

SUBDIVISION COMMITTEE

Regular Meeting - December 27, 1971

PRELIMINARY PLANS

C8-68-122 Stone Ridge
Highway 969 and Stone Ridge Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Highway 969 and Stone Ridge Drive and consists of 30.24 acres with 98 lots, the average lot size being 80 feet by 120 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided.
2. Water and Waste Water Department - Water and waste water services available. Annexation into Water District #13 or the City of Austin may be required. Ten foot sanitary sewer easement and approximately 2000 foot sanitary sewer approach main required.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Stone Ridge Drive to be 60 foot right-of-way. Eliminate bubble on Wedgewood Drive. Intersection should be 90 degrees. Change name of Salem Walk. Sidewalks required.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - Easements needed beyond plan area.

Planning Department comments are as follows:

1. Recommend that Stone Ridge Drive intersect F. M. 969 at more or a right angle.
2. Cul-de-sac required at the north end of Wedgewood Drive, Chapel Ridge Drive and at the east end of Salem Walk.

C8-68-122 Stone Ridge--contd.

3. Recommend disapproval of Lots 1 and 3, Block A and Lot 1 and unnumbered Lot, Block B pending annexation and zoning, for proposed commercial uses.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Stone Ridge Drive, along the west side of Cambridge Drive and along the north side of F. M. 969.
5. Stone Ridge Drive required to be 60 feet in width from Parliment Drive to Cambridge Drive instead of the 50 feet shown.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of STONE RIDGE, subject to the conditions listed above.

C8-70-121 Balcones Village, Section Eleven (11)
U. S. Highway 183 and Balcones Club Drive

The staff reported that this subdivision is residential and commercial and is classified as suburban. It is located on U. S. Highway 183 and Balcones Club Drive and consists of 22 acres with 9 lots, the average lot size varying.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Show scale of plan. Give name of original survey out of which this is to be subdivided.
2. Water and Waste Water Department - Water is available from Water District #1. Annexation into the district may be required.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Okay.
5. Storm Sewer Department - Okay.
6. Parks and Recreation Department - Okay.
7. Health Department - Subject to septic tank approval.
8. Public Works (Director) - Okay.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show complete building setback lines on Lot 9.

C8-70-121 Balcones Village, Section Eleven (11)

2. No sidewalks required. (Suburban)
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section Eleven (11), subject to the conditions listed above.

C8-71-75 The Great Hills - A
Adirondack Trail and Great Hills Trail

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Adirondack Trail and Great Hills Trail and consists of 163.53 acres with a undetermined number of lots, the average lots size being 120 feet by 85 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided. Clarify out-boundary and give all courses of out-boundaries.
2. Water and Waste Water Department - Water and sewer available from the City of Austin. A sewer approach main may be required.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Hyridge Circle must be provided from Westover Hills, Section 8 through this subdivision to Great Hills Trail. Neely Lane must be provided for 60 foot paving required on Great Hills Trail. Sidewalks required. Location of Great Hills Trail must be determined prior to approval of the final plat.
5. Storm Sewer Department - Easements omitted on area plan.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - If aerial plant is installed additional side guy easements will be necessary.

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

Planning Department comments are as follows:

1. Hyridge Circle as shown on preliminary plan of Westover Hills, Section Eight to the east is required to be shown and dedicated to Great Hills Trail.
2. Provision required for the northerly extension of Neely Lane to Great Hills Trail with 60 feet right-of-way and should be aligned 30 feet on each side from the centerline of the existing lane.
3. Schematic on dashed layout in Blocks C and D required to be part of this plan and should be shown in solid lines with action thereon subject to acquisition of the W. W. Marx property.
4. Variance required on length of all blocks except Blocks B and D. Recommend variance be granted because of topography.
5. Variance required on length of Alverstone Way cul-de-sac. Recommend variance be granted because of topography.
6. Recommend disapproval of Tracts A, B, C, D and E pending council action on annexation and zoning.
7. Planned Unit Development Tracts I, F, G, H, J and K require submission of joint special permit site plan and subdivision.
8. Agreement for establishing new property line between this subdivision and Westover Hills, Section Eight required prior to final approval.
9. Joint dedication with W. L. Mayfield for Neely Lane extension to Great Hills Trail.
10. Fiscal arrangements required in conjunction with final plat for sidewalks along the west side of Great Hills Trail, along the north and east side of Adirondack Trail, along the south side of the north portion of Hyridge Drive (or Circle), along the north side of the south portion of Hyridge Drive (or Circle), and along the southeast side of Neely Lane extension.
11. Great Hills Trail should be changed to Steck Avenue since alignment is now a direct continuation of Steck Avenue as it exists.
12. Compliance with departmental requirements.

