

SUBDIVISION COMMITTEE
Regular Meeting. -- August 23, 1971

PRELIMINARY PLANS

C8-71-98 East Rim, Section 1
 West Lake Drive and Sparks Drive

Mr. Foxworth reported that the developer has asked for a thirty day extension on this subdivision. The staff recommended that the extension be approved. The Committee then

VOTED: To GRANT the thirty day EXTENSION on the preliminary plan of EAST RIM, SECTION 1.

C8-71-105 Lovellwood, Section Two (2)
 Lakewood Drive and Lovellwood Drive

The staff reported that this subdivision is residential and classified as suburban. It is located along Lakewood Drive and Lovellwood Drive and consists of 5.8 acres with four lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Public Works (Engineer) | - Give name of survey out of which this is to be subdivided. |
| 2. Water and Sewer Department | - Water service is only available from Water District No. 1. Annexation into water district may be required. |
| 3. Electric Department | - Easements required. |
| 4. Traffic and Transportation | - Recommend 25' building setback lines on collectors and arterial streets.
Recommend Lakewood Drive be 60' in width.
Prohibit the construction of a fence on lots backing or siding on Loop 360 to provide necessary sight distance.
Recommend Lovellwood Drive terminate in cul-de-sac to avoid thru traffic from Lakewood Drive to Loop 360. |
| 5. Storm Sewer Department | - OK |
| 6. Health Department | - OK |
| 7. Parks and Recreation Dept. | - OK |
| 8. Telephone Company | - OK |
| 9. Public Works (Director) | - OK |

Planning Department comments are as follows:

1. Recommend Lovellwood Drive terminate in a cul-de-sac and not intersect Loop 360 because of grades and traffic flow.
2. Recommend 25' setback line from Loop 360.
3. Fifteen foot setback line required on Lakewood Drive.
4. Recommend lot lines be shown on Lots 3 & 4 to show anticipated lot size and number of lots.
5. Show proposed use of all lots.
6. No sidewalks required (suburban).
7. Compliance with departmental requirements.

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C8-71-105 Lovellwood, Section Two (2) - cont'd.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of LOVELLWOOD, SECTION TWO (2) subject to departmental requirements; granting a variance on the length of the cul-de-sac on Lovellwood Drive.

C8-71-107 North Oaks, Section Four (4)
Berrywood Drive and Oak Haven Circle

The staff reported that this subdivision is residential and classified as urban. It is located along Berrywood Drive and Oak Haven Circle and consists of 4.02 acres with twelve lots averaging 90' x 130'.

The staff reviewed the following departmental comments:

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| 1. Health Department | - | Field Survey indicated that septic tanks built and maintained in accordance with State Department of Health plans and specifications should operate satisfactorily. |
| 2. Public Works (Engineer) | - | Show name of survey out of which this is to be subdivided. |
| 3. Parks and Recreation Dept. | - | OK |
| 4. Water and Waste Water | - | Water service is available from Water District No. 7, only. Annexation into the district may be required. Sanitary sewer service is not available. |
| 5. Traffic and Transportation | - | OK |
| 6. Storm Sewer | - | Easements may be required. |
| 7. Public Works (Director) | - | OK |
| 8. Electric Department | - | Easements required. |
| 9. Telephone Company | - | No report. |

Planning Department comments are as follows:

1. Variance required on length of cul-de-sac. Recommend approval because of the adjoining subdivisions.
2. Dogwood Drive is to be vacated.
3. Fiscal arrangements required along with final plat for sidewalks along the south side of Berrywood Drive.
4. Show all building setback lines 25 feet from front street and 15 feet from side street.
5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of NORTH OAKS, SECTION FOUR (4) subject to departmental requirements; granting a variance on the length of the cul-de-sac.

C8-71-108 Peppertree Park, Section Two
Teri Road and Kumquat Lane

The staff reported that this subdivision is residential and classified as urban. It is located along Teri Road and Kumquat Lane and consists of 26 acres with 105 lots averaging 60' x 120'.

The staff reviewed the following departmental comments:

1. Parks and Recreation Dept. - A commons area could be developed in order to preserve the strip of native vegetation running east and west. The responsibility of maintaining the commons area could be shared by the individual property owners. The commons area could also provide pedestrian flow to the proposed school site. Care should be taken to preserve specimen vegetation.
2. Public Works (Engineer) - Give name of survey out of which this is being subdivided.
3. Water and Sewer Department - Water and sewer is available from City.
4. Health Department - OK
5. Storm Sewer - Easements required.
6. Electric Department - Easements required.
7. Public Works (Director) - OK
8. Traffic and Transportation - Section 2 OK with provision for sidewalks.
9. Telephone company - No report.

