

SUBDIVISION COMMITTEE

Regular Meeting -- February 22, 1972

PRELIMINARY PLANS

C8-71-160 Great Hills - A
Steck Avenue and Mesa Drive

The staff reported that this subdivision is commercial, multi-family and residential and is classified as urban. It is located at Steck Avenue and Mesa Drive and consists of 31.16 acres with 3 lots, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water services available from the City of Austin.
2. Parks and Recreation Department - OK.
3. Health Department - No objections.
4. Traffic and Transportation Dept. - Sidewalks required. Additional R.O.W. required in northwest corner of Great Hills and Spicewood Springs Road. (40-foot radius required.) Paving width on Spicewood and Great Hills to be 60 feet and on Steck to be 44 feet. Paving plans for Great Hills Drive at Spicewood Springs and at Steck must be approved by Traffic and Transportation. A portion of Steck paving exists at 44 feet. This must be widened by the developer to 60 feet as a requirement of this subdivision. Dedication of half the R.O.W. required on the street on northwest boundary, former location of Great Hills).
5. Electric Department - Easements required.
6. Telephone Company - OK.
7. Public Works (Director) - OK.
8. Storm Sewer Department - Drainage easement may be required.
9. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided. Complete out boundary courses.

Planning Department comments are as follows:

1. The intersections of Great Hills Trail and Steck Avenue and Great Hills Trail and Spicewood Springs Road require approval by the Directors of Traffic and Transportation and Public Works.

C8-71-160 Great Hills - A--contd.

2. Change new boundary line between this subdivision and Great Hills A Subdivision and show correct location of proposed Neely Drive as it relates to such boundary line.
3. Show building setback line on all lots. Recommend 25 feet.
4. Fiscal arrangements required along with final plat for sidewalks along the south side of Steck Avenue and along the north side of Spicewood Springs Road and along the west side of Mesa Drive and along the south and west side of Great Hills Trail.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of GREAT HILLS - A, subject to the conditions listed above.

C8-72-2 South First Addition, Section Two (2)
South First Street and Mairo Street

The staff reported that this subdivision is residential and is classified as urban. It is located at South First Street and Mairo Street and consists of 62.67 acres with 262 lots, the average size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water available from the City of Austin. One lift station and a sewer approach main will be required.
2. Parks and Recreation Department - Boggy Branch could be enhanced with proper development of the proposed 3.96 acre Commercial site.
3. Health Department - No report.
4. Traffic and Transportation Dept. - This subdivision plat requires major changes to make it conform to City standards, regulations and ordinances. Intersections should be at or near 90°. Streets should be continuous. Street layout is not acceptable. Shape of school tract is not desirable unless streets can be revised.
5. Electric Department - Easements required at a later date.
6. Telephone Company - Easements required.

C8-72-2 South First Addition, Section Two (2)--contd.

- 7. Public Works (Director) - OK.
- 8. Storm Sewer Department - Easements omitted on plan area.
- 9. Public Works (Engineer) - Give name of owner or developer.

Planning Department comments are as follows:

- 1. Recommend revision of plan as indicated on overlay sketch.
- 2. Dittmar Lane and Peaceful Hill Lane required to be 60 feet in width. Additional R.O.W. required 30 feet from existing centerline of both streets.
- 3. Recommend that double frontage lots between Blue Valley Circle and Peaceful Hill Lane be restricted to duplex use with one unit fronting on each street.
- 4. Show lot or tract designation for Commercial tract.
- 5. Variance required on length of resulting block (combining Blocks I and H) or revision. Recommend variance be granted with provision for 10-foot walkway easement as shown on revision overlay sketch.
- 6. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Blue Valley Drive, along the north and west sides of Mairo Street, along the west side of Peaceful Hill Lane and Pool Drive, and along the south side of Dittmar Lane.
- 7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTH FIRST ADDITION, SECTION TWO (2), subject to the conditions listed above.

C8-72-3 Greenslope
Greenslope Drive and Steck Avenue

The staff recommended that this case be postponed pending approval of the special permit.

The Committee then

VOTED: To POSTPONE the preliminary plan of GREENSLOPE, pending approval of the special permit.

C8-72-8 Valley Oaks
Black Angus Drive and Bar-X Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located at Black Angus Drive and Bar-X Drive and consists of 15 acres with 24 lots, the average size varying.

C8-72-8 Valley Oaks--contd.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water is available from Water District #11.
2. Parks and Recreation Department - OK.
3. Health Department - No report.
4. Traffic and Transportation Dept. - OK.
5. Electric Department - Easements needed beyond planned area.
6. Telephone Company - No report.
7. Public Works (Director) - OK.
8. Storm Sewer Department - Easements may be required.
9. Public Works (Engineer) - OK.

Planning Department comments are as follows:

1. Round all intersection corners with a 15-foot radius.
2. Cul-de-sac required at the north end of Black Angus Drive.
3. Suggest Blue Sage Drive be changed to a cul-de-sac extending westerly from Black Angus Drive.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of VALLEY OAKS, subject to the conditions listed above.

C8-72-9 Delaney Subdivision
Delaney Court and Knollmeyer Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located at Knollmeyer Drive and Delaney Court and consists of 3.21 acres with 8 lots, the average size being 15,000 square feet.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - No water or waste water available from the City of Austin.

C8-72-9 Delaney Subdivision--contd.

2. Parks and Recreation Department - OK.
3. Health Department - Field survey indicated that septic tanks built and maintained in accordance with State Department of Health plans and specifications should operate satisfactorily.
4. Traffic and Transportation Dept. - OK.
5. Electric Department - Plat complies.
6. Telephone Company - No report.
7. