

## SUBDIVISION COMMITTEE

May 24, 1971, 3:00 p.m.

## PRELIMINARY PLANS

C8-69-114      Colorado Hills Estates, Section 6  
Burton Drive and Mariposa Drive

The staff reported that this preliminary plan is single-family residential and apartments. It is located on Burton Drive and Mariposa Drive and consists of 8.78 acres with 10 lots, the average lot size varying. This subdivision is classified as urban.

The staff reviewed the following departmental comments:

- |  |   |  |
|--|---|--|
| 1. Water and Sewer Department            | - | Water and waste water available.   |
| 2. Electric and Telephone Company        | - | Easements required.  |
| 3. Health Department                     | - | O.K.   |
| 4. Public Works, Engineer                | - | Show name of survey out of which this is being subdivided.   |
| 5. Public Works, Director                | - | O.K.   |
| 6. Parks and Recreation Department       | - | O.K.   |
| 7. Traffic and Transportation Department | - | Extend Mariposa Drive as planned to Burton Drive (60 foot street) 44 feet of paving. Sidewalks required. |
| 8. Storm Sewer Department                | - | Easements required.  |

Planning Department comments are as follows:

1. Oral report to be given at meeting showing two (2) alternatives. One in conformity to existing zoning and the other requiring expansion of existing "BB" Residence zoning.
2. Sidewalks will be required based on layout accepted.

After further discussion, the Committee then

VOTED:      To REFER TO THE FULL COMMISSION the preliminary plan of COLORADO HILLS ESTATES, Section 6.

C8-71-08      The Village (Revised)  
Berkley Drive and Baxter Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Berkley Drive and Baxter Drive and consists of 16 acres with 73 lots, the average lot size being 60 feet by 100 feet.

The staff reviewed the following departmental comments:

- |                                   |   |  |
|-----------------------------------|---|--|
| 1. Water and Sewer                | - | Water and sewer are available.   |
| 2. Electric and Telephone Company | - | Additional easements required along several side lot lines.  |
| 3. Storm Sewer Department         | - | Drainage easements required.   |
| 4. Public Works, Engineer         | - | Show complete boundary survey, survey out of which this is being subdivided and name of engineer or surveyor.                    |
| 5. Public Works, Director         | - | O.K.   |
| 6. Traffic and Transportation     | - | Redesign Baxter Drive south of Berkett to eliminate reverse curve in the intersection of Berkett and Baxter. Sidewalks required. |
| 7. Parks and Recreation           | - | O.K.   |
| 8. Health Department              | - | No objections. Sewer system to be available.   |

Planning Department comments are as follows:

1. Recommend Baxter Drive south of Berkett Drive be aligned with Baxter Drive to the north so as to create a 90 degree intersection.
2. Recommend Village Drive intersect Baxter Drive at 90 degrees.
3. All lots must comply with ordinance requirements for width and area.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Berkley Drive, along the east side of Baxter Drive south of Berkett Drive, and along the south side of Berkett Drive.
5. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of THE VILLAGE - Revised, subject to the requirements as indicated.

C8-71-65

Emerald Forest, Section 5

Emerald Forest Drive and Lansing Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Emerald Forest Drive and Lansing Drive and consists of 7.68 acres with 32 lots, the average lot size being 60 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Electric and Telephone Company - Easements required between several lots.
2. Public Works, Engineer - Show name of Engineer or Surveyor; location map and name of survey.
3. Public Works, Director - O.K.
4. Traffic and Transportation - Redesign Lansing Drive to cross railroad at 90 degrees.
5. Health Department - No objections. Sewer system to be available.
6. Parks and Recreation Department - O.K.
7. Storm Sewer Department - No Report.
8. Water and Sewer Department - Water and Sewer available from city.

Planning Department comments are as follows:

1. The angle at which Lansing Drive crosses the railroad is undesirable. If alignment is acceptable, recommend a restriction be required on the final plat prohibiting any improvements, including fencing, shrubs, etc., above thirty (30) inches in height within the westernmost triangle area of Lot 1, Block N to provide for better sight distance approaching the railroad from the southeast.
2. Recommend that Meadow Creek Cove be shifted to the west at Lansing Drive so as to line up with Meadow Creek Drive to the south of Lansing.
3. Show tie across railroad to Lansing Drive--must line up.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the northwest side of Emerald Forest Drive and along the west side of Lansing Drive.
5. Compliance with departmental requirements.

