CITY PLANNING COMMISSION Austin, Texas Regular Meeting -- July 24, 1979

The regular meeting of the City Planning Commission was called to order at 5:50 p.m. in the City Council Chambers, 301 West Second Street.

Present

Also Present

Miguel Guerrero, Chairman Leo Danze Freddie Dixon Mary Ethel Schechter Sally Shipman Bernard Snyder Bill Stoll Jim Vier

Richard Lillie, Director of Planning Evelyn Butler, Supervising Planner Walt Darbyshire, Planner III Aliece Minassian, Planner Charles Graves, Director of Engineering Joe Lucas, Water and Wastewater Ouida Glass, Senior Secretary 612

Absent

Sid Jagger

July 24, 1979

C814-79-004Theron S. Bradford, Trustee: A 108-Unit P.U.D. Called
(by Thomas L. Hodges)"WILLIAMSBURG"Spicewood Springs Road
and Chimney Corners

Mr. Lillie discussed that when this request was originally heard it was approved with ordinance requirements and departmental recommendations. There was no reference made to a comment by the Planning Department to redesign the southern portion of the project and it was felt that the Commission had not given any instruction regarding redesign of that portion. He suggested that Item 3 be deleted from the Planning Department's recommendations.

Mrs. Shipman stated it was intended at that time that the item not be included. The neighborhood had approved the plan without reduction in density.

COMMISSION VOTE

Mr. Vier moved and Mrs. Shipman seconded the motion to delete Item 3 under Planning Department recommendations on the Williamsburg P.U.D.

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

THE MOTION PASSED BY A VOTE OF 7-0.

<u>Cl4p-79-027</u> Criswell Management Co., Inc.: The Hyatt Regency Hotel (by Stephen L. Van) 200 Barton Springs Road

Mr. Lillie stated the intent was for the zoning and special permit to go to the Council on the same day. Through an administrative error, the special permit was not placed on the Council agenda. It will be heard by the Council on August 9. He suggested the Commission not take action at this time since the Parks and Recreation Advisory Board was still in session and a report had not been received from them. He suggested it be placed on the Planning Commission agenda for 5:30 on August 6.

NO ACTION TAKEN.

<u>C12-79-013</u> <u>Public Services</u> Wastewater Approach Main to serve the McNeil Road Commercial Subdivision.

Mr. Lillie discussed the proposed eight-inch wastewater approach main to serve the McNeil Road Commercial Subdivision. The proposed approach main will be capable of serving 118 acres at an estimated cost to the City of approximately one-half of the total cost of \$32,450. The proposal is located in Area IV of the Comprehensive Plan on U.S. 183 in an area where previous service had been extended.

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C12-79-013 Public Services--continued

COMMISSION VOTE

Mrs. Shipman moved and Mr. Danze seconded the motion to approve the wastewater approach main.

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

THE MOTION PASSED BY A VOTE OF 8-0.

<u>C7a-79-008</u> Annexation Approximately 64.6 acres located immediately west of South First Street and south of Dittmar Road

Mr. Lillie pointed out this annexation request is located in Priority Area III and discussed the cost and revenues that would be derived. It is owner requested and the staff has added 8.50 acres adjacent to the tract on the northeast to make the area contiguous to the City. The total area under consideration consists of 73.10 acres.

COMMISSION VOTE

Mr. Vier moved and Mrs. Shipman seconded the motion to approve the annexation of 73.10 acres located immediately west of South First Street and south of Dittmar Road.

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

THE MOTION PASSED BY A VOTE OF 7-0.

<u>C7a-79-009</u> Annexation Northridge Park Section One

Mr. Lillie discussed the area to be annexed, stating it was located in Priority Area III and is owner requested. He discussed the cost and revenue data relating to the operating and Capital budgets.

COMMISSION VOTE

Mr. Danze moved and Mrs. Schechter seconded the motion to annex 21.97 acres of Northridge Park Section One.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C20-79-008 Zoning Ordinance

To set a public hearing to consider condominiums in "A" Residence districts by special permit.

