

CITY PLANNING COMMISSION

Austin, Texas

Regular Meeting -- June 13, 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  
Sally Shipman  
Bernard Snyder  
Bill Stoll

Absent

Freddie Dixon  
Sid Jagger  
Mary Ethel Schechter  
James G. Vier

Also Present

Richard Lillie, Director of Planning  
Evelyn Butler, Supervisor Current Planning  
Ouida W. Glass, Senior Secretary  
John Meinrath, Legal Department  
Joe Lucas, Water and Wastewater Department  
Charles Graves, Director of Engineering  
Jim Connor, Engineering  
Daron Butler, Director Research and Budget



C14-75-001      D & M Builders, Inc.: "A", 1st H & A to "C", 1st H & A  
(c/o Melton & Associates)  
5908 Aurora Drive

Mr. Richard Lillie, Director of the Planning Department, explained that the privacy fence had been built but the restrictive covenant has not been filed and the staff would recommend extension of this request.

COMMISSION VOTE

Mr. Stoll moved to extend this request with the original conditons.  
Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C14-76-097      Walnut Hollow Business Park: Interim "A", 1st H & A to  
(by William C. Ontandon)        "DL", 1st H & A (Amended Area)  
F.M. 969 and Johnny Morris Road

Mr. Richard Lillie, Director of the Planning Department, explained that there was a problem with the right-of-way on this applicant and that the applicant is working with the Legal Department in this regard. The staff recommends extension of the request.

COMMISSION VOTE

Mr. Stoll moved to extend this request in accordance with the original conditions. Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C14-76-108      Wayne Laymon Construction Co.: Interim "AA", 1st to "GR", 1st  
(by Norman Janssen)  
12032 Research Blvd., also  
bounded by Arabian Trail

C14-76-108 Wayne Laymon Construction Co. (continued)

Mr. Richard Lillie, Director of the Planning Department, reviewed the zoning that had been approved by the Planning Department and the City Council and explained that applicant had some problems with it, and was requesting "O" office without conditons. Staff would recommend dismissal of this request.

## CITIZEN COMMUNICATION

## PERSONS APPEARING IN FAVOR

None

## PERSONS APPEARING IN OPPOSITION

None

## COMMISSION ACTION

Mr. Laymon, the applicant, explained that he had a problem with the fencing as had been recommended. He discussed the deed restrictions that required fencing along the back property line, of which he had no objection. He did have a problem, however, with the privacy fencing boxing in that portion of land along U.S. 183, stating he needed to utilize the property to the utmost advantage, and requested "O" with fencing along the back portion, along Arabian Trail, to remove fencing from the east and west property lines. There was again discussion of the zoning that had been granted and what the applicant now desires. Applicant again requested the fencing requirement be removed on the east and west sides and that it be required on the back property line.

## COMMISSION VOTE

Mr. Stoll moved to dismiss the request in order for applicant to be able to file a new zoning application. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C14-76-110 Romami Company: "A", 1st H & A to "B", 1st H & A  
(by George Butler)  
505-519 Radam Lane

Mr. Richard Lillie, Director of the Planning Department, explained there has been no contact with the applicant or agent regarding this request. There is a requirement for fencing, but nothing has been done about it. The staff recommends to extend the request.

C14-76-110 Romami Company (continued)  
COMMISSION VOTE

Mr. Stoll moved to extend the request with original conditions. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

SPECIAL PERMITS

C14p-77-034 Jerry Stone: Revision of an approved site plan  
(formerly Lowell Lebermann) A 146-Unit Apartment Dwelling Group  
Woodhollow Drive called "French Quarter North."  
and North Hills Drive

Mr. Richard Lillie, Director of the Planning Department, explained this is a revision of a special permit that was approved by the Planning Commission on August 2, 1977. Another developer has revised the site plan with 27½ units per acre in "B" zoning. He stated there had been some concern that all of the amenities are located in one corner and not centralized. Applicant has agreed with all departmental recommendations and ordinance requirements.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

Mr. Guest, applicant

PERSONS APPEARING IN OPPOSITION

None

WRITTEN COMMENTS IN FAVOR

Jerry Reed

WRITTEN COMMENTS IN OPPOSITION

None

COMMISSION ACTION

Applicant stated he had met with the Urban Transportation Department and the Office of Environmental Resource Management and stated that they were in agreement with this proposal. He stated he could buy trees cheaper

C14p-77-034 Jerry Stone (continued)

than they could be moved. He also explained that the pool was located on the flatter portion of the site and that there are nice trees in the area.

## COMMISSION VOTE

Mr. Stoll moved to approve the revised site plan subject to departmental recommendations and ordinance requirements. Mr. Danze seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger, and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C14p-78-026 Victor V. and Jane Velicka: A Day Care Center  
1105 South Meadows Drive  
(Postponed from May 2, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained that a zoning and special permit application was filed in May, that the zoning request went on to the City Council and was approved for "A" Residential. The City Council granted the request subject to a covenant stating the tract would revert to "AA" when the operation of the day care facilities terminate. He discussed the possible number of children, up to six years of age, that could be kept in the facility, pointing out that the site would permit 24-25 children and the City Council had no objection to that number. The staff had originally recommended 15 children. He stated the applicant was not in agreement with the requirement for a circular drive. He also stated the appeal procedures in the event anyone disagreed with the decision of the Commission.

## CITIZEN COMMUNICATION

## PERSONS APPEARING IN FAVOR

Jane Velicka, applicant

## PERSONS APPEARING IN OPPOSITION

None

## WRITTEN COMMENTS IN FAVOR

None

## WRITTEN COMMENTS IN OPPOSITION

Mrs. Dennis Rebel, 1014 South Meadows  
Petition - 26 names

C14p-78-026 Victor V. and Jane Velicka (continued)COMMISSION ACTION

Applicant explained her concern for the requirement for a circular driveway, stating there was not enough room on the lot and pointed out the fact that there already are two existing driveways. She also indicated she did not understand the type of screening that had been recommended. Mr. Lillie explained that it would be landscaping or a solid fence and that it was a recommendation and not an ordinance requirement. Mrs. Shipman felt there should be some arrangement for the loading and unloading of children and expressed concern for their safety. Mr. Danze felt there also was a need for landscaping. Mr. Stoll expressed concern over the 24 children in the middle of a single-family residential neighborhood and the number of physical changes that must be made to make the facility safe for the children. He felt this would change the character of the house as well as that of the neighborhood and would result in a commercial operation in the middle of an established single-family neighborhood. Mr. Guerrero expressed the desire to stay with 15 children, follow staff recommendations and ordinance requirements so that the operation could be monitored.

COMMISSION VOTE

Mr. Stoll moved to grant special permit subject to departmental recommendations and ordinance requirements and to limit the maximum number of children to 15. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

PUBLIC HEARINGS

C2o-78-010      Amendment to Subdivision Ordinance  
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 that attention had been called to a problem with topographic information and information used to develop preliminary and final plats and this is a public hearing to consider amendment to that ordinance. Mr. Charles Graves, Director of the Engineering Department, discussed the proposed ordinance, pointing out some changes in wording to clarify surveying terms and accuracy standards.

C20-78-010 Amendment to Subdivision Ordinance (continued)

He explained this proposed ordinance had been distributed to engineers and surveyors and discussed some of their comments.

## COMMISSION ACTION

There was discussion of original data being inaccurate and an amendment to include this consideration was recommended. Mr. Graves suggested some minor changes be made and the ordinance again distributed to surveyors and engineers for their review.

## COMMISSION VOTE

Mr. Snyder moved to continue the hearing to June 27. Mrs. Shipman seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C3-78-002 Waterway Development Permit  
Appeal to Waterway Development Permit  
No. 78-03-2137 for Spicewood Forest  
Subdivision

Mr. Richard Lillie, Director of the Planning Department, explained that a waterway development permit had been granted for the Spicewood Forest Subdivision and that it had been appealed by Mr. E. P. O'Connell. Mr. Charles Graves, Director of the Engineering Department, explained some of the background of the problem and stated that applicant would install pipe to empty into the existing channel at the same grade. He felt nothing more could be done at this time and that the drainage should be improved, explaining that the pipe would come out adjacent to Mr. O'Connell's property and would not enter this property. He discussed the area in question and explained the two drainage system problems of the two creeks which converge at Mr. O'Connell's property.

## CITIZEN COMMUNICATION

## PERSONS APPEARING IN FAVOR

Sam Hannah, Espy Huston and Associates  
Bob Derek, Espy Huston and Associates  
Gerald Hart, Consulting Engineer

## PERSONS APPEARING IN OPPOSITION

Mr. E. P. O'Connell, 3688 Spicewood Springs Road



C3-78-002 Waterway Development Permit (continued)

## COMMISSION ACTION

Mr. O'Connell, speaking in opposition, stated there is an eight-inch exposed sewer pipe a few feet from his bedroom and questioned what would happen should that sewer tap be destroyed. He stated this was a problem and also a problem between his property and that of the American Cancer Society, expressing objection to standing and stagnant water. He felt if the roadway is to be raised in the front of his house, the City should run the pipe on down to the channel and be responsible for this. He also felt the drainage pipe should continue at least to the end of the junction of the two creeks and that the City should be responsible for that. Mr. Hannah of Espy Huston and Associates stated he knew nothing of this request, but that he was familiar with the area and the problems. He felt the drainage problems had been taken care of to the satisfaction of the Engineering Department. The new system is within the existing easements and is hooked into existing channels. He felt that some of the water causing problems for Mr. O'Connell was coming off Spicewood Springs Road and not out of the channel being considered at this meeting, and stated that the sewer pipes on the American Cancer Society property have nothing to do with this application. Mrs. Shipman requested and Mr. Graves discussed the cost of extending the line as requested by Mr. O'Connell. He estimated the cost to be about \$70 per linear foot or about \$7,000, explaining that City policy is that if Public Works has funds available, they would pay one-half and the property owner would pay the remaining one-half. He also explained that the City has no recourse on the exposed pipe, stating that when this was done years ago the City had no control at that time as it was in the jurisdiction of the county. The City realized there would be problems but were unable to control the situation. There should not have been a structure on the lot owned by Mr. O'Connell; if so, it should have been three or four feet higher. He stated that the Water and Wastewater Department would investigate the sewer line. Mr. Gerald Hart explained it is a normal procedure to run a line from the building to the corner of the lot and that while there was dirt and rock on the surface when it was installed that storm water has since uncovered the pipe. He felt that construction of a new culvert will require this service to be relocated and this should not be a problem in the future.