C8-71-65 Emerald Forest, Section 5 -- contd.

After further discussion the Committee then unanimously

VOTED: To APPROVE the preliminary plan of EMERALD FOREST, Section 5, as submitted, subject to departmental comments and a setback line across the westernmost triangle area of lot 1, block N, and a restriction on the final plat prohibiting any improvements, including fencing, shrubs, etc., above 30 inches in height within the setback line area.

C8-71-72 Industrial Terrace, Section 4  
Industrial Terrace and Neils Thompson Drive

The staff reported that this subdivision is industrial and is classified as suburban. It is located on Industrial Terrace and Neils Thompson Drive, and consists of 31.69 acres with 12 lots, the average lot size being 250 feet by 320 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available. Annexation to water district may be required.
2. Electric and Telephone Company - Additional easements required between Lots 3 and 4, Block G and along south side of Lot 9, Block F.
3. Storm Sewer - No Report
4. Public Works, Engineer - Show survey out of which this is being subdivided.
5. Public Works, Director - O.K.
6. Traffic and Transportation - Recommend Longhorn Boulevard be extended across railroad to MoPac Boulevard for better access to this industrial area. Recommend 60 feet of paving on all streets and recommend Neils Thompson Drive terminate in a cul-de-sac.
7. Parks and Recreation - O.K.
8. Health Department - No objections. Sewer service to be available.

Planning Department comments are as follows:

1. Cul-de-sac required at north and south ends of Neils Thompson Drive unless letter from University of Texas is submitted indicating future extension.

C8-71-72 Industrial Terrace, Section 4--contd.

2. Recommend Neils Thompson Drive be shifted to the west at the south end because of location of property line between the University of Texas and adjoining owner to the east.
3. No sidewalks required (suburban).
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of INDUSTRIAL TERRACE, Section 4, subject to the departmental requirements, granting a variance on the cul-de-sac requirements as indicated and not requiring the westerly extension of Longhorn Boulevard as recommended by Traffic and Transportation.

C8-71-76 Johnston Terrace, Section 7  
Bolm Road and Gardner Road

The staff reported that this subdivision is residential and local retail and is classified as urban. It is located on Bolm Road and Gardner Road and consists of 8.92 acres with 46 lots, the average lot size being 60 feet by 125 feet.

The staff reviewed the following departmental comments:

- |                                    |   |  |
|------------------------------------|---|--|
| 1. Water and Sewer Department      | - | Water and sewer are available.   |
| 2. Electric and Telephone Company  | - | Additional down-guy easements required at rear of Lots 27-28, 33-34 and 36-37. |
| 3. Storm Sewer Department          | - | Drainage easements may be required.  |
| 4. Public Works, Engineer          | - | Show survey out of which this is being subdivided.                             |
| 5. Public Works, Director          | - | O.K.   |
| 6. Traffic and Transportation      | - | Redesign intersection of Bolm Road and Gardner Road. Sidewalks required.       |
| 7. Parks and Recreation Department | - | O.K.   |
| 8. Health Department               | - | No objections. Sewer system to be available.                                   |

Planning Department comments are as follows:

1. Zoning change required from "BB" Residence to "A" Residence for lots 19-45.

C8-71-76 Johnston Terrace--contd.

2. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Bolm Road and east side of Gardner Road.
3. All lots required to contain 7,000 square feet for duplex lots.
4. Identify all uses other than single family.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of JOHNSTON TERRACE, Section 7, pending compliance with departmental requirements.

C8-71-60 Swiss Alpine Village, Section 2  
Jacobson Road

The staff reported that this subdivision is single-family and residential and is classified as suburban. It is located on Jacobson Road, and consists of 70.84 acres with 166 lots, the average lot size varying.