Mr. Lillie explained that some members of the Planning Commission had expressed an interest in extending zoning to cover condominiums. He discussed some options that were available and how they might be implemented. Mrs. Shipman expressed concern for duplex development. Mr. Danze felt there was a need to consider undivided ownership on a narrow lot with zero lot lines and used duplexes as an example. Mr. Guerrero felt perhaps this would be a good item for the consultant writing the zoning ordinance. Mr. Vier emphasized the need to do something in the interim and Mr. Stoll suggested to go ahead with the current procedure and to continue the research.

NO ACTION TAKEN.

C2a-79-006 Master Plan Change

To set a public hearing to consider amending the Master Plan to provide for a Planned Development Area for the Police Training Center.

Mr. Lillie suggested a hearing date of August 14 to consider amending the Master Plan to provide for a Planned Development Area for the police training center to be located near McKinney Falls Park.

COMMISSION VOTE

Mrs. Shipman moved and Reverend Dixon seconded the motion to hold a public hearing on August 14 to consider amending the Master Plan to provide for a Planned Development Area for the Police Training Center.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R200 To: Consider Recommendation on New Fees

Mr. Lillie discussed this being the first year the Research and Budget Office, through the City Manager's office, has recommended a review of all fees in all ordinances. He discussed the proposed fee schedule for the Planning Department that is being submitted for consideration in the 1979-80 budget.

Mr. Vier felt the proposed fees to be very appropriate and moved approval with a transmittal letter from the Planning Commission showing their unanimous support. Reverend Dixon seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0.

R200 Subcommittee Reports

Lake Austin Subcommittee, chaired by Mr. Vier, discussed their progress and announced another meeting to be scheduled at 12:30 on Tuesday, July 31.

The Low Density Subcommittee, of which Mr.Snyder is chairman, discussed the need for another meeting which is scheduled at noon on August 9.

Mrs. Shipman discussed the new Zoning Ordinance and informed the Commissioners of a worksession to be held at 5:30 on Tuesday, July 31, with two firms being considered.

NO ACTION TAKEN.

C1 79	Minutes
	To approve the Planning Commission Minutes
	June 12, 1979
	June 26, 1979
	July 2, 1979
	July 3 1979

On motion by Mrs. Schechter, Seconded by Mr. Guerrero the Commissioners approved the minutes as corrected.

<u>C814s-78-001</u> 1st Resub of Lots 18 and 19, Block E, <u>Cat Mountain Villas, Section 1</u>

Mrs. Shipman moved and Mr. Danze seconded the motion that this be considered as an emergency item.

Walt Darbyshire explained the staff would recommend to grant the variance to correct the survey error. This is a situation of zero lot lines.

COMMISSION VOTE

Mrs. Shipman moved and Mr. Dixon seconded the motion to approve the correction instruments as recommended by the staff.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8s-78-073 Tr

Train Subdivision To consider request by Mr. Harmon Lisnow regarding fiscal arrangements for water service in the ETJ.

Mr. Lillie explained that Mr. Lisnow is out of the city and had requested postponement to August 14.

COMMISSION VOTE

On motion by Mr. Snyder, seconded by Mr. Stoll, the Commission postponed the request of Mr. Harmon Lisnow regarding fiscal arrangements for water service in the ETJ to August 14.

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

THE MOTION PASSED BY A VOTE OF 7-0.

C8-79-37 Shady Hollow, Section 2-A, Phase 1 Brodie Lane

A. Synopsis: Approve

The staff recommends approval of this preliminary plan with the variances as requested.

B. Variances:

- A variance is requested on the acute street angle at the intersection of Capistrano and Brodie Lane. (Sec. 41-28) <u>Recommend</u>: grant, due to alignment with existing street (Treadsoft Cove) and topography.
- 2. A variance is requested on the length of Block B. (Sec. 41-32) <u>Recommend</u>: grant, due to topography and proximity to Slaughter Creek.
- 3. A variance is requested on sidewalks on all street except Brodie Lane and the north side of Capistrane. (Sec. 41-42) <u>Recommend</u>: grant, in that the variance was granted by the Planning Commission in the review of the conceptual plan (December 19, 1979), also due to low density.

C. Requirements:

This plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 2-A, Phase 1, in accordance with staff recommendations.

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

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

C8-79-38 Shady Hollow, Section 3-A, Phase 1 Capistrano Trail

A. <u>Synopsis</u>: Approve

The staff recommends approval of this preliminary plan with the variances as requested.

