

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- December 19, 1978

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

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

Also Present

Tom Knickerbocker, Assistant Director of Planning
Evelyn Butler, Supervisor Current Planning
John Meinrath, Legal Department
Sheila Finneran, Legal Department
Buck Apelt, Acting Director of Human Services
Eliseo Garza, Human Services Department
Ouida Glass, Senior Secretary

C14-78-224

THE VILLAGE JOINT VENTURE

Interim "AA" Residence, 1st H & A
to "B" Residence, 1st H & A

(by J.W. Smith)

William Cannon Blvd. & Beckett Road

Evelyn Butler presented the staff report.

This large undeveloped tract is located along the proposed William Cannon Blvd. alignment east of Beckett Road in southwest Austin. The property was annexed in July, 1977. A majority of the land is undeveloped with newly developed single-family residential subdivisions interspersed. All of the land inside the city limits is zoned Interim "AA". The character of the developing land in the area is based on single-family residential densities.

The requested apartment zoning at 40 units to the acre is inconsistent in this newly developed outlying area. Apartment zoning would set a strong precedent for an intense apartment node area. A planned unit development would provide for a transition in densities in relation to the single-family densities to the north and northeast.

The staff recommends to deny "B" Residence, 1st H & A but to grant "A" Residence, 1st H & A. She explained this is an area that lies between a developed section on the north and the proposed William Cannon Boulevard with a small area of this tract south of William Cannon Boulevard. The tract is of such irregular shape that it would be very difficult to develop as a conventional subdivision. This is the reason for the recommendation of "A" Residential because a Planned Unit Development is not permitted under the AA zoning category. The acreage includes right-of-way for William Cannon Drive and the alignment for this street is still under study. Mrs. Butler discussed what is being proposed.

CITIZEN COMMUNICATION

PERSONS APPEARING IN FAVOR

J. W. Smith, applicant

PERSONS APPEARING IN OPPOSITION

I.C. Fife, 5709 Reynolds Road

David M. and Rebecca A. Funderburke, 7204 Beckett

Jerry Lobdill, 6708 Beckett

Theodore A. Miller, 5706 Reynolds Road

Robert O'Neal, 5614 Reynolds Road

Julia Swenson Parrish, 7200 Trace Chain

Arlene Pitts, 5503 Camp Fire Trail

WRITTEN COMMENTS IN FAVOR - None

WRITTEN COMMENTS IN OPPOSITION

Petition containing 74 signatures

COMMISSION ACTION

J.W. Smith discussed the area and the history behind his trying to reach a solution for this tract of land. He stated William Cannon Drive was not mentic to come through when he first acquired this tract for single-family subdivision.

C14-78-224 THE VILLAGE JOINT VENTURE --continued

It was not one of the three alternate routes. He discussed the proposals for the routing of William Cannon Drive and the hearings that have been held. He discussed how the proposed alignment of William Cannon Drive would affect the tract, the acreage that would be involved for the right-of-way, and the drainage problem, pointing out that for all practicable purposes the tract to the south is unusable land. He expressed disagreement with the recommendation of the staff, and stated he never had received an answer to the question of why a precedent for apartments would be established if this small tract should be approved for apartment zoning. He did not feel one apartment unit or complex of apartments is detrimental to any area, but what is detrimental is apartment blight and slums like there is in certain areas. He explained he had amended his request to withdraw the application for "B" zoning and is now requesting "A". He felt his hands to be tied, as he did not invite William Cannon Drive to come through the tract, and this creates an economic hardship insofar as development is concerned. He stated he had tried to give the land to the City if they will just take it, wondered why they did not want it if it is so valuable. He stated he would give them the 30 acres for a park, that is how valuable it is to him. He requested the viability to make it pay for itself if he must keep the land. Bill Stoll asked why a P.U.D. would not be a desirable alternative and Mr. Smith stated he did not feel the market ready for it out there yet. Mr. Snyder asked why he wanted to zone it when really he did not know what he would do with it. Mr. Smith explained that then everybody would know what will be there. Mrs. Shipman asked for clarification if he had offered to sell or to give this to the City and Mr. Smith again stated he would give it to the City. He stated the City will not take it because they want him to pay for the building of William Cannon Drive and this is what makes it economically unfeasible for him. She felt this to be an appropriate area for green area. He had tried to sell the land at cost to the Parks Department, they wanted it, but could not come up with a written contract or a firm commitment. Mr. Jagger felt the real problem to be that the obligation of building the big street goes with the adjacent land.

Speaking in opposition, Therodore Miller stated this is a real problem. William Cannon is in the wrong place. He explained this is a single-family neighborhood and that apartment units in this area would tax existing City services, increase traffic, and pointed out there are no public parks. He stated there is strip zoning through every subdivision down a major thoroughfare, and warned that Austin will end up looking just like Houston. Robert O'Neal also felt that William Cannon is in the wrong place and agreed with the statements of Mr. Miller. Jerry Lobdill, representing the McCarty Lane Neighborhood Association, stated this area is single-family owner-occupied homes. He pointed out that development cannot be stopped and that the area soon will be taken into the City. He discussed the relocation of William Cannon Drive, pointing out that this problem is being considered. He felt "A" Residential not appropriate to contiguous land use on either side of this tract. He would ask that the land be zoned permanent "AA"; felt it should be single-family owner occupied. He felt the City should reconsider methods of financing these large streets stating they should look at what has happened on Ben White, South Lamar, and Burnet Road.

C14-78-224 THE VILLAGE JOINT VENTURE--continued

Bill Stoll stated he did not see how anything else would be appropriate under the circumstances and that a P.U.D. also would be an option. Mr. Lobdill expressed disagreement and stated he felt that would be contributing to a deteriorating situation in the neighborhood. Arlene Pitts presented a petition containing 74 signatures in opposition to the zoning change and discussed their covenants and restrictions. She discussed William Cannon coming through the area and stated she did not see how duplexes and multi-family housing would fit into the area, pointing out that the streets cannot handle the traffic now.