The staff approved the plans, subject to the above conditions, holding in abeyance that area surrounding the intersection of Great Hills Trail and Steck Avenue for review by the full Planning Commission.

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

After further discussion, the Committee

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
The Great Hills - A.

C8-71-136 Kramer Lane Industrial Park
Kramer Lane and Highway 1325

The staff reported that this subdivision is industrial and is classified as urban. It is located on Kramer Lane and Highway 1325 and consists of 97.65 acres with 45 lots, the average lot size varying.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Okay.
2. Water and Waste Water Department - Water and waste water available from the City of Austin. Ten (10) foot sanitary sewer easement required.
3. Electric Department - Easements required.
4. Traffic and Transportation Dept. - Street crossing railroad spurs must be protected by warning flashers installed by the Railroad at the developers expense. Paving on all 80 foot streets should be 60 feet. Right-of-way required for Braker Lane. Arterial street (proposed) to be two roadways at 24 feet with 14 foot median.
5. Storm Sewer Department - Easements required.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show building setback lines on plan. Recommend 25 foot setbacks be required from side streets to provide better turning and docking facilities.
2. Lots 1-8 require a 25 foot building setback line from all streets (Through lots)
3. Recommend that a restriction be required on the final plat requiring Lots 36-45 to provide common driveway facilities as shown on preliminary plan.

C8-71-136 Kramer Lane Industrial Park--contd.

(i.e., one common driveway for each two lots, or one driveway at every other lot line.)

4. Restriction required on final plat prohibiting use of strip between Delta Drive and the railroad for any use other than for docking facilities.
5. Recommend that a restriction be placed on final plat prohibiting residential use of any lots in this subdivision until and unless a Master Plan change is granted by the Planning Commission and City Council.
6. Alignment and right-of-way of Outer Loop required to be approved by Public Works Department in conjunction with Highway Department.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of KRAMER LANE INDUSTRIAL PARK, subject to the conditions listed above.

C8-71-137 Angus Valley Annex (Amended)
Poney Chase and Black Angus Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Pony Chase and Black Angus Drive and consists of 46.73 acres with 102 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Okay.
2. Water and Waste Water Department - Water and waste water available from the City of Austin. Annexation into Water District #1 or City of Austin may be required. Seven hundred and fifty foot \pm long sanitary sewer easement required.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Okay.
5. Storm Sewer Department - Drainage easements required.
6. Parks and Recreation Department - Okay.
7. Health Department - Okay for septic tanks.
8. Public Works (Director) - Recommend Pony Chase be widened to a 60 foot right-of-way.

C8-71-137 Angus Valley Annex (Amended)--contd.

9. Telephone Company - No report.

Planning Department comments are as follows:

1. Lots 12-18, Block G, cannot be approved in final form abutting a half street.
2. Variance required on length of Block H. Recommend variance be granted because of I and GN Railroad.
3. Recommend Sage Hen Drive be extended westerly to Timber Wolf Trail to eliminate the necessity for a cul-de-sac and provide better arrangement of lots.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ANGUS VALLEY ANNEX (AMENDED) subject to the conditions listed above; deleting Public Works Director's comments, granting a variance on length of Block H.

C8-71-162 Twin Creek Park
Old Manchaca Road and Ridge Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on Old Manchaca Road and Ridge Road and consists of 42.06 acres with 54 lots, the average lot size being 150 feet by 200 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Show name of original survey out of which this is to be subdivided.
2. Water and Waste Water Department - Water and waste water is not available from City of Austin.
3. Electric Department - Out of our service area.
4. Traffic and Transportation Dept. - Minimum 300 foot radius recommended on Ridge Road. Streets should intersect at or near 90 degrees.
5. Storm Sewer Department - No report.
6. Parks and Recreation Department - Okay.
7. Health Department - No report.