The staff reviewed the following departmental requirements:

1. Electric and Telephone Company - Easements required.
2. Public Works, Engineer - Show legend of survey pins; show basis of elevations. Indicate total number of lots in Section 2. Show name of 60 foot street along west boundary of Section 2. Introduce curves in street lines at points of intersection, that is, all points where street lines change bearings. Change name of Geneva Drive.
3. Health Department - Lots 386-392 are too narrow for septic tanks.
4. Parks and Recreation Department - O.K.
5. Storm Sewer Department - Drainage easements required.
6. Traffic and Transportation - General layout is not acceptable. Entire subdivision should be redesigned in accordance with established codes, ordinances and good engineering practice.
7. Water and Sewer Department - Water available from Water District #12. Annexation to the district may be required.
8. Public Works, Director - Recommend that Swiss Drive be 60 feet in width rather than 50 feet.

C8-71-60 Swiss Alpine Village, Section 2--contd.

Planning Department comments are as follows:

1. Lots 386-392 and Lot 407 do not meet ordinance requirements for width. Recommend deletion of one lot in the 386-392 group so the remainder can be widened to the required 60 feet. Recommend Lot 407 be deleted and included in Lot 406 or be distributed among the other lots in the same block.
2. Variance required on the rounding of intersection corners. Recommend variance be granted because of proximity to the city and because of the fact that the streets are already dedicated by virtue of a recorded plat, and because the property is located beyond the five (5) mile limit.
3. Variance required on length of the blocks containing Lots 184-5 through 254-5. Recommend variance for the reasons stated in No. 2 above.
4. Vacation of existing street between Vevey Drive and Geneva Drive by County Commissioner's Court required prior to final approval, and the recording data of the vacation instrument shown on the final plat prior to recording.
5. Show building setback lines on plan, 25 feet from the front street and 15 feet from the side streets.
6. Show width of Jacobson Road.
7. Variance required on the horizontal distance between contours. Recommend variance be granted because of location, no sewer service is available, and because street grades are a matter of county concern for acceptance.
8. No sidewalks required (suburban).
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SWISS ALPINE VILLAGE, Section 2, granting the variances mentioned, and not requiring the street connection requested by Traffic and Transportation and granting a variance on the width of lots less than 60 feet wide because they contain 9000 square feet or more in area.

C8-71-66 McCall Estates

McCall Lane and Seeling Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on McCall Lane and Seeling Drive and consists of 16.04 acres with 28 lots, the average lot size being 148 feet by 135 feet.

C8-71-66 McCall Estates--contd.

The staff reviewed the following departmental comments:

1. Electric and Telephone Company. - Easements required at rear of all lots and on west side of Lot 25.
2. Public Works, Engineer - Show name of survey out of which this is being subdivided. Change name of Sherman Retreat and McCall Drive.
3. Health Department - Field survey indicates that septic tanks built and maintained in accordance with State Department and Health Plans and Specifications should operate satisfactorily.
4. Public Works, Director - O.K.
5. Traffic and Transportation - O.K.
6. Parks and Recreation Department - O.K.
7. Storm Sewer Department - O.K.
8. Water and Sewer Department - Water is available from city owned Water District #6. Sanitary sewer not available.

Planning Department comments are as follows:

1. Change name of McCall Lane within subdivision.
2. Change name of Sherman Retreat.
3. Sinclair Pipeline Company required to join in dedication on final plat.
4. Check pipeline location in relation to power line.
5. No sidewalks required (suburban).
6. Identify width of pipeline and powerline easements. Lots 2 and 20 may not have adequate building sites exclusive of easements.
7. Show location of power poles.
8. Show building setback lines.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MCCALL ESTATES, subject to the above listed requirements.

C8-71-67 Howerton Addition

West Dittmar Road and Howerton Avenue

The staff reported that this subdivision is residential and is classified as urban. It is located on West Dittmar Road and Howerton Avenue and consists of 58.69 acres with 246 lots, the average lot size being 60 feet by 110 feet.