Planning Department comments are as follows:

1. Show width of all streets.
2. Variance required not to provide cul-de-sac at south end of Kumquat Lane. Recommend variance be granted because there is only one lot which requires access from this street.
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Teri Road; along the east side of Loquat Lane and the north side of Deadwood Drive.
4. Balance of plan is subject to further study and consideration.
5. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To APPROVE the preliminary plan of PEPPERTREE PARK, SECTION TWO subject to departmental requirements with the exception of Parks and Recreation; granting a variance to provide a cul-de-sac at the south end of Kumquat Lane.

C8-71-109Skyview ManorPflugerville Loop and Acadia Drive

The staff reported that this subdivision is residential and classified as suburban. It is located along Pflugerville Loop and Acadia Drive and consists of 48 acres with 164 lots averaging 100' x 100' in size.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water only is available from Water District No. 11. Annexation into that District may be required. Sanitary Sewer is not available from the City. |
| 2. Traffic and Transportation | - Cloudcroft Drive should be 60 feet right-of-way. |
| 3. Storm Sewer | - Easements required. |
| 4. Electric Department | - Out of our service area. |
| 5. Public Works (Director) | - OK. |
| 6. Health Department | - We are requesting that the developers of this tract be required to make all lots a minimum of 12,000 square feet in area. Due to the soil conditions, as well as the anticipated density of the area, we feel that this much will be needed to protect health and to be reasonably sure that septic tanks will not create a nuisance. |
| 7. Public Works (Engineer) | - OK. |
| 8. Parks and Recreation | - OK. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Recommend revision of plan as indicated on overlay sketch to provide deeper lots for septic tank use.
2. Show building setback line on plans 25 feet from front street and 15 feet from side street.
3. No sidewalks required (Suburban).
4. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To DENY the proposed preliminary but ACCEPT the staff layout of SKYVIEW MANOR, subject to departmental requirements and clearance from the Health Department.

C8-71-110Four Seasons, Fall SectionBraker Lane and June Drive

The staff reported that this subdivision is commercial and residential and classified as urban. It is located along Braker Lane and June Drive and consists of 29.54 acres with 84 lots averaging 80' x 110'.

C8-71-110 Four Seasons, Fall Section - cont'd.

The staff reviewed the following departmental comments:

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| 1. Health Department | - We have reviewed the Four Seasons, Fall Section with W. Harvey Smith the surveyor who feels that he can change the lots in Blocks B & H to eliminate the steep banks in the rear of these lots. We have also requested that all of the lots be at least 12,000 square feet in area. |
| 2. Public Works (Engineer) | - OK. |
| 3. Water and Waste Water | - Water service only is available from Water District No. 7. Annexation may be required. Sewer is not available from the City. |
| 4. Traffic and Transportation | - Right-of-way should be 60 feet adjacent to Commercial use on May Drive and June Drive. Sidewalks required. |
| 5. Telephone Company | - Easements required. |
| 6. Storm Sewer | - Easements required. |
| 7. Electric Department | - Easements required. |
| 8. Public Works (Director) | - OK. |
| 9. Parks and Recreation | - Walnut Creek is an important line in the Austin Development Plan. Pedestrian access to Walnut Creek should be provided. A commons area running adjacent to Walnut Creek should be developed. This commons area could be maintained by the adjoining property owners. |

Planning Department comments are as follows:

1. May Drive and Juen Drive between Braker Lane and May Drive required to be 60' in width.
2. Recommend Lot 27, Block "B" be restricted to 4-plex use on final plat.
3. Show existing right-of-way on Braker Lane and Cameron Road. Right-of-way required is 60 feet from existing center line for both streets.
4. Howard M. Peterson required to join in final plat to dedicate October Drive.
5. Fiscal arrangements required for sidewalks along with final plat for sidewalks along the northwest side of Cameron Road; along the southwest side of April Drive; along the west side of June Drive south of April Drive and along the north side of Braker Lane.
6. Show building setback lines on all lots including Commercial.
7. Compliance with departmental reports.