## COMMISSION ACTION

Mr. Danze moved to deny the appeal and to relocate the sewer line as soon as possible and to get the primary channel under Spicewood Springs Road as quickly as possible. Mr. Stoll seconded the motion. Mrs. Shipman offered a friendly amendment that the Wastewater Department check into the matter of the exposed sewer pipe.

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

ABSENT: Messrs. Dixon, Jagger and Vier  
Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 5-0.

C12-78-009      Public Services

Consideration of a wastewater approach main  
for Hunter Oaks Subdivision

Mr. Richard Lillie, Director of the Planning Department, explained that the Environmental Resource Management Board had not had an opportunity to review this request and that it should be postponed. He explained this is an extension of Bull Creek Lateral A and the key to this request is the sizing of the line, explaining that the Commission had supported the 30-inch line last year. Mr. John Meinrath of the Legal Department explained the facility and how it would operate. He discussed the effect of the line to other package treatment plant problems in the area.

## COMMISSION VOTE

Mrs. Shipman moved to postpone to June 27 and requested information regarding the fiscal alternative, how this might be addressed in relationship to the Master Plan, the long-term growth prospects of the City, as well as the growth prospects regarding the Austin Independent School District, and information from the Legal Department regarding the wastewater treatment facility in this area and the relationship to this application. Mr. Stoll seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C12-78-008      Public Services

Wastewater approach main to Convict Hill Subdivision

Mr. Richard Lillie, Director of the Planning Department, explained that the Office of Environmental Resource Management Board had not had sufficient time to review this request and suggested it be postponed.

## COMMISSION VOTE

Mrs. Shipman felt a lot more information was needed to support this request and moved that it be postponed indefinitely. Mr. Stoll seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C12-78-004      Public Services  
Consideration of a wastewater approach main  
for Four Seasons Section 2  
(Postponed from May 9, 1978)

Mr. Richard Lillie, Director of the Planning Department, explained the neighborhood group had requested this be postponed until July 11, or sooner if an agreement could be reached.

COMMISSION VOTE

Mr. Stoll moved to postpone the request for a wastewater approach main for Four Seasons Section 2 to July 11, or sooner. Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C12v-78-001      Public Utility Easement  
Woodland Village at Anderson Mill,  
Section 2, Phase 2

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to release a portion of a 7.5-foot public utility easement in Williamson County, but in Austin's ETJ. There is a house on this 8.6 square foot area and there are no utilities owned or controlled by the City of Austin.

COMMISSION VOTE

Mr. Stoll moved to release 8.6 square feet located in the Woodland Village at Anderson Mill Section 2, Phase 2 as recorded in Cabinet "C", Slides 204-207, Williamson County, Texas. Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C20-78-001      Zoning Ordinance

To set a public hearing to consider amending Zoning Ordinance, Chapters 45-1 and 45-23 for the purpose of placing adult-oriented bookstores and theaters in "C" Commercial.

Mr. Richard Lillie, Director of the Planning Department, suggested the hearing be scheduled on July 11.

COMMISSION VOTE

Mr. Stoll moved to set a public hearing at 5:30 PM on July 11 to consider amending Chapter 45-1 and 45-23 of the Zoning Ordinance for the purpose of placing adult-oriented bookstores and theaters in "C" Commercial. Mrs. Shipman seconded the motion.

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

ABSENT:   Messrs. Dixon, Jagger and Vier  
         Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C10v-78-016      Street Vacation  
                 Portion of Valley Oak Drive

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to vacate a portion of the right-of-way of Valley Oak Drive and identified Departmental requirements.

COMMISSION ACTION

Mr. Stoll moved to vacate a portion of the right-of-way of Valley Oak Drive subject to Departmental requirements. Mrs. Shipman seconded the motion.

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

ABSENT:   Messrs. Dixon, Jagger and Vier  
         Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C11-78-004      Traffic and Transportation  
Parking requirements for automobile repair  
garage at 2008 South First Street

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to establish required parking for a proposed automobile repair establishment. The staff is recommending that eleven parking spaces be provided rather than twelve.

COMMISSION VOTE

Mr. Stoll moved to require 11 parking spaces for the automobile repair garage at 2008 South First Street. Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger and Vier  
             Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

C7p-78-004      Sale of City Property  
Consideration of the sale of city property  
located at 2421 Winsted Lane

Mr. Richard Lillie, Director of the Planning Department, explained this property was retained for possible electric substation expansion but now the Electric Department does not need to retain it. The lot is large enough to develop independently and the adjacent owner wishes to purchase the parcel for landscaping purposes and for additional parking area. The staff recommends to approve sale to adjoining owner.

COMMISSION VOTE

Mr. Stoll moved to approve the sale of 3,640 square feet of excess land out of MoPac right-of-way acquisition at 2421 Winsted Lane to the adjoining owner, reserving five-foot P.U.E. across the rear property line (10-foot sewer easement existing across the front property line) and with no access permitted to MoPac. Mrs. Shipman seconded the motion.