The staff reviewed the following departmental comments:

1. Electric and Telephone Company - Easements required.
2. Public Works, Engineer - Show name of owner.
3. Public Works, Director - O.K.
4. Health Department - O.K.
5. Parks and Recreation Department - Boggy Creek flood plain area should be left open as a private commons for use by residents of the subdivision. Access should be provided.
6. Traffic and Transportation - Extend Fritts Drive as a collector east and west. Redesign intersection at Dittmar and Howerton.
7. Storm Sewer Department - Drainage easements required.
8. Water and Sewer Department - Water available from Water District #5. Annexation required for service. Sewer not available.

Planning Department comments are as follows:

1. Recommend revision of plan as indicated in Planning Department suggested revision.
2. Variance required on length of Carter Cove. Recommend variance be granted because of topography.
3. Humble Pipe Line Company and Sinclair Oil Company required to join in dedication on final plat.
4. All lots required to have adequate building site exclusive of drainage easements and setback lines.
5. All lots required to comply with ordinance requirements for width and area.
6. Annexation required.
7. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Dittmar Road; along the east and north side of Howerton Avenue as revised; along the north side of Fritts Drive and along the west side of the northern portion of Howerton Avenue.

C8-71-67      Howerton Addition--contd.

8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HOWERTON ADDITION, subject to departmental requirements.

C8-71-69      Awalt Subdivision  
Awalt Drive and unnamed Circle

The staff reported that this subdivision is residential (trailer houses) and is classified as suburban. It is located on Awalt Drive and unnamed Circle and consists of 2.887 acres with 9 lots, the average lot size being .239 acres.

The staff reviewed the following departmental requirements:

- |                                   |  |
|-----------------------------------|--|
| 1. Electric and Telephone Company | - Easements required at rear of all lots.  |
| 2. Public Works, Engineer         | - Show name of street and show basis for elevations.   |
| 3. Public Works, Director         | - O.K.   |
| 4. Water and Sewer Department     | - Water and sewer not available from the city.   |
| 5. Traffic and Transportation     | - Realign proposed street to eliminate sharp bends or kinks. Cul-de-sac proposed by Planning is satisfactory.  |
| 6. Storm Sewer Department         | - Additional easements may be required.  |
| 7. Parks and Recreation           | - O.K.   |
| 8. Health Department              | - Field survey indicates that septic tanks built and maintained in accordance with State Department and Health Plans and Specifications should operate satisfactorily. |

Planning Department comments are as follows:

1. Recommend plan be revised as shown on Planning Department suggested revision, showing a cul-de-sac and maximum of seven (7) lots.
2. Show building setback lines on plan.
3. No sidewalks required (suburban).

C8-71-69      Awalt Subdivision--contd.

4. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and septic tank systems.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of AWALT SUBDIVISION as requested but APPROVE as a substitute that layout recommended by the staff subject to departmental reports.

C8-71-74      Greystone Park  
Greystone Drive and Greystone Cove

The staff reported that this subdivision is residential and is classified as urban. It is located on Greystone Drive and Greystone Cove, and consists of 24.2 acres with 12 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer are available.
2. Electric and Telephone Company      - Additional easements required along the north and east sides of subdivision.
3. Storm Sewer Department      - No Report.
4. Public Works, Engineer      - Show north arrow and scale on location map, and show survey out of which this is being subdivided.
5. Public Works, Director      - Something should be done about land locked triangle at rear of lots 4, 7 and 8.
6. Traffic and Transportation      - Layout satisfactory. Sidewalks required.
7. Parks and Recreation      - Recommend consideration be given to use of canyon area as private commons for use of future residents in subdivision.
8. Health Department      - No objections. Sewer system to be available.

Planning Department comments are as follows:

1. Lots 8-12 required to be platted for "A" Residence uses.
2. Triangular area marked "Reserved for Future Planning" required to be platted as a part of Lot 8 until such time as other access can be provided.

C8-71-74 Greystone Park--contd.

3. Show building setback lines on all lots.
4. Variance required on length of Greystone Cove cul-de-sac. Recommend variance be granted because of topography.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Greystone Drive.
6. Triangular area adjoining Lot 1 required to be platted as a part of Lot 1 until such time as a new property line and zoning can be worked out with owner to the south.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of GREYSTONE PARK.