After further discussion the Committee

VOTED: To ACCEPT the preliminary, as presented, of FOUR SEASONS, FALL SECTION, subject to departmental requirements with the exception of the Health Department compliance and with the exception of Lots 27 and 26, Block "B", Lot 27 be left Commercial and Lot 26 be either Commercial or four-plex.

C8-71-111 Cedar Creek Estates
Clear Creek Drive and Cameron Road

The staff reported that this subdivision is for apartment and duplex use and classified as suburban. It is located along Clear Creek Drive and Cameron Road and consists of 22.12 acres with three lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Water and Waste Water | - Water and Waste Water available from the City. Ten foot sanitary sewer easement required. |
| 2. Public Works (Engineer) | - OK. |
| 3. Traffic and Transportation | - Minimum 300 foot radius required on Clear Creek Drive. |
| 4. Telephone Company | - Easements required. |
| 5. Health Department | - No objections. Waste water system to be available. |
| 6. Storm Sewer | - Easements required. |
| 7. Electric Department | - Easements required. |
| 8. Public Works (Director) | - OK. |
| 9. Parks and Recreation | - The area subject to flooding should not be subdivided. This area used as a natural drainage channel could be developed into a private commons area, with the individual property owners assuming maintenance. This area of Little Walnut Creek is a part of the Austin Development Plan and the natural amenities of the creek should be preserved. |

Planning Department comments are as follows:

1. Additional right-of-way required on Cameron Road 60 feet from existing center line.
2. Proposed use may require a change in the Master Plan.
3. Show building setback line 25 feet from Cameron Road and Clear Creek Drive.
4. Recommend minimum radius of 60 feet for Clear Creek Drive cul-de-sac.
5. No sidewalks required (suburban).
6. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To ACCEPT the preliminary plan of CLEAR CREEK ESTATES, subject to departmental requirements with a 75 foot environmental easement along the creek and subject to a density of ten units per acre unless a Master Plan change comes into effect in the future.

C8-71-112 Northwest Hills, Section IX
Balcones Drive and Farwest Boulevard

The staff reported that this subdivision is for use unknown at this time. It is classified as urban and located along Balcones Drive and Farwest Boulevard. The subdivision consists of 80.6 acres with 26 lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Parks and Recreation | - OK. |
| 2. Water and Sewer Dept. | - OK. Water and waste water available. |
| 3. Public Works (Engineer) | - Give name of survey out of which this is being subdivided. |
| 4. Traffic and Transportation | - OK. Sidewalks required. |
| 5. Health Department | - OK. |
| 6. Storm Sewer Department | - Additional easements may be required. Show existing storm sewer. |
| 7. Public Works (Director) | - OK. |
| 8. Electric Department | - Easements required. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

1. Indicate use of all lots.
2. Fiscal arrangements required along with final plat for sidewalks along the north side of Farwest Boulevard and Northhills Drive; along the east side of Hart Lane and along the west side of Shadow Park Drive.
3. Final approval of any portion of this property cannot be given until Farwest Boulevard has been accepted by the City.
4. Zoning change required for uses other than Residential "A" uses.
5. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To ACCEPT the preliminary plan of NORTHWEST HILLS, SECTION IX, subject to departmental requirements.

C8-71-113 Village Oaks
U. S. 183 and Shady Oaks Drive

The staff reported that this subdivision is for residential use and classified as suburban. It is located along U. S. 183 and Shady Oaks Drive and consists of 62.18 acres with 170 lots with an average lot size of 75' x 150'.

The staff reviewed the following departmental comments:

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| 1. Health Department | - Field survey indicates that septic tanks built and maintained in accordance with State Department of Health Plans and Specifications should operate satisfactorily. |
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C8-71-113 Village Oaks - cont'd.

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| 2. Public Works (Engineer) | - OK. |
| 3. Water and Sewer Dept. | - Water service is only available from Water District No. 1. Annexation into the district may be required. Sanitary sewer not available from city. |
| 4. Traffic and Transportation | - Parkland Drive should be 60' right-of-way. Redesign intersection of Longvale Drive and Shady Oaks Drive. |
| 5. Storm Sewer Department | - Easements required. |
| 6. Public Works (Director) | - OK. |
| 7. Electric Department | - OK. |
| 8. Parks and Recreation Dept. | - OK. |
| 9. Telephone Company | - No Report. |

Planning Department comments are as follows:

1. Recommend revision in layout as indicated on overlay.
2. Recommend developer work out a trade with Perry Strickler which would provide for a full 60 foot right-of-way for Shady Oaks Drive.
3. Show all building setback lines 25 feet on the front streets and 15 feet on the side streets.
4. No sidewalks required (suburban).
5. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To ACCEPT the preliminary plan of VILLAGE OAKS, subject to departmental requirements and the use of the Planning Department layout and with the provision that Parkland Drive be 60 feet right-of-way all the way out.