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

ABSENT:    Messrs. Dixon, Jagger, and Vier  
             Mrs. Schechter.

THE MOTION PASSED BY A VOTE OF 5-0.

COMMISSION VOTE:

Mr. Snyder moved to set a public hearing on July 11 to consider amending the zoning ordinance regarding offstreet parking for furniture stores. Mr. Stoll seconded the motion.

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

ABSENT: Messrs. Dixon, Jagger, and Vier  
Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

PRELIMINARY SUBDIVISIONS

C8-72-17 Capitol Ridge Addition  
Valley View Dr. & El Viejo Camino

The staff reported that this preliminary plan consists of 16.14 acres with 7 lots, the average lot size being 320' x 290', and the density being 0.43 lots per acre.

The staff recommends approval based on departmental reports with the following conditions:

1. Subdivision is located in an area where the "Low Density Urban Standards" can apply.
2. Recommend variance to delete requirements for curb and gutter, sidewalks, drainage and wastewater lines as provided in the Low Density Urban Policy.
3. A further variance is required to delete requirements for city water service. Recommend to grant because service is not available.
4. Fiscal arrangements required (with the city) for construction of streets and drainage to the Low Density Standards.
5. A variance is required from the Low Density Policy to permit Lots 2 and 3, block B to front less than 200' on a public street. Recommend to grant to eliminate facing lost onto El Viejo Camino.
6. Restriction required on final plat prohibiting resubdivision except as provided by the Low Density Policy.
7. Show names and addresses of all adjacent (adjoining and across the street) property owners.
8. Connection required to Water District #18.

*Action: ? See Page over*

Planning Commission      Houston, Texas      June 18, 1978

C814-75-02      The Courtyard P.U.D. Site Plan  
F.M. 2222 at Loop 360  
Revision of Common Area

Mr. Richard Lillie, Director of the Planning Department, explained the Planning Commission and City Council had reviewed and approved the Courtyard P.U.D. Applicant is requesting this to be placed on the Planning Commission agenda in order to discuss proposed amendments to the P.U.D.

#### CITIZEN COMMUNICATION

##### PERSONS APPEARING IN FAVOR

Clayton Rudder, applicant

##### PERSONS APPEARING IN OPPOSITION

None

#### COMMISSION ACTION

There was discussion of the proposed amendments to the P.U.D. and of reducing the common areas in the easement to reduce the burden on the homeowners. No fencing would be installed and the greenbelt would be turned over to private ownership. It was explained that this would change the concept of the P.U.D. and make it a normal subdivision.

#### COMMISSION VOTE

Mrs. Shipman moved to set a hearing on July 11 to consider revisions of the common area of the Courtyard P.U.D. Site Plan. Mr. Stoll seconded the motion.

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

ABSENT:   Messrs. Dixon, Jagger and Vier  
         Mrs. Schechter

THE MOTION PASSED BY A VOTE OF 5-0.

R200      Citizen Communication  
Letter from Jerry Hart on parking for furniture store

Mr. Richard Lillie, Director of the Planning Department, explained this is a request to set a public hearing to amend the zoning ordinance regarding offstreet parking for furniture stores. Mr. Lonnie Davis, Director of the Building Inspection Department, agreed with the Planning Department that this was a reasonable request.

C8-72-17 Capitol Ridge Addition--Contd.  
Valley View Dr. & El Viejo Camino

9. Restriction required on the final plat prohibiting occupancy of any lot in this subdivision until connection is made to a water supply and septic tank system approved by the Austin-Travis County Health Department, or to a public water and wastewater system.
10. Show building set back lines on preliminary plan. Recommend 25' from all streets because of large lots and resubdivision potential.
11. Round intersection corner at Valley View Drive and El Viejo Camino with 200' centerline radius to provide 90 degree angle intersection.
12. Show survey tie across Valley View Drive and El Viejo Camino and verify R.O.W. widths shown.
13. Topographic contour lines required to be not greater than 100 horizontal feet apart.
14. Owner required to submit letter to Chairman of Planning Commission requesting appropriate variances and stating reasons for such requests.
15. Lakeridge Drive and El Viejo Camino required to be accepted for maintenance by the County Engineer prior to final approval.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary subdivision of Capitol Ridge Addition subject to departmental requirements as recommended by staff.

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

C8-78-09 The Hill Country, Section I  
Texas Highway 71

The staff reported that this preliminary plan consists of 3.15 acres with 4 lots, the average lot size being 110' X 240', and the density being 1.26 lots per acre.

On December 21, 1977, the Plat Review Committee recommended approval with the following conditions:

1. 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.
2. Drainage and utility easements as required.



C8-78-09 The Hill Country, <sup>Phase</sup> Section I--Contd.  
Texas Highway 71

3. Connection required to Water District No. 14 water system. Letter required from such District Stating arrangements have been made by the owner to serve this subdivision with water.
4. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 14 water system and a septic tank and system approved by the local (city and county) Health Departments.
5. No sidewalks required. (suburban)
6. Cul-de-sac required at the east end of Glen Springs Drive.
7. Lots required to be restricted to single family residential.
8. Fiscal arrangements required for water.
9. The final plat of the Glen at Thomas Springs required to be recorded prior to final approval for access to this subdivision.
10. Change Glen Springs Drive to Murmuring Creek Drive.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary subdivision of The Hill Country, Section I subject to departmental requirements as recommended by staff.

