

PRELIMINARY PLANS

1. Recommend disapproval of Lots 48 and 49, Block A, apartment and commercial tracts, pending annexation and zoning.
2. Recommend intersections of Carnation Terrace and Lily Terrace with Cactus Terrace be off-set a minimum of 125 feet.
3. Lot line change required on Lots 4-6, Block E to comply with ordinance requirements for lot width.
4. A fifteen feet building line is required from the side street on all corner lots.
5. Variance required on length of Blocks A and H. Recommend variance be granted as adequate circulation is provided.
6. Full right-of-way, 90 feet, for Grove Boulevard required prior to or in conjunction with final platting of abutting lots.
7. Full right-of-way, 60 feet, for Fairway Street from Grove Boulevard to Brassie Street required prior to or in conjunction with final platting of abutting lots.
8. Compliance with departmental requirements.

C8-68-48 Country Club Gardens - Revised--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COUNTRY CLUB GARDENS, Revised, subject to the conditions listed above.

C8-69-06 Emerald Forest - Revised
Salem Walk Drive and Cedar Glen

The staff reported that this subdivision is residential and is classified as urban. It is located on Salem Walk Drive and Cedar Glen and consists of 24 acres with 83 lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer are available.
Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements required. Indicate contour basis and name of engineer.
4. Public Works - Show location map, contour basis, acreage, and complete boundary survey. Identify Stassney Lane and show correct spelling of Emerald Forest Drive.

Planning Department comments are as follows:

1. Variance required on length of Block M. Recommend variance be granted based on topography.
2. Pineleigh Drive required to be sixty feet wide from Emerald Forest Drive to Cedar Glen for the use proposed.
3. Show all building lines on plan.
4. Property line agreement required between the subdivider and the adjoining owner to the ease prior to final approval of Block O.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of EMERALD FOREST, Revised, subject to the conditions listed above, granting a variance on the length of Block M.

C8-69-10 Westover Hills, Section 5
Mesa Drive and Steck Avenue

The staff reported that this subdivision is residential and is classified as urban. It is located on Mesa Drive and Steck Avenue and consists of 13.60 acres with 47 lots, the average lot size being 80 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer
 - Water and sewer are available. Annexation required for service.
2. Electric and Telephone Company
 - Additional easements required.
3. Storm Sewer
 - Drainage easement required. Show elevation on contours.
4. Public Works
 - Change name to Westover Hills, Section 6; Section 5 submitted previously. Show complete boundary survey. Change name of Oakgreen Drive.

Planning Department comments are as follows:

1. Recommend a lot width of 100 feet for lots facing Mesa Drive based on original preliminary plan and subdividers agreement.
2. A building line of fifteen feet required from the side street on all corner lots.
3. Mesa Drive Street Dedication Plat required to be recorded prior to final approval of lots abutting Mesa Drive.
4. Compliance with departmental requirements.
5. Redistribution of revised plan.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 5, subject to conditions listed above and redistribution of revised plan.

C8-69-27 Apache Shores, Section 2
Geronimo Trail and Big Horn Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Geronimo Trail and Big Horn Drive and consists of 242.530 acres with 666 lots, the average lot size being 60 feet by 150 feet.

C8-69-27 Apache Shores, Section 2--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer not available from City of Austin.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements required.
4. Public Works - Show location map, adjoining ownership, building lines, and street names.

Planning Department comments are as follows:

1. Show building lines on plan; twenty-five feet from front and fifteen feet from side street on corner lots.
2. All lots required to be a minimum width of sixty feet and contain a minimum area of 9,000 square feet for septic tank operation.
3. Variance required on block lengths. Recommend variance be granted based on topography.
4. Variance required on length of cul-de-sac. Recommend variance be granted based on topography.
5. Variance required on double frontage lots. Recommend variance be granted based on topography.
6. A building line of twenty-five feet required from the rear street on through lots.
7. A no-occupancy restriction is required on final plat pertaining to Health Department approval of water supply and septic tank system.
8. Health Department approval of water distribution system required prior to final approval.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of APACHE SHORES, Section 2, subject to the conditions listed above, and granting a variance on the block lengths, length of cul-de-sac and on double frontage lots.

C8-69-29

Cherry Meadows

Matthews Lane and Cherry Meadows Drive

The staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Matthews Lane and Cherry Meadows Drive and consists of 21.63 acres with 88 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer
 - Water and sewer are available. Easements required for sewer. Annexation required for service.
2. Electric and Telephone Company
 - Ten feet easement required across rear of lots adjoining the railroad. Additional easements required.
3. Storm Sewer
 - Drainage easement width may need to be increased. Show any existing drainage structures under the railroad.
4. Public Works
 - Show scale on location map.

Planning Department comments are as follows:

1. Additional right-of-way will be required for the grade separation of William Cannon Drive and the railroad, and final alignment required prior to final submission.
2. Identify proposed use of Lots 1-10, Block B, if other than single-family.
3. Show radius of all culs-de-sac.
4. Show width of all existing streets adjoining the subdivision.
5. Show width of Cherry Meadow circle at the neck.
6. Twenty-five feet building lines required from both sides of William Cannon Drive on all through lots.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CHERRY MEADOWS, subject to the conditions as listed above.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff recommended to accept for filing and disapprove the following short form pending the required tax certificates and completion of departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats, pending completion of departmental reports and the required tax certificates.

C8s-69-59 Anderson - McBride Addition
East 16th Street and Perez Street
C8s-69-60 N. W. Hills, Mesa Oaks 5A Resub.
Tallowood and High Street

The staff recommended that the following short form plats be accepted for filing and disapprove pending the completion of departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending completion of departmental reports.

C8s-69-51 Simpson-Yates Addition Resub.
Buell Avenue
C8s-69-62 Lamar Place - Resubdivision
Lamar Place and Burns Street

C8s-69-56 University Hills, Section 4, Resub.
Middlebury Cove

The staff recommended that this short form plat be accepted for filing and disapproved pending the rededication of Middlebury Cove and completion of departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of UNIVERSITY HILLS, Section 4, Resub., pending completion of departmental reports and rededication of Middlebury Cove.

C8s-69-57 Rutland Drive Subdivision
Rutland Drive

The staff recommended that this subdivision be accepted for filing and disapprove pending completion of departmental reports and a required change in Master Plan.

C8s-69-57 Rutland Drive Subdivision--contd.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of RUTLAND DRIVE SUBDIVISION, pending completion of departmental reports and required change in Master Plan.

C8s-69-58 Las Plazas, Section 2
U. S. Highway 183 and Lazy Lane

The staff recommended that this short form plat be accepted for filing and disapproved pending completion of departmental reports, required fiscal arrangements and required revision of plat.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of LAS PLAZAS, Section 2, pending completion of departmental reports, required fiscal arrangements and required revision of plat.

C8s-69-61 Ron's and Jack's Addition
U. S. 290 and Northeast Drive

The staff recommended that this short form plat be accepted for filing and disapprove pending completion of departmental report and annexation.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of RON'S AND JACK'S ADDITION, pending completion of departmental reports and annexation.

ADMINISTRATIVE APPROVAL

The staff reported that the following short form plats have received administrative approval under the Commission's rules.

The Committee then

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following short form plats:

C8s-69-44 Sundberg Subdivision
Burleson Road

C8s-69-50 Renck Addition
Marcy Street and Hank Avenue

C8s-69-48 Research Boulevard Commercial Area, Resub.
U. S. Highway 183

C8s-69-43 Hitchcocks Addition Resub. Lots 8 and 9
Guadalupe and 26th Streets

ADMINISTRATIVE APPROVAL--contd.

<u>C8s-69-46</u>	<u>Resub. Lot 4, Ann Dayton Addition</u> <u>Highway 183 and Beech Drive</u>
<u>C8s-69-55</u>	<u>Mitzi Davis Subdivision</u> <u>West 17th Street and Guadalupe</u>
<u>C8s-69-52</u>	<u>Dobson and Terry Subdivision</u> <u>Ben White and Gillis Street</u>
<u>C8s-69-42</u>	<u>Emerald Forest, Section 1, 2nd Resub.</u> <u>Englewood Drive</u>
<u>C8s-69-53</u>	<u>North Park Estates Resub.</u> <u>Eubank Drive</u>
<u>C8s-69-54</u>	<u>Joe G. Aldridge Subdivision</u> <u>Brown Lane and Aldridge Drive</u>