Mrs. Shipman stated she could appreciate the dilemma of the area residents but felt to recommend AA for that would be irresponsible on the part of the Commission because of William Cannon Drive. The A designation would allow for a P.U.D. and that would be more compatible with the neighborhood than apartments or duplexes. She felt that a P.U.D. is about the only use for that land.

COMMISSION VOTE

Mr. Snyder moved to approve the amended application for "A" zoning. Mr. Dixon seconded the motion. Mrs. Shipman offered a friendly amendment that the minutes show concerns of the Commission and Mr. Snyder urged the Urban Transportation Department to expedite the alignment of William Cannon Drive.

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

THE MOTION PASSED BY A VOTE OF 7-0-1.

C10v-78-029 Street Vacation
Black Gap Pass in Las Cimas
Section One

Evelyn Butler explained there was a problem with resubdivision and would recommend this item be postponed.

COMMISSION VOTE

Mr. Stoll moved and Mrs. Schechter seconded the motion to postpone the request for street vacation.

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

THE MOTION PASSED BY A VOTE OF 6-0.

R200 Consider recommendations for HCD Projects
to be funded due to a reprogramming require-
ment of \$310,000 in the 1978-79 HCD program.

Buck Apelt, Acting Director of Human Services Department, discussed the application contained \$310,000 for funding for health services that was allocated. The HUD office has now reached a decision on the eligibility of those projects and have ruled they are not eligible for CD funding and that the City has until December 28 to reprogram this \$310,000 or lose it from the fourth-year allocation. He explained the joint subcommittee met and formulated a list of recommendations which was approved by the Community Development Commission last night. The recommendations include an allocation of \$40,000 to cover the final anticipated cost over-runs for the South Austin Multi-Purpose Center; an additional \$109,950 for furnishings for the clinic that will be a part of that facility; \$80,050 for Clarksville redevelopment, contingent upon passage of the bond election which will be reprogrammed if the election passes, if not, the \$80,050 will stay in the project; and an additional \$80,000 for Civitan tennis courts.

COMMISSION ACTION

There was discussion of the furnishings for the Multi-Purpose Center and also the bond election and how these funds would affect Clarksville. Mr. Snyder asked if there was other funds also redistributed for the South Austin Multi-Purpose Center and Mr. Apelt stated reprogramming of CD funds from the first three years was used also. There will be a 4th year reprogramming package later in the year. He explained that the list will total no more than \$109,000. Mr. Snyder asked how long ago HUD notified us this must be resubmitted by December 28, and Mr. Apelt replied about two weeks ago. Mr. Apelt indicated the decision by HUD would be appealed, but the city needed to reprogram the funds in the meantime. Mrs. Schechter asked why a built-in bar in the South Austin Center; she felt an explanation was needed. Mr. Apelt said he was not familiar with the specifications on the project but would find out about the item.

COMMISSION VOTE

Mr. Stoll moved approval of the HCD reprogramming and directed to the staff to answer the question regarding the necessity of the built-in bar in the South Austin Center. Mr. Snyder amended the motion to suggest that the subcommittee not pass items on to either of the Commissions in the future until they have thoroughly examined proposed reallocations. Mrs. Schechter seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 7-0.

R200 Presentation and Discussion
of a progress report on HCD programs
by Human Services Department

Eliseo Garza of the Human Services staff presented a slide/tape program that was prepared to inform the citizens on the progress made by the City since the beginning of the Block Grant program. The Commission thanked him for the presentation.

C1-78 Minutes

1. The Commission approved the minutes, as corrected, for the Planning Commission meetings of November 14, 1978, November 28, 1978, December 4, 1978, and December 5, 1978.

SUBDIVISIONS

Evelyn Butler explained that the following could be considered on a consent motion:

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

Recommend approval with conditions as listed in the report. Owner agrees.

1. 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 therefor.
2. Connection required to Water District No. 18 water system. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision with water and that service will be provided.
3. Fiscal arrangements required by the City.
4. Subdivision is located outside city.
5. Subdivision is located in the Eanes Independent School District.
6. Subdivision is located in the Lake Austin watershed.
7. Austin-Travis County Health Department approval required for septic tank system use prior to preliminary plan approval.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Water District No. 18 water system and a septic tank system approved by the Austin-Travis County Health Department.
9. Restriction required on final plat prohibiting sewage holding tanks.
10. Variance required to delete fiscal requirements for City wastewater service. Recommend to grant because such service is not available if subdivision has been approved for septic tank system use by the appropriate authority.
11. Variance required on the length of Cerro Alto Cove cul-de-sac. Recommend to grant because of low density.

C8-72-17 Capitol Ridge Addition--continued

12. Variance required on the length of block. Recommend to grant because of existing development.
13. Sidewalks required on one side (specify) of Cerro Alto Cove and subdivision side of Valley View Drive.
14. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
15. Contour lines required to be not more than 100 horizontal feet apart.
16. Waterway development permit required prior to final plat approval.
17. Drainage and/or public utility easements as required.
18. Change name of Cerro Alto Cove.
19. Show survey tie across all existing streets bordering this subdivision.
20. Additional R.O.W. required, 30 feet from centerline for Valley View Drive.
21. Show building setback lines on the preliminary plan 25' from all rear streets on through lots.
22. Compliance with Lake Austin Ordinance required and all materials for review required to be submitted, with the preliminary plan, to the Planning Department. (Preliminary plan will be disapproved unless all review information is submitted therewith.
23. Recommend that Valley View Drive be constructed to urban standards (with fiscal arrangements). Neither Valley View Drive nor El Viejo Camino are constructed to any standard. Construction of Valley View Drive required for access to this subdivision.

C8-77-30 Texas Oaks
Slaughter Lane

Recommend approval with conditions as listed in the report. Owner agrees.

1. The staff recommends disapproval of this preliminary plan pending: City Council approval of a water approach main. City Council approval of a wastewater approach main.
2. 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 therefor.
3. Connection required to the City of Austin water and wastewater systems.
4. Subdivision is located outside city.
5. Subdivision is located in the AISD School District.
6. Subdivision is located in the Slaughter Circle watershed.
7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water and wastewater systems.
9. Variance required on the length of block "G". Recommend to grant because of existing development.
10. Sidewalks required on both sides of Texas Oaks Boulevard and one side (specify) of all other streets.
11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
12. Waterway development permit required prior to final plat approval.

C8-77-30 Texas Oaks--continued

13. Show 100-year flood plain data on the preliminary plan.
14. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
15. Drainage and/or public utility easements as required.
16. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
17. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
18. The 25-year flood plain required to be dedicated as a drainage easement.
19. Change name of Sam Bass Cove, Jim Bowie Circle, Twin Sisters Trail, and Lone Star Drive and check correct spelling of "Palminto" Loop.
20. Show survey tie across all existing streets bordering this subdivision. (Slaughter Lane)
21. Reverse building setback lines for Lot 1, Block "C".
22. Show intersection of Chisholm Trail with Slaughter Lane. Independence Lane required to be aligned with Chisholm Trail.
23. Show Bench Mark reference on preliminary plan.
24. Submit preliminary drainage plans to County Engineer prior to final plat approval.
25. County Engineer requires 10' additional R.O.W. on Independence Lane.
26. All intersections required to be at or near 90 degrees.
27. Minimum spacing between reverse curves is 100' on Texas Oaks Blvd. (Collector Street)
28. Recommend 64' R.O.W. on Texas Oaks Boulevard.
29. Main line advance require for natural gas service.

C8-78-123 Milwood, Section Five
Duval Road

Modify Item 18 to read 60 feet instead of 64 feet. Add to Item 19 "Urban Transportation Department has approved the extension of Everest Lane." Recommend approval with conditions as listed in report. Owner agrees.

1. 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 therefor.
2. Connection required to the City of Austin water and wastewater systems.
3. Subdivision is located outside city.
4. Subdivision is located in the Austin Independent School District.
5. Subdivision is located in the Walnut Creek watershed.
6. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots. Show addresses of property owners outside city limits.
7. Restriction required on final plat prohibiting vehicular access (driveways) onto Duval Road from adjacent lots.
8. Sidewalks required on both sides of Wycliff and Cabana Lane, and one side (specify) of Albany Lane, Mosley Lane, Kilgore Lane, Everest Lane, Cologne Lane and Burgundy Lane, and subdivision side of Duval Road.

C8-78-123 Milwood Section Five--continued

9. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits. Fiscal arrangements required for sidewalks on Duval Road even if annexed.
10. Waterway development permit required prior to final plat approval.
11. Show 100-year flood plain data on the preliminary plan.
12. Drainage and/or public utility easements as required.
13. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
14. The 25-year flood plain required to be dedicated as a drainage easement.
15. Show survey tie across all existing streets bordering this subdivision.
16. Additional R.O.W. may be required, 40' feet from centerline for Duval Road.
17. Fiscal arrangements required for the construction of Duval Road to urban standards.
18. Recommend 60 feet of R.O.W. for Wycliff Lane.
19. 150 feet of tangent spacing (centerline to centerline) required between streets intersecting a common street. Urban Transportation Department has approved the extension of Everst Lane.
20. Show Burgandy Lane as Burgundy Lane.
21. Mainline advance required for natural gas service.

C8-78-124 The Woods of Westlake
Loop 360 & Pomegranate Pass

Request to postpone indefinitely.

C8-78-125 The Hills of Lost Creek
Bay Hill Dr. & Bay Hill Circle

Delete Item 17. Recommend approval with conditions as listed in report.
Owner agrees.

1. 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 therefor.
2. Connection required to Lost Creek M.U.D. water and wastewater systems. Letter required from such District stating financial arrangements have been made by the owner to serve this subdivision and that service will be provided.
3. Fiscal arrangements required by the City.
4. Subdivision is located outside city.
5. Subdivision is located in the Eanes ISD.
6. Subdivision is located in the Barton Creek watershed.
7. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lost Creek M.U.D. water and wastewater systems.
9. Sidewalks required on both sides of Bay Hill Drive and Ringdale Trail, and one side (specify) of Bay Hill Circle and Sedgefield Drive.
10. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.

C8-78-125 The Hills of Lost Creek--continued

11. Minimum street centerline radius is 300' for collector streets.
12. Waterway development permit required prior to final plat approval.
13. Show 100-year flood plain data on the preliminary plan.
14. Drainage and public utility easements as required.
15. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
16. The 25-year flood plain required to be dedicated as a drainage easement.
17. Deleted at the meeting.
18. Show date on preliminary plan.
19. Show centerline curve data and radius of cul-de-sac on the preliminary plan.
20. Change name of cul-de-sac from Bay Hill Circle to Bay Hill Cove.
21. Street grades required not to exceed 15% for Bay Hill Drive.
22. Recommend 25 foot setback from both streets on Lot 1, Block "L", or reverse building line on such lot.
23. Bay Hill Drive required to be dedicated with fiscal arrangements and constructed from Lost Creek Boulevard to this tract prior to or simultaneously with this subdivision for access.
24. Full right-of-way on Bay Hill Circle required on final plat.

C8-78-126 Interregional 26
I.H. 35 & (proposed) E. Stassney Lane

Recommend to postpone pending Council approve of approach main and zoning ordinance.

C8-78-129 Amended Preliminary Plat of Lamplight Village
Elysian Fields & Dauphine St.

Recommend approval with conditions as listed in report. Owner agrees.

1. 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 therefor.
2. Connection required to the Lamplight Village water and wastewater systems.
3. Fiscal arrangements required by the City for water and wastewater.
4. Adequate wastewater treatment capacity required to be determined by Planning and Water/Wastewater Departments prior to final plat approval.
5. Subdivision is located inside city.
6. Subdivision is located in the Pflugerville Independent School District.
7. Subdivision is located in the Walnut Creek watershed.
8. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to Lamplight Village water and wastewater systems.
9. Variance required on the length of Elysian Fields Circle cul-de-sac. Recommend to grant because of low density and existing development and location of power lines.
10. Sidewalks required on one side (specify) of Elysian Fields Circle and subdivision side of Elysian Fields Drive, Dauphine Street and Rampart St.
11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.

C8-78-129 Amended Preliminary Plat of Lamplight Village--continued

12. Waterway development permit required prior to final plat approval.
13. Drainage and/or public utility easements as required.
14. Show all street names on the preliminary plan including bordering streets.
15. Elysian Fields Drive and Dauphine Street required to be dedicated with fiscal arrangements for construction to urban standards prior to or simultaneously with the final platting of abutting lots.
16. Show acreage of subdivision.
17. Recommend Elysian Fields Circle be named Elysian Fields Cove or Court.
18. Flood plain note required on the final plat.
19. The final plat of Lamplight Village Sec. 4 required to be recorded prior to final approval of this plat for access to a public street.
20. Main line advance required for natural gas service.

C8-78-130 The Homestead, 3
Great Divide Dr. & Overland Pass

Recommend disapproval pending approval of septic tanks. No hearing. Owner agrees.

C8-78-131 Twin Oaks Industrial Subd. Section Two
Warehouse Rd. & Alpine Rd.

Recommend to approve with conditions as listed in report. Owner agrees.

1. 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 therefor.
2. Connection required to the City of Austin water and wastewater system.
3. Previous Preliminary and Final (C8-69-25) required to be withdrawn prior to or simultaneously with preliminary plan approval.
4. Subdivision is located inside city.
5. Subdivision is located in the Austin ISD.
6. Subdivision is located in the Blunn Creek watershed.
7. Variance required on the length of block created. Recommend to grant because of low density, adequate circulation is provided, and proposed industrial use.
8. Sidewalks required on both sides of Alpine Road
9. Appropriate sidewalk location note required on final plat inside city limits.
10. Waterway development permit required prior to final plat approval.
11. Show 100-year flood plain data on the preliminary plan.
12. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
13. Drainage and/or public utility easements as required.
14. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
15. The 25-year flood plain required to be dedicated as a drainage easement.
16. Book and page indicating the vacation of Manufacturing Blvd. required prior to final plat approval, and the vacated portion of Manufacturing Blvd. required to be platted into adjoining tract on the final plat.

C8-78-131 Twin Oaks Industrial Subdivision Section Two--continued

17. Suggest the owner consider establishing lot lines on the center line of the east-west drainage easement to eliminate any crossing of the drainageway for access.
18. Main line advance required for natural gas service.

C8-78-119 The Jester Estate, Section One
Jester Point Dr. & Bull Creek Rd.

Recommend to postpone to January 9.

C8-78-105 Buckingham Estates, Phase III
South First & Great Britian Blvd.

Recommend approval with conditions as listed in the report. Owner agrees.

1. Recommend modifications as shown on Plat Review Print to eliminate need for a variance on the length of Dulwich Drive and provide adequate circulation.
2. 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 therefor.
3. Connection required to the City of Austin water and wastewater systems.
4. Subdivision is located outside the city.
5. Subdivision is located in the Austin Independent School District.
6. Subdivision is located in the Boggy Creek watershed.
7. Show proposed use of all lots other than single family on the preliminary plan.
8. Restriction required on final plat prohibiting vehicular access (driveways) onto South 1st from abutting lots.
9. Variance required on the length of Dulwich Drive cul-de-sac(s). Recommend to deny and that a street be provided between Dulwich Drive and Palace Parkway as shown in blue on Plat Review print for adequate circulation.
10. Variance required on the length of block(s) A, E, K, M and Q. Recommend to grant because of topography and adequate circulation is provided.
11. Sidewalks required on both sides of Palace Parkway, United Kingdom Court and Great Britan Boulevard and one side of all other streets.
12. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
13. All lots required to comply with subdivision ordinance requirements for width and area for subdivision served by a sewer system.
14. Waterway development permit required prior to final plat approval.
15. Drainage and/or public utility easements as required.
16. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
17. The 25-year flood plain required to be dedicated as a drainage easement.
18. Change name of Clacton Way, Decoshany Drive, Galloway Street and Queens Court. United "Kingdom" Court and Great "Britian" Blvd. should be correctly spelled. Welsh Way and Wales Way are too similar.

C8-78-105 Buckingham Estates, Phase III--continued

19. Show survey tie across all existing streets bordering or traversing this subdivision.
20. Additional R.O.W. required, 45' feet from centerline for South 1st Street.
21. Identify proposed ownership of park(s) and/or greenbelt(s) on the preliminary plan for purposes of taxation, maintenance, and use limitations.
22. All street intersections required to be at or near 90 degrees.
23. Show lot number designation for "Park" lot in block A and combine with an adjoining lot for frontage on a public street. Also provide pedestrian access (walkways) from internal streets. Such walkways should be platted as a part of park lot.
24. 64' R.O.W. with 44' of paving required on Hyde Park Place from South 1st Street westerly to the Southeast Corner of lot 35, block E then transitioned down to 50' R.O.W. with 30' of paving, such transition of R.O.W. and paving required to be approved by Urban Transportation and Engineering Departments.

COMMISSION VOTE

Mr. Stoll moved to approve staff recommendations on all items as stated with corrections as noted. Mrs. Shipman seconded the motion.

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

ABSENT: Dixon.

THE CONSENT MOTION PASSED BY A VOTE OF 8-0.

C8-78-122 Oak Hill Heights
Hwy. 290 & F.M. 1826

Evelyn Butler explained the approach main has been approved to serve only 45 acres. The staff would recommend to look at the entire area as a conceptual plan or as a schematic and accept that to serve as a guide for the staff in future sections that come in and to request applicant to bring in the one section next to U.S. 290 that can be served. Recommend to Delete Item 25.

1. Recommend modifications as shown on Plat Review Print.
2. 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 therefor.
3. Connection required to the City of Austin water and wastewater systems.
4. Subdivision is located outside city.
5. Subdivision is located in the Austin Independent School District.
6. Subdivision is located in the Williamson Creek watershed.
7. Variance required on the length of Hermit Creek, Nightingale Drive, and Morning Glory Cul-de-sac(s). Recommend to grant because of provision for future extension is made.
8. Variance required on the length of block(s) 3, 10, 14, 28, 29, 32, 42, 46, 47, 50, and 52. Recommend to grant because adequate circulation is provided and if recommended modifications are made.
9. Variance required on the scale of this preliminary plan. Recommend to grant because of plat size at the required scale of 1" = 100'.
10. Sidewalks required on both sides of all collector streets, one side of (specify) of all residential streets and subdivision side of F.M. 1826 and U.S. 290. Recommend variance to delete sidewalk on U.S. 290.

C8-78-122 Oak Hill Heights--continued

11. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
12. Minimum street centerline radius is 300' for Collector streets, 200' for Residential streets and 50' - 75' for right angle turns.
13. Waterway development permit required prior to final plat approval.
14. Show accurate 100-year flood plain data on the preliminary plan.
15. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
16. Drainage and/or public utility easements as required.
17. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
18. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
19. The 25-year flood plain required to be dedicated as a drainage easement.
20. Change name of Red Cloud Drive, Eagle Rock, Aster and Sumac Drive.
21. Show all street names on the preliminary plan.
22. Show survey tie across all existing streets bordering this subdivision.
23. Additional R.O.W. required, 50 feet from centerline for F.M. 1826.
24. All street intersections required to be at or near 90 degrees.
25. Fiscal arrangements required for the construction of F.M. 1826 to urban standards. (Deleted at the meeting.)
26. Full R.O.W. for Sumac Drive required to be dedicated with platting of adjacent lots.
27. Show record references of all existing easements.
28. Show centerline curve data on preliminary plan.
29. Recommend 64 feet of R.O.W. for all streets shown as 60 feet except Rotan Drive. Show Rotan Drive at 70 feet R.O.W.
30. Submit two copies of corrected, approved preliminary plan with final plat(s).
31. Main line advance required for natural gas service.
32. Establish benchmark within subdivision boundaries and reference to U.S.G.S. 1929 datum.
33. Driveway access onto Hwy. 290 required to be approved by the Urban Transportation Department, County Engineer and State Highway Department.
34. Show note on final plat prohibiting driveway access onto F.M. 1825 from adjacent lots.
35. Show 60-64 feet of R.O.W. for Peppergrass.
36. Show street type (street, drive, lane, etc.) for all streets.
37. Show all lot dimensions and radius of all cul-de-sacs.
38. Separate subdivision and special permit site plan approval required on all P.U.D. sites.
39. All duplex, fourplex and sixplex lots required to comply with ordinance requirements for area respectively.
40. Flood plain note must relate to flood plain, not natural ground.
41. Plans for major drainage structures required to reviewed by the County Engineer.
42. All street intersection onto Hwy 290 and F.M. 1826 required to be approved by the Highway Department prior to final approval.
43. Water service is presently limited to 45 acres.

C8-78-122 Oak Hill Heights--continued

After further discussion, the Commission then

VOTED: To accept the entire preliminary as a conceptual plan, and to approve that 45 acres next to U.S. 290 that can be served with the sewer.

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

THE MOTION PASSED BY A VOTE OF 8-0.

C8c-78-01 Shady Hollow Conceptual Plan
Brodie Lane

Evelyn Butler explained this consists of two sections under consideration tonight, three sections that have already been recorded, and a large area which will require Council approval of a water approach main. The staff recommends that the Planning Commission accept the conceptual plan in reference to general land use, density, and circulation to be used as a guide in reviewing future preliminary sections of Shady Hollow.

Applicant discussed the modifications and variances recommended in the conceptual plan report under 3 and 13. The staff provided the Planning Commission with the basis of these recommendations. She explained a minor modification recommended in Section 3 and expressed concern for the overall circulation in the area. The neighborhood has requested that El Dorado not be extended through. The staff does recommend this street be extended through. She discussed the modifications to the street system and the reasons therefor. Don Walden requested approval of the conceptual plan as to density and land use and requested the motion to be approval as to density and land use.

Representatives of the neighborhood, David Ellis and John Graef, appeared before the Commission expressing their concerns for protecting the developed sections of Shady Hollow and requested that the stub street be vacated rather than being extended. More detailed information is on file in departmental records.

COMMISSION VOTE

Mr. Vier moved to approve, accept and endorse the conceptual plan for Shady Hollow as to density and land use only, with the endorsement of the termination of El Dorado Trail but with the understanding that there will be a collector street south of El Dorado Trail to take its place. Mr. Stoll seconded the motion.

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

THE MOTION PASSED BY A VOTE OF 8-0-1.

C8c-78-01 Shady Hollow Conceptual Plan--continued

The Commission then discussed amending the motion on the conceptual plan concerning sidewalks and voted to reconsider the action on a motion by Mrs. Schechter, seconded by Mr. Dixon. Mr. Vier then amended the original motion with the addition that at the time the large lot section comes in for final plat, that consideration be given to granting the variance on the sidewalk requirements. The amended motion was seconded by Mr. Stoll and passed by a unanimous vote.

After discussion regarding the sidewalks, Mr. Walden agreed to build a sidewalk on the east side of Brodie Lane in Section 5 from Slaughter Creek to the southern boundary of the subdivision. Mr. Walden agreed in Section 3 to build a sidewalk on the west side of Brodie Lane from the northern boundary of the subdivision to the northern boundary of Section Two, Phase Two, and on the west side of Brodie Lane from the southern boundary of Section Two, Phase Two, to Slaughter Creek. A sidewalk will be built on the northern side of El Dorado east of Brodie Lane.

Mr. Jagger moved to amend the motion to include these sidewalk provisions. The amendment was accepted and the Commission voted on Section 3 and 5. The Commission then voted on the amended motion for the conceptual plan.

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

ABSTAINED: Dixon.

THE MOTION PASSED BY A VOTE OF 8-0-1.

The Commission then considered Sections Three and Five in one Action. The minutes reflect the separation for clarification.

C8-78-120 Shady Hollow Section Three
Brodie Lane & Shady Valley Dr.

The staff reported that this preliminary plan consists of 50.83 acres of land containing 110 lots, the average lot size being 85' x 110' with a density of 2.16 lots per acre.

1. Recommends modifications as shown on Plat Review Print to eliminate necessity for variance on the length of block C which cannot be supported by the staff.
2. 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 therefor.
3. Connection required to the City of Austin water system.
4. Connection required to a sewage treatment plant and collection system with fiscal arrangements for same. Plans and specifications for such facility required to be approved by the Director of Water and Wastewater Department and Texas Department of Health. A copy of letters of approval and a permit from the Texas Department of Water Resources required to be submitted to the Planning Department prior to final approval.
5. Previous final plats required to be withdrawn prior to preliminary plan approval. (Sections 3 & 4)
6. Subdivision is located outside city.
7. Subdivision is located in AISD School District.
8. Subdivision is located in the Slaughter Creek watershed.

C8-78-120 Shady Hollow Section Three--continued

9. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
10. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to: City of Austin water system, and a sewer treatment plant and collection system approved by the City of Austin, Texas Department of Health, and Texas Dept. of Water Resources.
11. Restriction required on final plat prohibiting vehicular access (drive-ways) onto Brodie Lane from adjacent lots.
12. Variance required on the length of block "B". Recommend to grant because of topography.
13. Variance required on the length of Block "C". Recommend to deny and provide block break as shown on Plat Review Print.
14. Sidewalks required on one side (specify) proposed (new) streets, and subdivision side of Brodie Lane.
15. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
16. Show contour basis as City Standard or U.S.G.S. Datum on the preliminary plan.
17. Minimum street centerline radius is: 200' for Residential streets.
18. Waterway development permit required prior to final plat approval.
19. Show 100-year flood plain data on the preliminary plan for all waterways.
20. Drainage and/or public utility easements as required.
21. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
22. All lots required to have an adequate building site exclusive of setback lines and drainage easements.
23. The 25-year flood plain required to be dedicated as a drainage easement.
24. Show survey tie across all existing streets bordering this subdivision.
25. Reverse building setback lines for lot 1, block "A"; lot 1, block "D" and lot 17, block "D".
26. Recommend recording of separate instrument to define use and maintenance of conservation easements. Show record reference on the final plat.
27. Lot lines required to be perpendicular or radial to street lines.

After further discussion, the Commission then

VOTED: To approve the preliminary plan, granting the variance in Item 2 as to sidewalks, in Item 12 and 13 as to block length and not to require the connecting street referenced in Item 1, and granting the variance on Item 27 regarding perpendicular lot lines.

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

THE MOTION PASSED BY A VOTE OF 9-0.

C8-78-121 Shady Hollow Sec. Five
Brodie Lane & Shady Valley Drive

The staff reported that this preliminary plan consists of 59.81 acres of land containing 120 lots, the average lot size being 95' x 210' with a density of 2.01 lots per acre.

1. Recommend modifications as shown on Plat Review Print to connect Slaughter Creek Cove with Deer Park Drive to eliminate necessity for a block length variance which cannot be supported by the staff.
2. 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 therefor.
3. Connection required to the City of Austin water system.
4. Connection required to a sewage treatment plant and collection system with fiscal arrangements for same. Plans and specifications for such facility required to be approved by the Director of Water and Wastewater Department and Texas Department of Health. A copy of letters of approval and a permit from the Texas Department of Water Resources required to be submitted to the Planning Department prior to final approval.
5. Subdivision is located outside city.
6. Subdivision is located in the AISD School District.
7. Subdivision is located in the Slaughter Creek watershed.
8. Show owners of all adjacent (adjoining and across the street) property owners on the preliminary plan; including owners of platted lots.
9. Restriction required on the final plat prohibiting occupancy of any lot until connection is made to City of Austin water system and a sewer treatment plant and collection system approved by the City of Austin, Texas Department of Health, and Texas Department of Water Resources.
10. Restriction required on final plat prohibiting vehicular access (driveways) onto Brodie Lane from adjacent lots.
11. Variance required on the length of Slaughter Creek Cove cul-de-sac. Recommend to deny and to connect Slaughter Creek Drive with Deer Park Drive.
12. Variance required on the length of block A. Recommend to grant because of topography and if recommended modifications are made.
13. Sidewalks required on both sides of Eldorado Trail, one side (specify) of all proposed (new) streets and subdivision side of Brodie Lane.
14. Fiscal arrangements and appropriate sidewalk location note required with final plat outside city limits.
15. Show contour basis as City Standard or U.S.G.S. Datum on the preliminary plan.
16. Minimum street centerline radius is 200' for Residential streets.
17. Waterway development permit required prior to final plat approval.
18. Show 100-year flood plain data on the preliminary plan for all waterways.
19. Show location, size, and flow line of existing drainage structures on or adjacent to subdivision on the preliminary plan.
20. Drainage and/or public utility easements as required.
21. Minimum building slab elevation note required on the final plat(s) for lots adjacent to waterway(s).
22. All lots required to have an adequate building site exclusive of setback lines and drainage easements.

C8-78-121 Shady Hollow Sec. Five--continued

23. The 25-year flood plain required to be dedicated as a drainage easement.
24. Change name of all streets names except Poppy Wood Cove. Include street types in adjoining subdivisions.
25. Show survey tie across all existing streets bordering this subdivision.
26. Lot 13, Block "A" required to have minimum chord distance of 33 feet at the front property line and be 50 feet wide at the building line and for all points 50 feet behind the building line.
27. Recommend recording of separate instrument to define use and maintenance of conservation easements. Show record reference on final plat.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan, to grant the variance on sidewalks, to grant the variance on length of Block A and on the length of Slaughter Creek Cove (cul-de-sac) because of topography, to eliminate Summer Tree Drive, and to alter the location of El Dorado Trail to correspond with the new alignment the staff suggested and what was El Dorado will now terminate in two cul-de-sacs.

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

THE MOTION PASSED BY A VOTE OF 9-0.

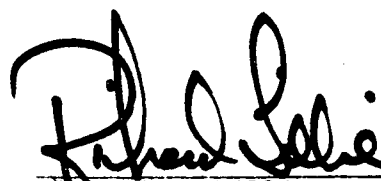
R105-78 Subdivision Memorandum
Short Form and Final Subdivisions as listed
on the Subdivision Memorandum. Action taken
at the meeting.

The Planning Commission approved the items listed on the attached Subdivision Memorandum as recommended by the staff.

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

THE MEMORANDUM WAS APPROVED BY A VOTE OF 9-0.

The meeting adjourned at 8:50 PM.


Richard R. Lillie
Executive Secretary

December 19, 1978

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FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expiration	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below														PLANNING RECOMMENDATION	ACTION
				St. Name Approval	Tax Cert	E.R.M. Rdgs. Insp.	Water	San. Sewer	Health	Planning	Eng. *	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas	Fiscal Bur.			
C8-	OLD FINAL SUBDIVISION PLATS																		
77 23	Shady Hollow, Section Three Brodie Lane	-	-															REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
77 59	Shady Hollow, Section Four Brodie Lane	-	-															REQUEST TO WITHDRAW - RECOMMEND TO GRANT	
	NEW FINAL SUBDIVISION PLATS																		
77 72	Oak Forest, Section 5 (Amended) Fireoak Dr. & Piney Point	Dec. 19	Jan. 18															DISAPPROVE - 3, 4, & 5	
78 15	Cima Serena Village Cima Serena Dr. & Salcones Dr.	"	"	10 X	X	X		18161516 X X				X	X	X	X			DISAPPROVE - 1, 3, 10 & 16	
78 57	Cima Serena Estates Cima Serena Dr.	"	"	X	X	X	NR	X X NR	X	X	X		X	X				APPROVE	
78 53	Beechcave Woods, Section 3 Tamarron Blvd.	"	"	X	5 X	X	NR	1 X 1 X X				X	X	X	X			DISAPPROVE - 1, 3, & 5 Mr. Jagger abstained.	
78 99	Village 9 at Anderson Mill Gungrove Dr.	"	"			X		18131813 X X				X	X	7 X	X			DISAPPROVE - 1, 3 & 13 Mr. Vier abstained.	
78 123	Milwood, Section 5 Duval Road	"	"	10 X								X	X	9 X	X			DISAPPROVE - 3, 9, 10 & 31 Mr. Danze abstained.	

*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

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December 19, 1978

Planning Commission--Austin, Texas

FILE	SUBDIVISION NAME LOCATION	Filed With P.C.	30 Days Expir.	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																	PLANNING RECOMMENDATION	ACTION		
				County	Engr.	St. Name	Approval	Tax Cert.	E. R. M.	Bldg.	Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P. W.	Parks & Rec.	Urban			Trans.	Gas
C8- S	OLD SHORT FORM SUBDIVISIONS																							
78 199	Texwood Addition No. 2 E. 1st St. & Regbluff Rd.	-	-	NR	X	X	X	X	X	X	X	X	34			NR	NR	X	X		NR			
78 290	Resub. of Woodcreek, Lot 1 Greystone Dr. & Far West Blvd.	-	-	NR	X	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		NR				
78 293	Northwest Fire Station No. 25 Gual Rd. & Angus Rd.	-	-	NR	X	X	X	X	X	X	NR	X	X	X	NR	NR	X	X		NR				
78 299	Michael Parten Addition Winterside Farms Road	-	-	NR	X	X	5			X	X	X	X	9834	X	NR	NR	X		NR				
78 300	Bluffway Addition Barton Springs Rd. & S. Lamar	-	-	NR	X	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		NR				
78 321	Timberline III-D Spyglass Dr.	-	-	NR	X	X	5			X	X	X	NR	X	X	NR	NR	X	X		NR			
78 323	A-I Addition Ben White Blvd. & Metropolis Dr.	-	-	NR	X	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		NR				
78 330	A.C.I. Industrial Park III Burleson Rd. & Judson Rd.	-	-	NR	X	X	X	X	X	X	X	NR	X	X	NR	NR	X	X		NR				
	NEW SHORT FORM SUBDIVISIONS																							
78 341	Hinton Estates Lowden Ln. S. of F.M. 1626	Dec. 19	Jan. 18				485									NR	NR							
78 342	Telephone, Electric and Drainage requirements are cleared upon receipt of this report. The John C. Hancock Subd. F.M. 812 E. of Shriver Rd.	"	"				X									NR	NR							