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter

C8-77-121 Lost Creek Woods  
Lost Creek Blvd.

The staff reported that his preliminary plan consists of 466.99 acres with 411 lots, the average lot size being 80' x 230' (sewered) or 210' x 350' (septic tank), and the density being 0.88 lots per acre.

On December 14, 1977, the Plat Review Committee recommended approval with the following conditions:

1. Final plat required to be at the proper scale of 1" = 100'.
2. Waterway development permit required prior to final approval.
3. Clarify limits of 100 year flood elevation.
4. Minimum building slab elevation note required on the final plat.

G8-77-121 Lost Creek Woods--Contd.  
Lost Creek Blvd.

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. Section One is required to connect to Lost Creek M.U.D. water system. Section Two is required to connect to Lost Creek M.U.D. water and wastewater system.
7. Variance required on length of Kingmill Cove, Sugar Bush Cove, Point 'O' Wood cul-de-sac, Engadine Point cul-de-sac, Rosses Point cul-de-sac and Sawgrass Cove. Recommend to grant because of topography.
8. Variance required on the length of all blocks except those enclosed by Woodhall Circle and Lost Creek Loop. Recommend to grant because of topography.
9. Restriction required on final plat prohibiting occupancy of any lot until connection is made to the Lost Creek M.U.D. water and wastewater systems, or a septic system and water system approved by the local (city/county) Health Department for southern portion.
10. No sidewalks required. (suburban)
11. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
12. Fiscal participation Barton Creek bridge structure required by the County Engineer for access to subdivision.
13. Minimum of 60' of R.O.W. required for Shinnecock Drive and 64' R.O.W. for India Canyon Drive. (R.O.W. is labeled correctly, but need to scale appropriately).
14. Restrictive covenants required to be referenced on final plat with book and page.
15. All streets required to intersect at or near 90 degree angles.
- \*16. Recommend that Section Two be built to full urban design standards because of the proposed density.
17. Change names of Innisbrook Drive and Lost Creek Loop. Show Crooked Street Cove as Crooked Street Circle. Show Shinnecock Cove as Shinnecock Drive.

\*This is not an ordinance requirement and cannot be required unless agreed to by owner.

C8-77-121 Lost Creek Woods--Contd.  
Lost Creek Blvd.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary subdivision of Lost Creek Woods subject to departmental requirements and recommendations as recommended by staff.

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter

C8-78-48 Westlake Cross Roads  
Westlake High Dr. & Camp Craft Rd.  
(Postponed From May 23, 1978)

The staff reported that this preliminary plan consists of 20.786 acres with 27 lots, the average lot size being 75' x 120', and the density being 1.3 lots per acre.

On April 5, 1978, 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 as appropriate.
5. All lots required to have an adequate building site exclusive of front setback lines and drainage easements.
6. 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.
7. Show centerline of existing waterway.
- \*8. Recommend that impervious cover be minimized, to decrease the volume and rate of stormwater runoff from this tract.
- \*9. Recommend that block A be restricted to no greater land use intensity than office use, "O", as described by City's Zoning Ordinance, excluding special permit type use. Recommend that signs be restricted as specified in "O" districts.
10. Connection required to the city water and wastewater systems.
11. 60' cul-de-sac radius required for Camp Craft Road.
12. Variance required for length of block A. Recommend to grant because of topography.

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

13. Contours required to be not greater than 100 horizontal feet apart.
14. Label block B to avoid lot number duplications.
15. Show 25' building setback line from Camp Craft Road for lot 1, block B. Recommend a 25' setback line from Westlake High Drive for this lot.
16. Sidewalks required on both sides of Camp Craft Road, on one side (specify) of Allen Road, and on subdivision side of Westlake High Drive. Recommend deletion of sidewalks along Loop 360 because of topography.
17. Final arrangements required for sidewalks (outside city). Show appropriate sidewalk location note on final plat.
18. Show survey tie across Westlake High Drive to verify width shown.
19. Monument a benchmark to U.S.G.S. 1929 Datum.
20. Show all lot dimensions.
21. Recommend that a restriction be placed on the final plat prohibiting driveway access to Loop 360 from lots 1 - 6, and prohibiting driveway access to Camp Craft Road from lots 7 & 8. Also recommend that lots 7 & 8 be restricted to one (1) common driveway from Loop 360.
22. Main line advance required for natural gas service.
23. Show survey tie on existing Allen Road at subdivision boundary to verify width shown.

\*This is not an ordinance requirement and cannot be required unless agreed to by the owner.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of Westlake Cross Road, subject to departmental requirements as recommended by staff, placing a period after "minimized" in Item 8 and deleting the remainder of the sentence and also deleting the last sentence in Item 21.

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter

C8-78-50 Convict Hill "A"  
Convict Hill Rd. & Hill Oak Dr.

The staff reported that this preliminary plan consists of 71.67 acres with 175 lots, the average lot size being 80' x 120', and the density being 2.80 lots per acre.

C8-78-50 Convict Hill "A"--Contd.  
Convict Hill Rd. & Hill Oak Dr.