AYE: Messrs. Kinser, and Anderson

NAY: None

ABSENT: Messrs. Milstead, and Crier

ABSTAINED: Mr. Reeves

C8-71-75 The Great Hills - A  
Loop 360 and Great Hills Trail

The staff reported that this subdivision is single-family, multi-family and commercial and is classified as urban. It is located on Loop 360 and Great Hills Trail and consists of 162.21 acres.

The staff reviewed the following departmental requirements:

1. Water and Sewer Department - Water and sewer are available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works, Engineer - Clarify boundary survey. Show legend, number of lots and survey out of which this is being subdivided. Change name of Allegany Drive.
5. Public Works, Director - O.K.
6. Traffic and Transportation - Great Hills Trail required to be 80 feet of right-of-way and two (2) 24 foot roadways with a 14 foot median (expected volume 1980-10,000 C.P.D.) Realign Hyridge Circle to connect to Adirondack Drive as shown. Extend Hayes Lane to Great Hills Trail.

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C8-71-75      The Great Hills - A--contd.

6. Traffic and Transportation--contd. - Intersection design of Steck and Great Hills must be approved by this office. Planned Unit Development must be reviewed by this office. Sidewalks required.
7. Health Department - O.K.
8. Parks and Recreation - O.K.

Planning Department comments are as follows:

1. Recommend modification of the intersection of Great Hills Trail and Steck Avenue.
2. Variance required on length of Allegany Drive cul-de-sac. Recommend variance be granted because of topography.
3. Recommend tracts A, B, C, D & E be disapproved pending council action on zoning. Tracts must coincide with zoning boundaries.
4. Recommend disapproval of P.U.D. Tracts No. 1 and 2 pending application and site plan approval for the stated purpose. Subdivision and P.U.D.'s must coincide on boundary lines.
5. Joint dedication with Wallace Mayfield required for intersection of Steck Avenue and Great Hills Trail.
6. Agreement for establishing lot lines as related to existing boundary line required between Developer and Wallace Mayfield to the east.
7. Islands located in Atoka Cove and Arcoma Cove must be approved by Director of Public Works and Traffic and Transportation. If approved, a maintenance agreement would be required between the developer and the city.
8. Variance required on length of all blocks except Block "B". Recommend variance be granted because of topography.
9. Cul-de-sac required at the west end of Adirondack Drive unless dedication can be provided to Spicewood Springs Road.
10. Great Hills Drive required to be 80 feet in width with Steck Avenue intersecting at 90 degrees. Intersection required to be approved by the Director of Public Works and Traffic and Transportation.
11. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Great Hills Trail, along the east and north side of Adirondack Drive, along the south, east and north side of Hyridge Circle and along the east side of Mountain Ridge Drive.
12. Compliance with departmental requirements.

C8-71-75      The Great Hills-A--contd.

After further discussion, the Committee then

VOTED:      To REFER TO THE FULL COMMISSION the preliminary plan of THE GREAT HILLS - A.

C8-71-52      Crystalbrook, Phase 2  
                  Decker Lake Road and Crystalbrook Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Decker Lake Road and Crystalbrook Drive and consists of 187 acres with 611 lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Electric and Telephone Company      - Additional easements required.
2. Storm Sewer Department                - Drainage easements required.
3. Parks and Recreation Department      - Land adjacent to Walnut Creek has been designated for use as open space by the Austin Development Plan. For the present, the Parks and Recreation Department recommends the area adjacent to the creek be set aside as a private commons.
4. Public Works, Engineer                - Show lot dimensions.
5. Traffic and Transportation             - Sidewalks required; extend Beacon Drive to Crystalbrook for better circulation; shift Beacon Drive to the east at Springdale Road.
6. Water and Sewer Department           - Additional easements required.
7. Public Works, Director                - O.K.
8. Health Department                    - No objections. Sewer system to be available.

Planning Department comments are as follows:

1. Oral report will be given at the meeting.
2. Fiscal arrangements will be required for sidewalks along the west side of Crystalbrook Drive, Tumbleweed Drive and an unnamed street on the north end of subdivision running from Beacon Drive to Crystalbrook Drive and along the east side of Purple Sage Drive and Beacon Drive and along the east side of the unnamed street west of the school site running from Purple Sage Drive to Beacon Drive.
3. Compliance with departmental requirements.

