeling that this was a rather extensive operation, felt it should be studied to be sure the process is workable, does not see how a recommendation can be made without public input. He felt that if the City Council wished to set a public hearing, the Planning Commission could express an opinion after after such public input had been reviewed and an ordinance recommendation made to the Council at that time. Mr. Stoll felt that some statement needed to be made before June 1st, possibly that at this point and time the Planning Commission was unable to make a recommendation, since there was not sufficient time to review the ordinance.

COMMISSION VOTE

Mr. Stoll moved that the Planning Commission has not had sufficient time to review and to make recommendations on the Lake Austin amendment to Chapter 29. Mr. Jagger amended the motion to add that should the City Council desire further input from the Planning Commission, we would be happy to review the material presented at your public hearing and forward to you our recommendations by July 1. Mrs. Shipman 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.

C3-78-002 Waterway Development Permit

Consideration to set public hearing on an appeal to Waterway Development Permit No. 78-03-2137 for Spicewood Forest Subdivision.

Mr. Richard Lillie, Director of the Planning Department, explained this is consideration to set a public hearing on an appeal to a Waterway Development Permit for Spicewood Forest Subdivision.

C3-78-002 Waterway Development Permit (continued)

COMMISSION VOTE

Mrs. Shipman moved to set a public hearing at 6 p.m. on June 13, 1978, to consider an appeal to Waterway Development Permit No. 78-03-2137 for Spicewood Forest Subdivision. 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.

C1-77 Minutes

Approve Planning Commission Minutes

December 19, 1977

January 24, 1978

February 28, 1978

March 28, 1978

May 1, 1978

May 2, 1978

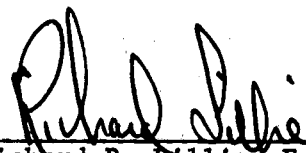
May 9, 1978 (less subdivisions)

Mrs. Schechter moved to approve the Planning Commission minutes subject to any corrections as noted. Mrs. Shipman 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.


Richard R. Lillie, Executive Secretary