On November 2, 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. Connection required to City of Austin water and wastewater systems.
5. Subdivision is classified a urban and all streets, drainage, water and wastewater lines required to be constructed to city standards with appropriate fiscal arrangements.
6. Show all centerline curve data. Minimum centerline radius for residential streets is 200' and 300' for collector streets.
7. Variance required for length of Sundance Pass cul-de-sac. Recommend that cul-de-sac be shortened to 400' to eliminate need for variance.
8. Show gradual transition of R.O.W. from 60' to 50' for Hill Oak Drive between street 1 and northwest property boundary.
9. Fiscal arrangements required to construct Convict Hill Road adjacent to subdivision to urban standards with fiscal arrangements for urban drainage facilities.
10. Street 1, street 2 and Sundance Pass required to have name change because of duplication.
11. Sidewalks required on both sides of Hill Oak Drive, the subdivision side of William Cannon Drive and Convict Hill Road, and on one side (specify) of all other streets. (Recommend south side of Kenosha St., Sundance Pass and Wolfcreek Pass, and east side of streets 1 and 2 and Milner Pass.)
12. Show proposed uses for lots bordering northeast side of subdivision; show block number to avoid lot number duplication; show entire portion of tracts within boundary survey in preliminary plan, (Exclude only that area covered by Bubba Subdivision short form and show lot number for lot at the northeast corner).
13. Show R.O.W. required for proposed William Cannon Drive. (120 foot R.O.W.; 60 feet from centerline)
14. Access from this tract onto U.S. 290 required to be approved by State Highway Department.
15. Recommend no driveway access onto Convict Hill Road from this tract, except for Commercial lot at Highway 290.

C8-78-50 Convict Hill "A"--Contd.  
Convict Hill Rd. & Hill Oak Dr.

16. All street grades required to be approved by the Engineering and Urban Transportation Departments.
17. Local residential streets required to have minimum centerline radius of 200'. Collector streets required to have minimum centerline radius of 300'.
18. Show survey tie (bearing and distance) on all existing streets abutting or bordering proposed subdivision.
19. Show addresses of all property owners adjacent to subdivision.
20. Natural gas service is not available.
21. Variance required on length of block A on north side of subdivision. Recommend to grant because of topography.
22. Revise block numbers to eliminate duplications.
23. Show building setback lines 25' from front and rear street, 15' from side streets on corner lots, and recommend 25' from both streets on unnumbered lot or tract bordering U.S. 290 and Convict Hill Road.
24. Show all existing easements (if any).
25. Show date of preliminary plan.
26. Show front and side building setback lines for lot 1-A, block "B" (corner of Wolfcreek Pass and Hill Oak Drive) 25' from front street and 15' from side street. Show side building setback line on lot 1, block "B" (corner of Hill Oak Drive and Kenoasha Pass) 15' from side street.
27. Show existing street R.O.W. line on north side of U.S. 290.
28. Water system improvements are necessary to provide for adequate water supply. Current pumping capacity is not adequate.
29. Wastewater approach main approval required prior to preliminary plan approval.
30. Show names for streets 1 and 2.
31. 70' R.O.W. (35' from centerline) required for Convict Hill Road.

RECOMMEND DISAPPROVAL PENDING COUNCIL APPROVAL OF THE REQUIRED WASTEWATER APPROACH MAIN.

After further discussion the Commission then

VOTED: To DISAPPROVE the preliminary plan of Convict Hill "A" but to indicate their intent to GRANT the variance to shorten the cul-de-sac to 400 feet and to GRANT variance in Item 11 because of topography.

C8-78-50 Convict Hill "A"--Contd.  
Convict Hill Rd. & Hill Oak Dr.

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

C8-78-52 Resub. of Lot 2, Stone Subdivision  
Allen Rd. & Easy St.

The staff reported that this preliminary plan consist of 8.0 acres with 6 lots, the average lot size being 1.4 acres, and the density being 0.75 lots per acre.

The staff recommends approval based on departmental reports with the following conditions:

1. Waterway development permit required prior to final approval.
2. Show 100 year flood elevation.
3. Drainage and utility easements as required.
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 City of Austin water and wastewater systems.
7. Variance required on length of proposed cul-de-sac. Recommend to grant because of proposed density and existing development.
8. Sidewalk required on one side (specify) of Easy Street.
9. Fiscal arrangements and sidewalk note required on final plat.
10. Vacation of existing cul-de-sac required prior to final approval.
11. Show lot lines perpendicular to straight street R.O.W. lines and radial to curved R.O.W. lines.
12. Natural gas service is not available.
13. Identify purpose of 50 foot easement between lots 3 & 4.
14. Letter of approval for water service to proposed subdivision from Water District 10 required or City Council approval for a water approach main, and letter of committment from Jagger and Associates for waste-water service through Bee Caves and Zilker Park lift stations required prior to preliminary plan approval.
15. Show dashed lot line between lots 1 and 2 of original Stone Subdivisi. instead of solid line as shown.

C8-78-52 Resub. of Lot 2, Stone Subdivision--Contd.  
Allen Rd. & Easy St.