- B. Variances:
 - 1. A variance is requested on this length of Block B. (Sec. 41-32) Recommend: grant, due to topography and proximity to Slaughter Creek.
 - 2. A variance is requested to delete the cul-de-sac on Reindeer Trail. (Sec. 41-31) <u>Recommend</u>: grant, in that only one lot depth exists on one side from an intersection and that future extension is provided.
- C. Requirements:

This plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 3-A, Phase 1, in accordance with staff recommendations.

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

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

C8-79-39 Shady Hollow, Section 3-A, Phase 2 Reindeer Trail

A. Synopsis: Approve

The staff recommends approval of this preliminary plan with the variances requested.

- B. Variances:
 - A variance requested on depicting contour lines no more than 100feet apart. (Sec. 41-11d)
 <u>Recommend</u>: grant, due to flatness of topography and use of current aerial survey with two-foot elevations.
 - 2. A variance is requested to delete the cul-de-sacs on the east end of Big Coyote Trail, Stormy Ridge Road, and Reindeer Trail. (Sec. 41-31) Recommend: grant, due to provision of future extension.

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Shady Hollow, Section 3-A, Phase 2 -- continued **C8-79-39** 1.3

С. **Requirements:**

This plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Shady Hollow, Section 3-A, Phase 2 in accordance with staff recommendations.

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

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

Duval Villas C8-79-42 West Duval Road

A. Synopsis: Approve.

The staff recommends approval of the preliminary plan with the requested variances.

Β. Variances:

- 1. A variance is requested on the length of Block A. (Sec. 41-32) Recommend: grant, due to the location of the property in respect to the right-of-way line of the railroad and that adequate circulation is provided.
- 2. A variance is requested to delete the cul-de-sac at end of Duval Road. (Sec. 41-31) Recommend: grant, in that all lots have access to another street and that provision for future extension is made.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat for Duval Villas in accordance with staff recommendations.

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

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

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C8-79-48Thoroughbred RanchettesF.M. 973 and Clinger Road

A. Synopsis: Approve.

This preliminary plan meets city-adopted and county requirements. However the lot layout does not meet the general concept of Section 41-34:

In general, the side lines of lots in subdivisions shall be approximately at right angles to straight street lines or radial to curved street lines. In general, an arrangement placing adjacent lots at right angles to each other shall be avoided.

B. Variance:

1. A variance is requested on the length of the block. (Sec. 41-32) <u>Recommend</u>: grant, due to low density and adequate circulation.

C. Requirements:

Public access to the adjoining tract with the private sewer treatment plant must be granted and recorded prior to final plat approval. Additional requirements must be satisfied for final approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Thoroughbred Ranchettes in accordance with staff recommendations.

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

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

<u>C8-79-55</u> Southwest Oaks II Manchaca Road at Malvern Hill Drive

A. Synopsis: Approve.

The staff recommends approval of this preliminary plan with the requested variances.

B. Variances:

 Variances are requested on the lenghts of Blocks A, B, and F. (Sec. 41-32) <u>Recommend</u>: grant, due to topography and provision for adequate circulation.

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<u>C8-79-55</u> Southwest Oaks II -- continued

 A variance is requested to delete the cul-de-sac at the end of Aldea Drive. (Sec. 41-31)

<u>Recommend</u>: grant, due to the limited number of lots served and the provision for future extension.

C. Requirements:

This preliminary plan meets all city-adopted requirements. Additional requirements must be satisfied for final plat approval.

COMMISSION VOTE

On a consent motion by Mr. Stoll, seconded by Mr. Danze, the Commission approved the preliminary plat of Southwest Oaks II, in accordance with staff recommendations.

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

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

R105-79 Subdivision Memorandum Short Form and Final Subdivisions listed on the Subdivision Memorandum. Action taken at the meeting.

The Planning Commission considered items listed on the Subdivision Memorandum and took the action as indicated.

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

THE MOTION PASSED BY A VOTE OF 6-0.

The meeting adjourned at 7:30 p.m.