C8-71-162 Twin Creek Park--contd.

- 8. Public Works (Director) - Recommend a 60 foot right-of-way on Twin Creek Drive and Ridge Road rather than 50 feet as shown.
- 9. Telephone Company - Easements required.

Planning Department comments are as follows:

- 1. Recommend modification of the intersections of Old Manchaca Road and Twin Creek Drive and Valley Drive and Twin Creek Drive to provide 90 degree intersections.
- 2. Additional right-of-way (30 feet from existing centerline) required to widen Old Manchaca Road to a 60 foot collector street.
- 3. No sidewalk required. (Suburban)
- 4. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of TWIN CREEK PARK, subject to the conditions listed above, deleting Public Works, Director's comment.

C8-71-163 Creek Bend, ~~Phase Two (2)~~ Sec 4
 Cleekwood Drive and Creek Bend Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Cleekwood Drive and Creek Bend Drive and consists of 12.40 acres with 51 lots, the average lot size being 60 feet by 110 feet.

The staff reviewed the following departmental reports:

- 1. Public Works (Engineer) - In location sketch, reference road should be spelled "Nuchols Crossing Road", not "Knuckles Crossing Road". Give name of original survey out of which this is to be subdivided.
- 2. Water and Waste Water Department - Water and sewer available from the City of Austin. A sewer approach main will be required.
- 3. Electric Department - Easements required.
- 4. Traffic and Transportation Dept. - A Master Plan of this area is essential.
- 5. Storm Sewer Department - Easements omitted on plan area.
- 6. Parks and Recreation Department - Okay.

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C8-71-163 Creek Bend, Phase Two (2)--contd.

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| 7. Health Department | - No objections. |
| 8. Public Works (Director) | - Would recommend that Cleekwood Drive have a 60 foot right-of-way rather than 50 foot right-of-way. |
| 9. Telephone Company | - Seven and half foot PUE at rear of all lots. Additional easements as shown on plat. |

Planning Department comments are as follows:

1. Show building lines on plan; 25 feet from the frontstreets and 15 feet from the side streets.
2. Evidence of street vacation through Block B required prior to final approval.
3. Recommend that a 60 foot collector street be required not more than one tier of lots to the north of this subdivision for future circulation and access to the school site in Peppertree Park Subdivision when adjoining tract is subdivided.
4. Recommend the intersection of Creek Bend Drive and Cleekwood Drive be modified to a 90 degree intersection.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Creek Bend Drive.
6. Recommend that the construction of that portion of the existing dedicated 50 foot street between the subdivision and Nuckles Crossing Road be required for access to the subdivision.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CREEK BEND, Phase Two (2), subject to the conditions listed above, deleting Public Works, Director's comment and requiring a Master Plan on Bright tract prior to approval of any more preliminaries.

C8-71-164 Quail Creek West, Phase II, Commercial, Block E
Mearns Meadow Boulevard and Rutland Drive

The staff reported that this subdivision is multi-family use and is classified as urban. It is located on Mearns Meadow Boulevard and Rutland Drive and consists of 23.2 acres with 15 lots, the average lot size varying.

C8-71-164 Quail Creek West, Phase II, Commercial, Block E--contd.

The staff reviewed the following department reports:

1. Public Works (Engineer) - Give scale of plan and name of original survey out of which this is to be subdivided. Identify 70 foot strip across this subdivision. Give bearings and distance along all courses of out boundary. Show complete lot dimensions.
2. Water and Waste Water Department - Water and waste water services available from the City of Austin.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Sidewalks required.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show building setback lines on plan; 25 feet from the front streets and 15 feet from the side streets. Recommend a 25 foot setback from all streets be required for Lot 14, Block 1-E and Block 2-E.
2. Identify proposed use of all lots. (Zoned "BB")
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Rutland Drive and along the west side of Neatherby Circle.
4. Show all lot dimensions.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, Phase II, Commercial, Block E, subject to the conditions listed above.