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C8-71-52      Crystalbrook, Phase 2--contd.

After further discussion the Committee then

VOTED: To APPROVE as recommended by the Planning and Traffic and Transportation Departments the preliminary plan of CRYSTALBROOK, Phase 2, subject to the sidewalks being changed to the opposite side of the street and the addition of the sidewalks on the south side of Tumbleweed and take special note that the school has said that they would pay for the sidewalks on the two sides of the school site and not requiring the common area as recommended by the Parks and Recreation Department.

C814-71-001      The Park At Quail Creek  
Rutland Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Rutland Drive and consists of 28.9 acres with 106 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer are available.
2. Electric and Telephone Company      - Additional easements required.
3. Storm Sewer Department      - No Report.
4. Public Works, Engineer      - Show legend, name of proposed street and identify North Lamar on location map.
5. Public Works, Director      - Recommend proposed street be 60 feet in width with 44 feet of paving.
6. Traffic and Transportation      - See typewritten report in file.
7. Parks and Recreation Department      - The location of the dedicated street greatly restricts the function of this P.U.D. as an integral unit. Owner must assume responsibility for development and maintenance of island in the dedicated street.
8. Health Department      - No objections. Sewer system to be available.

Planning Department comments are as follows:

1. Show name for proposed street.
2. Proposed street required to be 60 feet in width. (R.O.W.)

C814-71-01      The Park At Quail Creek--contd.

3. Cul-de-sac required at north end of proposed street with provision for future extension.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of proposed street and along north side of Rutland Drive.
5. Final plat must conform to special permit site plan as may be approved by the City Council.
6. Compliance with departmental requirements.
7. Neatherby Circle required to be 60 feet in width.
8. Recommend the westerly extension of proposed Quail Boulevard for future connection to anticipated development into that portion of Mr. Wallace's property. Recommend all streets throughout the subdivision be 60 feet in width.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of THE PARK AT QUAIL CREEK, subject to departmental requirements and sidewalks on Rutland Drive.

C8-70-103      Limited Subdivision  
Kramer Lane

The staff reported that the applicant has requested a 6 month extension of this preliminary plan and the staff recommends that it be granted. The Committee then

VOTED: To APPROVE a six month extension of the preliminary plan of LIMITED SUBDIVISION.

C8-70-82      Lago Quinta Subdivision  
Highway 620

The staff reported that this is a request for re-approval of this preliminary plan, which was approved September 28, 1970, and expired March 28, 1971. The staff has no objection to this request. The Committee then

VOTED: To REAPPROVE the preliminary plan of LAGO QUINTA.

## SHORT FORM PLATS

The staff reported that the following short form plats have complied with all departmental requirements and recommend that they be approved. The Committee then

VOTED: To APPROVE the following short form plats:

C8s-71-96      H. D. Taylor Subdivision No. 1  
Taylor Road at Riverhill Road

## SHORT FORM PLATS --contd.

C8s-70-172      Resub. Lot 1. Blk. B, Rosewood Village, Section 2  
Walnut and Hargraves Streets  
C8s-71-58      Resub. Blk. 2 Cameron Road and Rundberg Lane Street  
Cameron Road and Rundberg Lane Dedication and Subdivision  
C8s-71-89      L. & P. Properties  
Eck Lane and Kidd Road  
C8s-71-104      Charlie W. Walker Subdivision  
Blue Bluff Road  
C8s-71-98      McCarty Lane Subdivision  
McCarty Lane  
C8s-71-83      Resub. Lots 38-42, Camelot, Section 3  
Falcon Ledge Drive and Castle Ridge Road

The staff reported that this is the first appearance of these short form plats and recommended that they be accepted for filing and approved, as all departmental requirements have been complied with. The Committee then

VOTED: To ACCEPT for filing and APPROVE the following short form plats:

C8s-71-114      Resub. Tract 1, Lot 1 and 2, Blk. C, Town Lake Plaza  
Riverside Drive and Tinnin Ford Road  
C8s-71-115      James C. Middleton Subdivision  
Manor Road and Leona Street  
C8s-71-116      Resub. Lot 1, Angus Valley No. 6  
Bull Run Circle and West Cow Path  
C8s-71-108      McCarty Triangle, Resub.  
Parkcrest Drive and Northland Drive  
C8s-71-117      Imperial Valley, Section 2  
Imperial Drive  
C8s-71-120      Helen Tegge Subdivision  
Betty Jo Drive  
C8s-71-121      Resub. of Baty Subdivision  
Riverside Drive  
C8s-71-119      Resub. Lot 65 Tarrytown S and Lot 66A  
Indian Trail and Darnarion Lane

C8s-71-103      Zimmerman Acres  
Gregg Lane

The staff reported that this short form plat has complied with all departmental requirements and requires a variance on the signature of the adjoining owners. The staff recommends that this variance be granted. The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of ZIMMERMAN ACRES, granting a variance on the adjoining property owner's signature.

C8s-71-110      Lakeway, Section 17A  
Firebird and Explorer

The staff reported that this is the first appearance of this short form plat before the Committee and recommends that it be accepted for filing and disapproved, pending completion of departmental requirements and deletion of lots required when the street is approved on the preliminary. The Committee then

VOTED:      To ACCEPT for filing and DISAPPROVE the shrot form plat of LAKEWAY, Section 17A, pending the requirements as indicated.

The staff reported that the following short form plats have been accepted for filing and disapproved, pending compliance with departmental requirements. The Committee then

VOTED:      To ACCEPT for filing and DISAPPROVE the following short form plats:

C8s-71-111      Joe Gilbreth Resub.  
Avenue A and West 46th Street  
C8s-71-113      Resub. Lots 1 and 2, Blk. W, Greenwood Hills, Sec. 1  
Manchester Circle and Suburban Drive

The staff reported that the following short form plat has been accepted for filing and disapproved, pending departmental requirements and a variance to exclude the balance of the tract. The Committee then

VOTED:      To ACCEPT for filing and DISAPPROVE the following short form plat, pending the items as indicated:

C8s-71-122      T. G. Collins Subdivision  
Scenic Loop

C8s-71-109      Colorado Hills Estates, Section 7  
Crooked Lane and Cedar Ridge Drive

The staff reported that this is the first appearance of this short form plat and is recommended for filing and disapproval. However, Mr. Reeves held an interest in this area and could not vote on it. It was therefore

VOTED:      To REFER TO THE PLANNING COMMISSION the short form plat of COLORADO HILLS ESTATES, Section 7.

ABSTAINED: Mr. Reeves

C8s-71-118      Conoco Addition  
Burleson Road

The staff reported that this is the first appearance of this short form plat before the Committee and recommended that it be accepted for filing and disapproved, pending departmental requirements, a variance to exclude the balance of the property and requiring Burleson Road to be 80 feet wide. The Committee

VOTED:      To ACCEPT for filing and DISAPPROVE the short form plat of CONOCO ADDITION, pending the requirements as indicated, granting a variance to exclude the balance of the property.

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C8s-71-123      Resub. Lot 4 and Part of 5 Blk. 5, Eubank Acres, Section 1  
Tedford Street

The staff reported that this short form subdivision required a variance on the signature requirements of the adjoining owners, and recommends that it be accepted for filing and disapproved, pending departmental requirements and granting a variance on the signature requirements of the adjoining owners. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of the RESUB. OF LOT 4 AND PART OF 5 BLK. 5, EUBANK ACRES, Section 1, pending the requirements as indicated, granting a variance on the signature requirements.

C8s-71-112      Resub. Lot 1 Magness Robinson Subdivision  
Old Oak Hill-Bee Cave Road

The staff reported that this short form plat has complied with all departmental requirements but requires a variance on the width of both lots. The staff recommends that the variance be granted on the width of the lots because they are providing setback lines on both lots at a point where the lots are 60 feet in width or greater. The Committee then

VOTED: To APPROVE the short form plat of RESUB. LOT 1 MAGNESS ROBINSON SUBDIVISION, granting a variance on the width of both lots.