C8-71-114 Rock Hill

Mustang Chase and Ponderosa Parkway

The staff reported that this subdivision is residential and classified as suburban. It is located along Mustang Chase and Ponderosa Parkway and consists of 4.21 acres with 9 lots of varying sizes.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Health Department | - Field survey indicates that septic tanks built and maintained in accordance with State Department of Health Plans and Specifications should operate satisfactorily. |
| 2. Public Works (Engineer) | - OK. |
| 3. Water and Waste Water | - Water service only is available from Water District No. 1. Annexation may be required. Waste water services not available. |
| 4. Traffic and Transportation | - OK. |

C8-71-114 Rock Hill - cont'd.

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| 5. Electric Department | - OK. |
| 6. Public Works (Director) | - OK. |
| 7. Parks and Recreation | - A majority of the established vegetation should be preserved so as to protect the character of the site. |
| 8. Telephone Company | - No Report. |
| 9. Storm Sewer Department | - No Report. |

Planning Department comments are as follows:

1. Variance required on the length of Ponderosa Parkway. Recommend variance be granted because continuation of same is provided for.
2. No sidewalks required (suburban).
3. Recommend a 25 foot setback line be required from Ponderosa Parkway for Lot 9 to maintain a continuous setback along the street.
4. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To ACCEPT the preliminary plan of ROCK HILL subdivision subject to departmental requirements with the exception of Parks and Recreation; granting a variance on the length of Ponderosa Parkway.

C8-71-115 Travis Country
 Travis Country Boulevard and Travis Country Circle

The staff reported that this subdivision is residential classified as suburban. It is located along Travis Country Boulevard and Travis County Circle and consists of 56 acres with an unknown number of lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Parks and Recreation | - The plotting of existing vegetation and the designation of future land use both reflect good land use planning principals. The tributary that feeds Barton Creek should be developed into a commons area. The commons area would provide private access to the future Barton Creek green-belt system. More consideration should be given to pedestrian access. The section of the site designated as future commercial (that borders the residential area) could be preserved as a buffer zone. |
| 2. Health Department | - OK. |
| 3. Public Works (Engineer) | - Give scale of location map and name of survey out of which this is being subdivided. Show acreage and number of lots. |
| 4. Water and Sewer Dept. | - Water service only available from Water District No. 9. Annexation into district may be required. |

C8-71-115 Travis Country - cont'd.

- 5. Traffic and Transportation - Change name of Travis Country Circle. Provide access to the east. Redesign cul-de-sac on Barret Circle. Sidewalks required.
- 6. Storm Sewer Department - Easements required.
- 7. Public Works (Director) - Would suggest another name for the subdivision - could be confusing with the County of Travis.
- 8. Electric Department - Easements required.
- 9. Telephone Company - No report.

Planning Department comments are as follows:

- 1. Oral presentation of preliminary plan and master plan for this subdivision will be given at the meeting.
- 2. Recommend referral to Planning Commission for consideration of proposed master plan in relation to preliminary plan. Detail reports and recommendations will be presented to Planning Commission.

After discussion the Committee

VOTED: To REFER the preliminary plan of TRAVIS COUNTRY subdivision to the full Planning Commission.

C8-71-116 Onion Creek Forest
North Bluff Drive and Pleasant Valley Road

The staff reported that this subdivision is commercial, residential, for recreational and apartment use. It is classified as urban and located along North Bluff Drive and Pleasant Valley Road and consists of 297.5 acres with 676 lots with an average lot size of 100' x 100'.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Dept. - Water and sewer are available from the City. Approach mains and/or lift station may be required.
- 2. Electric Department - Additional easements required.
- 3. Telephone Company - Additional easements required.
- 4. Storm Sewer - Drainage easements required.
- 5. Public Works (Engineer) - Give topographical datum (Basis of elevations), length of radii in cul-de-sac, and bearings and distances on all courses of out boundary.
- 6. Public Works (Director) - OK.
- 7. Health Department - OK. Sewer to be available.
- 8. Parks and Recreation - The designation of the 25-year flood plain, plotting of existing vegetation, and the development of a recreation area, all reflect good land use planning. Onion Creek is a part of

C8-71-116 Onion Creek Forest - cont'd.

the Austin Development Plan. A municipal golf course and state park are planned for the area east of the site. Pedestrian access should be provided, at regular intervals, to the recreation area and Onion Creek. The 25-year flood plain should be honored. Some lots in the flood plain will require fill for construction purposes. Such lots should be redesigned. Because of the natural scenic character of the site a majority of the specimen trees should be preserved.

9. Traffic and Transportation -
- 1) Eliminate unnecessary horizontal curves on Pleasant Valley Road. (Two lanes at 24 feet).
 - 2) Redesign Onion Creek Drive in vicinity of Shady Oak Drive.
 - 3) Eliminate off-set on Vine Hill Drive at Thatch Lane and Spring Hill Court.
 - 4) Additional right-of-way required at North Bluff Drive and Pleasant Valley Road.
 - 5) Paving plans for Pleasant Valley Road requires review by Department of Traffic and Transportation.
 - 6) Right-of-way required on Nuckles Crossing Road.

Planning Department comments are as follows:

1. Recommend that Spring Hill Lane be extended westerly to Pleasant Valley Road and that it be widened to a 60 foot collector street.
2. Recommend that Spring Hill Court be lined up with Thatch Lane at Vine Hill Drive to readjust to off-set a greater distance.
3. Tract A required to be platted as a part of an abutting lot to provide access to a public street. Recommend Cliff Court be deleted and cross-hatched in blue and green be combined with apartment tract.
4. Recommend that access by means of several walkways be provided to the recreation area adjoining Onion Creek.
5. Full right-of-way (90 feet) for Pleasant Valley Road required at the time of platting abutting lots.
6. Cul-de-sac required at south end of Onion Spring Drive. Also a variance is required on the length. Recommend variance on length be granted as provision for extension of street is made.
7. Variance required on length of Onion Crossing Court. Recommend variance be granted as adequate circulation is provided by streets which surround it.
8. Variance required on length of blocks B and Z. Recommend variance be granted because of topography and provision for adequate circulation.
9. Show division line between proposed apartment area and recreation area.
10. Show building setback lines on plan 25 feet from front streets and 15 feet from side streets.
11. Show lot numbers for all lots.
12. Additional right-of-way required for Nuckles Crossing and Chunn Lane; 60 feet from center line of existing right-of-way.

C8-71-116 Onion Creek Forest - cont'd.

13. Recommend realignment of Onion Creek Drive, Shady Oak Drive and Pleasant Valley Road as indicated in blue on Plat Review Print.
14. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Pleasant Valley Road along the southwest-north side of Onion Creek Drive along the south side of Vine Hill Drive, Spring Hill Lane and Blue Stone Drive, and along the north side of Bruntwood Lane.
15. If property is annexed to city, zoning change required for proposed commercial and apartment use.
16. Additional right-of-way may be required for the intersection of Pleasant Valley Road and Chunn Lane.
17. Dedication of Pleasant Valley Road to south boundary of subdivision required.
18. Fiscal arrangements will be required for developers portion of bridge across Onion Creek at time of dedication of south end of Pleasant Valley Road.
19. Adequacy of building sites and driveway access questionable on several lots in Block A.
20. Contours required on all of tract A.
21. Minimum radius of 600 feet on centerline required for curves along Pleasant Valley Road.
22. Subject to owners of pipeline and easements signing final plat if required.
23. Compliance with departmental requirements.

After discussion the Committee

VOTED: To ACCEPT that part of the preliminary plan of ONION CREEK FOREST north of Spring Hill Lane, combining all property west of Pleasant Valley Road, at north end of subdivision, into one tract for a possible future P. U. D., subject to Departmental requirements applicable to that portion of plan approved, holding in abeyance the rest of plan for further study.

C814-71-04 Timber Ridge at Greenbriar
Royal Hill Drive and Parker Lane

The staff reported that this subdivision is residential and classified as urban. It is located along Royal Hill Drive and Parker Lane and consists of 13.4 acres with 142 lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water and sewer are available from City. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Additional easements required. |
| 4. Storm Sewer | - Drainage easement and storm sewer required. Construction of building over easement requires clearance from Engineering and Legal Departments. |
| 5. Public Works (Engineer) | - Show lot numbers. |

C814-71-04 Timber Ridge at Greenbriar - cont.'d.