C8-71-165 Crystalbrook, Phase Two (2) - Revised
Purple Sage Drive and Crystalbrook Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Purple Sage Drive and Crystalbrook Drive and consists of 3.76 acres with 10 lots, the average lot size being 75 feet by 135 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Okay
2. Water and Waste Water Department - Water and waste water available from the City of Austin, Water District #8. Annexation may be required.
3. Electric Department - Easements required.
4. Traffic and Transportation Dept. - No report.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Walnut Creek is a part of the Austin Development Plan.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - Okay.

Planning Department comments are as follows:

1. Subdivision regulations require 5 foot contour intervals and such intervals to be not more than 100 horizontal feet apart.
2. No sidewalks required. See approved preliminary of Crystalbrook, Section Two where sidewalks are required on west side of Crystalbrook Drive and south side of Purple Sage Drive.
3. Show building setback lines on plan, 25 feet from the front streets and 15 feet from the side streets.
4. Show dimensions of Ute Court.
5. Compliance with departmental requirements.

After further discussion, the Committee :

VOTED: To APPROVE the preliminary plan of CRYSTALBROOK, Phase Two, Revised, subject to the conditions listed above.

C8-71-168 Crest Hills
East 19th Street and Bundyhill Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on East 19th Street and Bundyhill Drive and consists of 26.2 acres with 90 lots, the average lot size being 70 feet by 120 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of owner, name of original survey out of which this is to be subdivided, bearings and distance all the way around out boundary, north arrow and scale of location sketch.
2. Water and Waste Water Department - Water and waste water services available from the City of Austin.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Sidewalks required.
5. Storm Sewer Department - Additional easements may be required.
6. Parks and Recreation Department - Fort Branch of Boggy Creek is a part of the Austin Development Plan. The future use of Boggy Creek's Fort Branch should be considered.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Costal States Gas Company required to join in dedication on final plat because of existing gas main in Bundyhill Drive.
2. Variance required on length of Blocks B and H. Recommend variance be granted because of topography and approved preliminary plan, but would also recommend that a street be required through the area identified as future development to provide for future access to Springdale Road. (See overlay)
3. Dedication of the full width (90 feet) for East 51st Street required at the time the abutting lots are platted.
4. Howden Circle intersection at East 51st Street required to be offset 150 feet from street extending north from East 51st Street along the west side of school tract.

C8-71-168 Crest Hills--contd.

5. A 25 foot building setback line from East 51st Street required on Lots 3-6, Block F.
6. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Bundyhill Drive and along the south side of East 51st Street.
7. Compliance with departmental requirements.

After further discussion, the Committee :

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of CREST HILLS.

C8-71-169 Westover Hills, Section Eight (8)
High Ridge Drive and Green Valley

The staff reported that this subdivision is residential and is classified as urban. It is located on High Ridge Drive and Green Valley and consists of 41.80 acres with 37 lots, the average lot size being 100 feet by 100 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided.
2. Water and Waste Water Department - Water and waste water available from City of Austin. Approximately 300 foot sanitary sewer approach main required.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Preferred layout presented in schematic form with Great Hills, Section A. Extend Hyridge Circle to Great Hills Trail. Green Valley (or Hyridge Circle) should be at least 60 foot right-of-way. Would prefer 70 foot right-of-way with 44 foot paving. Sidewalks required.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.
9. Telephone Company - Easements required.

C8-71-169 Westover Hills, Section Eight (8)--contd.

Planning Department comments are as follows:

1. Recommend revision of plan as indicated on overlay sketch which incorporates recommendations of Traffic and Transportation.
2. Show building setback lines on all lots and tracts, 25 feet from the front streets and 15 feet from side streets.
3. P.U.D. Blocks A and B require submission and approval of a joint special permit and subdivision.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Hyridge Drive and on the south, west and north sides of loop street (Hyridge Circle) as recommended in #1 above.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section Eight, subject to the conditions listed above.