16. Show extension of 35' drainage and public utility easement through lot 5.
17. Centerline curve radius for Easy Street required not to exceed 200'.
18. Show owners names and addresses for adjacent (adjoining and across the street) platted and unplatted property.
19. Show name and address of owner on preliminary plan. Show address of surveyor and engineer on preliminary plan.
20. Show topographic contour basis (U.S. G.S. or City Standard Datum).
21. Show acreage of subdivision on preliminary plan.
22. Topographic contours required not to exceed 100 horizontal feet apart.
23. Show centerline of existing waterway.
24. Label 25' building setback line within subdivision.

After further dicussion the Commission then

VOTED: To DISAPPROVE the preliminary plan of Resub. of Lot 2, Stone Subdivision pending approval of water approach main by City Council.

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter.

R105-77 Subdivision Memorandum  
Short Form and Final Plats as listed on the Subdivision Memorandum. Action taken at meeting.

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following final plat.

C8-73-107 Trailwood Village<sup>2</sup> at Travis Country  
Travis Country Road

C8-78-52 Resub of Lot 2, Stone Subdivision  
Allen Road & Easy st.

AYE: Danze, Guerrero, Snyder, Stone and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter



FINAL SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The staff reported that the following final plat has appeared before the Commission in the past and all departmental requirements have not been complied with. The applicant has requested the name be changed to MAJESTIC HILLS RANCHETTES. There also was discussion by the Lakeway Corporation to the effect of some property being landlocked. It was suggested to postpone the request to June 27 to try to work out some of the difference.

The Commission then

VOTED: To POSTPONE the following final plat to June 27, 1978, and to GRANT the name change from Lakeway Ranchettes to Majestic Hills Ranchettes.

C8-77-118 Lakeway Ranchettes  
Flintrock Road

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

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 Commission then

VOTED: To APPROVE the following final plat.

C8-78-01 Southwest Territory, Section One  
Bliss Spiller Road

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

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

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

C8-76-21 West Creek, Section One, Amended  
McCarty Lane

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

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The Commission then

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

C8-78-49 The Village at Western Oaks, III  
Convict Hill Road

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements, additional right-of-way street name changes, and preliminary approval required prior to final approval.

C8-78-50 Convict Hill, Section One  
Convict Hill Road

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

The Commission then

VOTED: To DISAPPROVE the following final plat pending compliance with departmental requirements, current city and county tax certificates required, sidewalk note required on plat, and street name changes required.

C8-78-51 Scenic Brook West, Section V  
Spring Valley Drive

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

The Commission then

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

C8-78-54 Kealing Park Village, Section One  
Rosewood Ave.

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following short form plats.

C8s-78-95 Fulmore Junior High School Subdivision  
S. Congress & E. Mary Street

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

C8s-78-146 Sandahl subd. of a Part of Outlot 27, Division 0  
E. 1st Street and Pedernales Street

C8s-78-162 Resub. of Lots 3A & 4, Blk. D, Arroyo Doble, Section II  
Arroyo Doble Drive

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter

The Commission then

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

C8s-78-54 K & K Addition II  
Berkett Drive and Manchaca Road

AYE: Danze, Guerrero, Snyder, Stoll and Shipman.

ABSENT: Dixon, Jagger, Vier and Schechter.

The Commission then

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

C8s-78-75 Elroy Acres  
Elroy Road

AYE: Danze, Guerrero, Snyder, Stoll and Shipman.

ABSENT: Dixon, Jagger, Vier and Schechter.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The Commission then

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

C8s-78-42     3rd Resub. of Portion of Lot 3,  
                 Northcross, Section Two  
                 Anderson Lane and Northcross Drive  
C8s-78-161     Airport King Subd., Section 5  
                 Airport Blvd. & East 18th St.

AYE: Danze, Guerrero, Snyder, Stoll and Shipman.

ABSENT: Dixon, Jagger, Vier and Schechter.

The Commission then

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

C8s-78-129     Nellie Hill Addition  
                 Bluff Bend Drive  
C8s-78-149     Brodie Lane Commercial Center  
                 Brodie Lane & Riddle Road

AYE: Danze, Guerrero, Snyder, Stoll and Shipman

ABSENT: Dixon, Jagger, Vier and Schechter

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The staff reported that the following short form plats have appeared before the Commission in the past and all departmental requirements have not been complied with. The Commission then

VOTED: To DISAPPROVE the following short form plats pending fiscal arrangements.

C8s-78-137 The Resub. of Lot 12, Blk. 2,  
Fiskville School Addition  
West Elliot Street East of Guadalupe  
C8s-78-152 Resub. of Lot 2, Cameron Plaza  
Cameron Road & U.S. 290

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to WAIVE the requirements for sewer due to hardship circumstances.

C8s-77-263 Warren Holmans Subdivision  
Burnet Road

AYE; Danze, Guerrero, Snyder, Stoll and Shipman  
ABSENT: Dixon, Jagger, Vier and Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal requirements and plat corrections and to GRANT the variance to exclude balance of tract.

C8s-78-77 Radian Office Park Addition  
MoPac Blvd. North of Steck Ave.

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

The Commission then

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

C8s-78-142 Conley Addition  
Eck Lane

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirements and to GRANT the variance on scale of plat.