- 6. Public Works (Director) - No Report.
- 7. Health Department - No objections. Sewer to be available.
- 8. Traffic and Transportation - Layout satisfactory.
- 9. Parks and Recreation Dept. - The natural drainage channel in the west section of the site could be developed into a passive area to maintain the character of the site. Preservation of the existing plant material will enhance the site and aid in the functional relationship between the commons area and the natural environment.

Planning Department comments are as follows:

- 1. Identify lots by number designation.
- 2. Show basis for contours.
- 3. Lot lines should be solid instead of dashed.
- 4. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To ACCEPT the preliminary of TIMBER RIDGE AT GREENBRIAR, a Planned Unit Development, subject to P.U.D.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that the following short form subdivisions have been before the committee in the past and have complied with all departmental requirements, therefore the staff's recommendation is that they be approved. The Committee then

VOTED: To APPROVE the following short form plats.

- C8s-71-68 Resub. Blks. E & F, Greenbriar, Section 2
Parker Lane and Carlson Drive
- ✓ C8s-71-109 Colorado Hills Estates, Section Seven
Crooked Lane
- ✓ C8s-71-138 Fairway Club Addition
Grove Boulevard and Hogan Avenue
- C8s-71-162 Hidrogo and Navarro Subdivision
Roger Lane
- ✓ C8s-71-163 Rabb View Estates, Section One
Arpdale Street
- C8s-71-167 Walnut Place, Section 4, Resub. Lots 4, 5 & 6
Quiette Drive and Vara Drive
- C8s-71-168 Ridge Oak Subdivision
McCarty Road and Ridge Oaks Drive
- C8s-71-169 Resub. of Lot 1, Blk. C, Ramsey Place
Guadalupe Street and West 45th Street
- C8s-71-172 Lloyd Addition
Edgewater Drive

The staff reported that the following short form subdivision plats have not been before the Committee before and it is therefore recommended that they be 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 pending compliance with departmental requirements:

<u>C8s-71-173</u>	<u>Holy Cross Heights</u> Ben White Boulevard and I. H. 35
<u>C8s-71-175</u>	<u>Resub of Lots 1, Blk. J & Lot 7, Blk. I of</u> <u>Peppertree Park, Section 1</u>
<u>C8s-71-176</u>	<u>Ponciana Drive</u> <u>First Resub. of Windsor Hills, Section 2, Phase 2,</u> <u>Childress Drive</u>
<u>C8s-71-177</u>	<u>First Resub. of Quail Creek, Phase 2, Section 1</u> Quail Meadow Drive and Rundberg Lane
<u>C8s-71-179</u>	<u>Rogers Wilson Subdivision</u> Colliers Street and Lamar Boulevard
<u>C8s-71-180</u>	<u>St. Elmo - Tel Addition</u> South Congress Avenue and St. Elmo Road

Special attention was noted concerning C8s-71-180 that additional right-of-way is required for the widening of St. Elmo Road. Mr. Raymond Littlefield is opposed to giving the required right-of-way. He was told, at the time of application, that the department would accept and submit his application but would ask for the right-of-way.

Mr. Reeves stated that it should be noted, specific notice was taken by the Committee of Mr. Littlefields opposition to any right-of-way allocation.

C8s-71-174 Crow-Brown Addition
Shoal Creek Boulevard

The staff reported that this is the first appearance of this short form plat and asked that it be accepted for filing and disapproved pending the receipt of a letter from the owner of the balance of the tract, also requesting that a variance be granted excluding the balance of the tract. The committee then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of CROW-BROWN ADDITION pending the receipt of a letter from the owner of the balance of the tract and granting a variance on the exclusion of the balance of the tract.

C8s-71-178 Judy Franklin Subdivision
South Second Street

The staff reported that this is the first appearance of this short form plat and that all departmental requirements have been met but that a variance is required on the lot area and lot frontage. The staff recommended that this plat be accepted for filing and approved. The Committee then

Subdivision Committee -- Austin, Texas

Reg. Mtg. 8-23-71 15

VOTED: To ACCEPT FOR FILING AND APPROVE the short form plat of
JUDY FRANKLIN SUBDIVISION, granting a variance on the lot area
and frontage.