Richard Lillie, Executive Secretary

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Γ	TYPE	: FINAL SUBDIVISIONS (LONG FO	RMS)	PL	ANN	ING	COMMI	SSION ME	MORANDUM	DATE: July 24,	1979 PAGE: 7
	C8 .	SUBDIVISION LOCATION	FILED REVIEW BY	CITY	ЕТЈ	Z0%- 1%G	FROFUSED	LOTS/ACREAGE PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION
	78 52	Resub. Lot 2 Stone Subdivision Camp Craft Road		RECO C8s	RDED: 79-114	Repla See	ced by Easy Page 3, Line	Street Sub., 1	Partial vacation	gRANT	
2.	77 93	Resub. of Western Hills, Lot 18-49 and Lot 66 Stage Coach Fr. & Wm. Cannon		RECO Cher	RDED:	Repla ek Cé	ced by Weste -77-90 (belo	rn Hills at w)	Plat vacation re	equested. GRANT	
s.	77 90	Western Hills at Cherry Creek Stage Coach Tr. & Wm. Cannon		x		"A" & 1-AA"	Residential	52.5 161	Consider 28b	APPROVAL	Sidewalks along william Cannon paid by NPT Approved 7-0
••	78 36	Gracywoods Section 4 Carshalton Drive		x		"I-AA	Residential	34.411 118	COMPLETE	APPROVAL	Deleted
	78 47	Windcrest Subdivision							Request a six mo	onth extension GRANT	
	79 15	Lakeway Section 24-C Norning Cloud & Hurst Creek Blv	d.		x		Residential	31.09 88	COMPLETE	APPROVAL	
. [<u>f79</u> 41	Lamplight West Singletree Ave. & Broughton Way			x		Residential	9.45 40	COMPLETE	APPROVAL	
	<u>f79</u> 64	Windmill Bluff Estates Cooper's Crossing Rd. & Cloudy	Ridge		x		Residentia]	125.86 48	Consider 23a, 24	APPROVAL	
le I	78 97	The Hills of Lost Creek Sec. 7 Lost Creek Blvd.			RDED:	Repla 7-A,	ced by The H C8-78-97 (t		Vacation of plat	GRANT	
	78 97	The Hills of Lost Creek Sec. 7- Lost Creek Blvd.	A		x		Residential	18.82 39	COMPLETE	APPROVAL	
۱.	71 124	Chevy Chase South, Sec. 1 Wickersham Lane		- Pha	se 2.	Repla 85-79- 3, lin	-19	Chase South,	Partial vacation	GRANT	

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T	PE: FINAL SUBDIVISIONS (LONG FORM	PL	ANN	ING	COMMI	SSION ME	MORANDU	A DATE: July 24, 1979 PASE: 2		
cs	f LOCATION	FILED REVIEW BY	СІТУ	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION
79 56	Mount Bonnell Terrace, Sec. 2 Fall Trail		x		I-A	Residential	2.43	Consider 28a INCOMPLETE	Delete cul-de-sac. Grant. DISAPPROVAL	
79 57	Mount Bonnell Terrace, Sec. 3 Bonnell Drive		x		- I-A	Residential	16.00 33	Consider 28a INCOMFLETE	DISAPPROVAL	
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TYP	E: SHORT FORM FINALS		PL	ANN	ING	COMMI	SSION ME	MORANDUM	DATE: July 24,	1979 PAGE: 3	
	SUBDIVISION	FILED			zon-	PROPOSED	LOTS/ACREAGE				
C 8 s	LOCATION	REVIEW BY	CITY	ETJ	ING	LAND USE	PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION	
79	Easy Street Subdivision						2.585	Requires partial vacat Lot 2 of the Stone Sub	ion of Resub. of		
<u>]]4</u>	Easy Street			X		Residential	2	Line 1) COMPLETE	APPROVAL		
79	Swim-A-Day Addition				."I"		2.48	for Cul-de-sac. Recom			
106	Terrina Drive.		X		"AA"	onconforming		COMPLETE	APPROVAL		
76	Koock Addition			RECORDED: Pa		ally replace		Request partial vacation of subdivision			
218	Bee Caves Road]	Add	LION I	nase /	(See below	1	RECOMMEND TO GRANT.		Deleted	
79	Koock Addition Ph. 2	1		[Ī	6.72	Requires partial vacat	ion of Koock Additio	on	
90	Bec Caves Road]	x		Residential	3	COMPLETE	APPROVAL	Deleted	
79	Springdale Road Commercial #2						5.00	Consider 20a, 36a		Disapproved. 7-0-1	
117	Springdale Road]	x		Commercial	1	INCOMPLETE	DISAPPROVAL	Will Reconsider on Aug. 7 at 5:30	
76	Welty Addition			[Request to withdraw th	is subdivision		
196	Westlake Drive]						GRANT		
79	Chevy Chase South Phase 2	[16.107	Requires partial vacat South Phase 1 (C8-71-	ion of Chevy Chase		
19	Wickersham Lane	· ·	x		"8B"	Apt.	2	COMPLETE	APPROVAL	= 11).	
79	Towne Square Center	1	[13.121			· · · · · · · · · · · · · · · · · · ·	
103	Manchaca Rd. & Wm. Cannon Dr.	1	1 x		"GR"	Commercial	5	COMPLETE	APPROVAL		
.'9	Windmill Center North				"I" .		22.18	Consider 20a, 24a			
TÌŪ	Hwy. 183 and FM 620		x		"AA"	Commercial	2	INCOMPLETE	DISAPPROVAL	Disapproved 8-0	
79	Nasha Mozhno Addition						2.66	Consider 19a			
119	Taylor Draper Lane	1]	x	1	Residential	1	COMPLETE	APPROVAL		