C8s-78-147 Lost Creek Estates, Phase IA  
Old Bee Caves Road

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

The Commission then

Voted: To DISAPPROVE the following short form plat pending compliance with departmental requirements and plat corrections and to GRANT the variance required on signature of adjoining owner and to GRANT the variance to delete fiscal for sewer.

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

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

The Commission then

VOTED: To grant the request for withdrawal for the following short form plat in accordance with request from applicant.

C8s-73-14 Francis Place  
South 1st. St. & Alpine Road

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

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

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

C8s-78-168 Third Resub. of Tract One, Gramercy Park  
Rockwood Lane West of Burnet Road  
C8s-78-175 John Sauer Addition  
Mountain View Drive and MoPac Blvd.  
C8s-78-176 N.C.S. Subdivision, No. 1  
Northland Rive and MoPac Blvd.

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

C8s-78-177 Slaem Pace No. 2  
Salem Walk and Stassney Lane  
C8s-78-178 U-Haul Subdivision No. 1  
I.H. 35 and Wilshire Blvd.  
C8s-78-179 Brooks Place  
Bedwyr Road and R.M. 2244  
C8s-78-180 Resub. of Lots 1, 2, 3, Blk. B  
Timberline, Section Two  
Sypglass Drive

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

The Commission then

VOTED: To DISAPPROVE the following short form plats pending compliance with departmental requirments and additional right-of-way required.

C8s-78-170 The Second Resub. of Lot 1, 8711 Burnet Road  
Burnet Road North of Polaris Ave.  
C8s-78-172 J.K. Mitchell Addition  
Trasher Lane North of Ponca Street  
C8s-78-173 Resub. of Lots 7, 8 & 9 , Blk. A,  
Longhorn Business Park, Section 2  
Kramer Lane

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

The Commission then

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

C8s-78-167 2nd Resub. of Tract 2, Gramercy Park  
Rockwood Lane West of Burnet Road

AYE: Danze, Guerrero, Snyder, Stoll and Shipman  
ABSENT; Dixon, Jagger, Vier and Schechter

The Commission then

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

C8s-78-171 Commerce Square  
Thompson Road & Bastrop Hwy.

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, and city and county tax certificates required, and to GRANT the Variance requiring signature of adjoining owner.

C8s-78-164 The Neeley Subdivision  
Ranch Road 620 and Broadmeade Ave.

AYE: Danze, Guerrero, Syder, Stoll and Shipman  
ABSENT: Dixon, Jagger, Vier and Schechter

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, compliance with departmental requirements, and plat corrections, and to GRANT variance to exclude balance of tract.

C8s-78-166 Bubba Subdivision  
U.S. 290 West of Convict Hill Road

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

SUBDIVISION PLATS LOCATED IN THE LAKE AUSTIN WATERSHED

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following final plat and to GRANT a variance on the right-of-way from 60 feet to 50 feet.

C8-77-43 Rio Robles, Section One  
Lisa Rive and Charlotte Drive

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

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

VOTED: To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, current city and county tax certificates, sidewalk note, and Lake Austin data.



SUBDIVISION PLATS LOCATED IN THE LAKE AUSTIN WATERSHED--Contd.FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

C8-78-53     Barrington Oaks, Section Seven  
                 Pilgrims Place

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

The Commission then

VOTED:        To DISAPPROVE the following final plat pending fiscal arrangements, compliance with departmental requirements, plat corrections, and Lake Austin data.

C8-78-56     Chimney Creek  
                 Spicewood Springs Road

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

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 all departmental requirements have been complied with. The Commission then

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

C8s-78-139   First Resub. of Lots 5 & 6 of Bruton Springs  
                 Lisa Drive and Jo Ann Drive

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

The staff reported that the following short form plats have appeared before the Commission in the past and all departmental requirements have not been complied with. The Commission then

VOTED:        To DISAPPROVE the following short form plat pending easements, compliance with departmental requirements, current county tax certificates, additional right-of-way, and vacation of previous plat required prior to approval.

C8s-78-163   Barrington Oaks Commercial Lot 1  
                 Spicewood Springs Road and Barrington Way

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

SHORT FORM SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

The Commission then

VOTED: To DISAPPROVE the following short form plat pending fiscal arrangements, easements, compliance with departmental requirements, current county tax certificates, additional right-of-way, and vacation of previous plat prior to approval.

C8s-78-165 Parliment Place, Section One  
Spicewood Springs Road & Parliment Place

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

The Commission then

VOTED: To DISAPPROVE the following short form plat pending compliance with departmental requirement current county tax certificates, Health Department approval for septic tank use, and Lake Austin data required.

C8s-78-169 Bull Creek Place  
R.M. 2222 South of R.M. 620

AYE: Danze, Guerrero, Syder, Stoll and Shipman  
ABSENT: Dixon, Jagger, Vier and Schechter

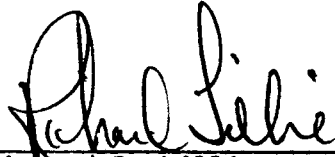
The Commission then

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

C8s-78-174 Resub. Lots 26 & 27, Blk. D.  
Anderson Mill Estates, Sec. 3  
Conchos Trail & Pagosa Trail

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

The meeting adjourned at 9 PM.

  
\_\_\_\_\_  
Richard R. Lillie  
Executive Secretary