C8-71-171 Quail Creek, Phase Two (2), Section Nine (9)
Quail Valley Boulevard and Mearns Meadow Boulevard

The staff reported that this subdivision is residential and is classified as urban. It is located on Quail Valley Boulevard and Mearns Meadow Boulevard and consists of 106.4 acres with 348 lots, the average lots size being 120 feet by 65 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is being subdivided.
Show complete lot dimensions.
2. Water and Waste Water Department - Water and sewer is available from the City of Austin.
3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Sidewalks required.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.
7. Health Department - No objections.
8. Public Works (Director) - Okay.

C8-71-171 Quail Creek, Phase Two (2), Section Nine (9)--contd.

9. Telephone Company - No report.

Planning Department comments are as follows:

1. Recommend revision as indicated on overlay which incorporates the recommendations of Traffic and Transportation Department. Owner is in agreement with this revision.
2. Show all building setback lines on plan; 25 feet from the front streets and 15 feet from the side streets.
3. Variance required on length of Blocks O and R. Recommend granting variance because of topography.
4. Recommend a 10 foot pedestrian walkway be required on this plan which will line up with walkway in Section One.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Mearns Meadow Boulevard, along the west side of Cripple Creek Drive, along the south side of Mountain Quail Drive adjacent to school and the north side of Mountain Quail Drive west of Mearns Meadow Boulevard, along the south side of Quail Valley Boulevard and Twinbrook Drive.
6. Show all lot dimensions.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE as revised preliminary plan of QUAIL CREEK, Phase Two, Section Nine, subject to the conditions listed above, granting a variance on length of Blocks O and R and redistribution of new plan and department requirements.

C8-71-173 Lakeway East
Lakeway Boulevard and Thunderbird Hill

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lakeway Boulevard and Thunderbird Hill and consists of 269 acres with 400 lots, the average lot size varying.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is being subdivided.
2. Water and Waste Water Department - Water and waste water services not available from the City of Austin.
3. Electric Department - Five feet required along all property lines for easement.

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C8-71-173 Lakeway East--contd.

4. Traffic and Transportation Dept. - See Planning Department comments.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.
7. Health Department - No report.
8. Public Works (Director) - Okay.
9. Telephone Company - Okay.

Planning Department comments are as follows:

The staff reported that the engineers have submitted a revised plan which incorporate most of the changes indicated on the report.

After further discussion, the Committee then

VOTED: To APPROVE the revised preliminary plan of LAKEWAY EAST, subject to redistribution and subject to modification of the intersections of Triton Circle and Triton Ridge, and Tallstan Hill and cul-de-sac near Lakeway Boulevard; reducing the length of Trenton Hill Circle to 200 feet maximum length, and the relocation of the two stub streets extending south from Wayfarer Hill to fit the adjoining property lines of adjoining owners, granting a variance on block length and the length of Javelin Court.

C8-71-174 Lakeway, Section Twenty (20)
Lakeway Boulevard and Flamingo

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lakeway Boulevard and Flamingo and consists of 53.1 acres with 136 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of survey out of which this is to be subdivided.
2. Water and Waste Water Department - Water and waste water services not available from the City of Austin.
3. Electric Department - Out of service area.
4. Traffic and Transportation Dept. - See Planning Department comments.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Okay.

C8-71-174 Lakeway, Section Twenty (20)--contd.

7. Health Department - No report.
8. Public Works (Director) - Okay.
9. Telephone Company - Okay.

Planning Department comments are as follows:

1. Flamingo required to be 80 feet in width as agreed to by owner's representatives and engineer.
2. Realign Thunderbird Drive at north end to line up with Dasher at Flamingo.
3. Variance required on length of block along east boundary of subdivision. Recommend variance be granted because of existing landing strip to the east.
4. Several street names required to be changed.
5. Suggest the possibility of creating cul-de-sac on Wayfarer Drive and Scamper Drive off Lakeway Boulevard, which would eliminate some street dedication and the three (3) small blocks as shown, gaining two (2) lots.
6. No sidewalks required. (Suburban)
7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of LAKEWAY, Section Twenty (20), subject to the above conditions, including number 5 as a requirement and granting a variance on length of block along east boundary of subdivision.