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Í	TYPE	: 30-DAY STATUTORY REVIEW ACTIO	DN N	PL	ANN	ING	COMMI	SSION I	MEN	NORANDUM	DATE: July 24,	1979 · PAGE: 4
	CS	SUEDIVISION LOCATION	FILED REVIEW	CITY		ZON- ING	PROPOSED	LOTS/ACREAG		STATUS	RECOMMENDATIONS	ACTION
ę		PRELIMINARIES							_			
1.	79 58	Southwest Oaks, Section 4									DISAPPROVAL	
z.	79 59	Quatro Addition						i 			DISAPPROVAL	
3.	79 60	Shiloh, Phase IV, Section 2									DISAPPROVAL	· ·
4.	7 <u>9</u> 61	Knoll Subdivision									DISAPPROVAL	
5.	<u>79</u> 62	Shenandoah Park									DISAPPROVAL	
	C8f	FINALS (LONG FORMS)										
6.	7 <u>9</u> 67	Rob Roy Phase 2		-							DISAPPROVAL	
7.	79 68	Barker Hills				•					DISAPPROVAL	
8.	79 69	Knoll Subdivision									DISAPPROVAL	
۹() 1	Shiloh Phase IV, Section 1 (REVISED)		4			(ζ	-		DISAPPROVAL	

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PE: 30-DAY STATUTORY REVIEW ACT	ION	PL	ANN	ING	COMM	ISSION MEI	MORANDUM	DATE: July 24, 197	9 PAGE: 5
SUEDIVISION LOCATION	FILED REVIEW BY	CITY	ETJ	ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION
77 Pecan Meadows, Section 1 11 (Revised)								DISAPPROVAL	
BS SHORT FORM FINALS		{							
79 Campus Colony #2		4						DISAPPROVAL	
79 Forest North Est. Ph. VI-A 21								DISAPPROVAL	
79 M & J Addition Sec. 2 22								DISAPPROVAL	
79 Interstate 35 Ind. Park 23		-				·		DISAPPROVAL	
79 J. Mar Addition		-						DISAPPROVAL	
79 T. L. Subdivision #3					î		······································	DISAPPROVAL	
79 T. L. Subdivision #4		$\frac{1}{1}$		·				DISAPPROVAL	
79 Kilgore Subdivision								DISAPPROVAL	······
79 Laguma Loma Sec. 2								DISAPPROVAL	

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TYPE	P. U. D.'s	· · · ·	PL	ANN	ING	COMMI	SSION ME	MORANDUM	DATE: July 24, 1	979 PAGE 6
814	SUBDIVISION LOCATION	FILED REVIEW BY	CITY		ZON- ING	PROPOSED LAND USE	LOTS/ACREAGE PROPOSED LOTS	STATUS	RECOMMENDATIONS	ACTION
	McKownville II FM 1826, S. of US 290			x		Residential P.U.D.	85.368 acres 115 lots	COMPLETE	APPROVAL	<u> </u>
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