FILE	SUBDIVISION NAME LOCATION SUBDIVISIONS LOCATED IN THE LAKE AUSTIN WATERSHED	Filed With P.C.	Days Expir 30	REPORTS RECEIVED -- "X" if OK Footnotes if not OK; explain below																	PLANNING RECOMMENDATION	ACTION	
				County Engr.	St. Name Approval	Tax Cert	E.R.M.	Hdg. Insp.	Water	San.	Sewer	Health	Planning	Eng. #	Dir. P.W.	Parks & Rec.	Urban Trans.	Gas	Fiscal Exp.				
C8-	OLD FINAL SUBDIVISION PLAT																						
77 30	Northwest Balcones Old Lampasas Trail	-	-		X	X	X	NR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	NEW FINAL SUBDIVISION																						
72 77	Capitol Ridge Addition Valley View Dr. & El Viejo Camino	Dec. Jan. 1978			X		X	NR	NA	1	1	NA			X	X	39	X	X				
	OLD SHORT FORM SUBDIVISIONS																						
78 193	Spicewood at Balcones Village, Section 7-A Spicewood Club Dr. & Plumwood	-	-	X	X	X	X	X	X	1	1		X	X	NR	NR	X	NA	NR		1		
78 340	A Resub. of Lot 9 Block E of Lakewood, Section One Waldon Dr.	-	-	NR	X	X	X	X	X	X	NR	9	X	X	NR	NR	X	X	NR				
78 305	Jim Hayes Commercial Subdivision U.S. 183 & Anderson Mill Rd.	-	-	NR	X	X	X	X	X	NA	X	X	X	NR	NR	X	X	NR		X			
	NEW SHORT FORM SUBDIVISION																						
78 333	Parliament Place, Section Two Barrington Way & Parliament Place	Dec. Jan. 1978		NR	X	X	X		1	1	NR				NR	NR	6	X	X		1		

*Telephone, Electric and Drainage requirements are cleared upon receipt of this report.

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Planning Commission--Austin, Texas

FOOTNOTES FOR THE PLANNING COMMISSION MEMORANDUM

December 19, 1978

1. Fiscal arrangements required.
2. Easements required.
3. Compliance with departmental requirements.
4. Current city tax certificates required.
5. Current county tax certificates required.
6. Sidewalk note required on plat.
7. Fiscal arrangements for sidewalks required.
8. Additional R.O.W. required.
9. Plat corrections required.
10. Street name changes required.
11. Health department approval required for septic tank use.
12. L.C.R.A. approval required for septic tank use.
13. Need letter from Williamson Co. H.U.D. for approval of water and wastewater services.
14. Need letter from Water District for approval of water service.
15. Restriction required on plat prohibiting occupancy until connection is made to a potable water supply and to a septic tank system approved by the Austin-Travis County Health Department or to a public sewer system.
16. Council approval of approach main required prior to approval.
17. Waterway development permit required.
18. Book and page of waiver required on plat.
19. Variance required on signature of adjoining owner.
 - a) Recommend to grant with letter file
 - b) Need letter from owner
 - c) Recommend to deny
20. Variance required to exclude balance of tract.
 - a) Recommend to grant with letter in file
 - b) Need letter from owner
 - c) Recommend to deny
21. Variance required on lot width.
 - a) Recommend to grant
 - b) Recommend to deny
22. Variance required on street width.
 - a) Recommend to grant
 - b) Recommend to deny
23. Variance required to delete fiscal requirements for water service.
 - a) Recommend to grant
 - b) Recommend to deny
24. Variance required to delete fiscal for sewer.
 - a) Recommend to grant
 - b) Recommend to deny
25. Variance required to delete fiscal requirements for fire hydrant.
 - a) Recommend to grant
 - b) Recommend to deny

FOOTNOTES FOR PLANNING COMMISSION MEETING--continued

26. Variance required on lot area.
 - a) Recommend to grant
 - b) Recommend to deny
27. Variance required to delete fiscal for approach main.
 - a) Recommend to grant
 - b) Recommend to deny
28. Variance required to delete sidewalks.
 - a) Recommend to grant
 - b) Recommend to deny
29. Variance required on scale of plat.
 - a) Recommend to grant
 - b) Recommend to deny
30. Variance required to delete requirement for radius on property corners.
 - a) Recommend to grant
 - b) Recommend to deny
31. Preliminary approval required prior to final approval.
32. Approval required by T.W.Q.B., State Health Department and Director of Water and Wastewater Department for sewer treatment plant prior to final approval.
33. Lake Austin Data required.
34. Vacation of previous plat required prior to approval.
35. Connection required to city water and wastewater systems.
36. Consider reduction of fiscal for wastewater as determined by formula - estimated cost per foot \times lot frontage \times 2.
 - a) Recommend to grant
 - b) Recommend to deny
37. City Council approval of Zoning Ordinance required.
38. Wastewater treatment plant capacity required to be adequate prior to plat approval.
39. Neither street, Valley View Dr. or El Viejo Camino is accepted by the County for maintenance. This would be required prior to approval of this plat.
40. Request to delete setback lines.
 - a) Recommend to grant
 - b) Recommend to deny