C8-71-175 Lost Creek
Loop 360 and Lost Creek Road

The staff reported that this subdivision is residential and retail and is classified as suburban. It is located on Loop 360 and Lost Creek Road and consists of 274.71 acres with 398 lots, the average lot size being 100 feet by 130 feet.

The staff reviewed the following departmental reports:

1. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided.
2. Water and Waste Water Department - Approximately 200 foot water approach main required and sanitary sewer not available. Annexation into Water District may be required.

C8-71-175 Lost Creek--contd.

3. Electric Department - Additional easements required.
4. Traffic and Transportation Dept. - Revision to street system required. See Planning Department comments.
5. Storm Sewer Department - Easements omitted on plan area.
6. Parks and Recreation Department - Barton Creek is a part of the Austin Development Plan.
7. Health Department - No report.
8. Public Works (Director) - Would recommend that the following be 60 feet instead of 50 feet - Cypress Point North, Whitmarsh Valley Walk.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Dedication of full right-of-way (80 feet) required for Lost Creek Boulevard out to Loop 360 for access to this subdivision.
2. Recommend Cypress Point North be widened to 60 feet to serve the proposed local retail, the club facility, and proposed P.U.D.
3. Cul-de-sac required at north end of Falcon Ledge Drive and southwest end of Cypress Point North.
4. Variance required on length of Falcon Ledge Drive, Cypress Point North, Royal Birkdale Overlook, and Olympic Overlook. Recommend variance be granted because of topography and provisions for extension of Falcon Ledge Drive.
5. Variance required on length of Blocks 1, 2, 3, 4, 7 and 8. Recommend variance be granted because of topography for Blocks 1, 3, 7 and 8. Recommend that Block 4 be broken by extending Whitmarsh Valley Walk through Lot 28, eliminating stub street between Blocks 4 and 5, and that Block 2 be broken by extending Maunakea Place to Cypress Point West.
6. Minimum radius of 300 feet on centerline required for all curves along Lost Creek Boulevard.
7. Fiscal arrangements required for owners portion of bridge at Lost Creek Boulevard and Barton Creek at the time Lost Creek Boulevard is dedicated to the creek.
8. Lot 69, Block 8 required to be 60 feet wide at building line.

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C8-71-175 Lost Creek--contd.

9. Suggest consideration of requiring 60 foot right-of-way on Whitemarsh Valley Walk and Augusta National Drive, east of Falcon Ledge Drive to provide better access to the lots on the west side of the green belt or open space.
10. No sidewalks required. (Suburban)
11. Show alternate residential layout for local retail tract.
12. Subject to sewer package treatment plant.
13. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LOST CREEK, subject to the conditions listed above and granting a variance on length of Flacon Ledge Drive, Cypress Point North, Royal Birkdale Overlook and Olimpic Overlook and on length of Blocks 1, 2, 3, 7, and 8.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-71-286 Vail Subdivision
Peyton Gin Road and Putman Drive

The staff recommended that this short form plat be accepted for filing and approved, granting a variance to exclude balance of tract. The Committee then

VOTED: To ACCEPT FOR FILING and APPROVE the short form plat of VAIL SUBDIVISION, granting a variance to exclude balance of tract.

C8s-71-287 Doyle Chapman Subdivision
Carpenter Avenue

The staff recommends that this short form plat be accepted for filing and approved. The Committee then

VOTED: To ACCEPT FOR FILING and APPROVE the short form plat of DOYLE CHAPMAN SUBDIVISION.

SHORT FORM PLATS - FILED AND CONSIDERED--contd.

The staff recommended that the following short form plats 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:

C8s-71-288 Hickman and Turner Addition
Loop 360

C8s-71-290 Resub. Lot 1, Block J, N. W. Hills, Section 14-B
Hart Lane and Thorncliffe Drive

C8s-71-291 Woodrow R. Lee Subdivision
Airport Boulevard and Bengston Street

The staff recommended that this short form plat be accepted for filing and disapprove, pending compliance with departmental requirements, granting a variance on the signature requirement of adjacent owners. The Committee then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of WOODROW R. LEE SUBDIVISION, pending compliance with departmental requirements, granting a variance on the signature requirement of the adjacent owners.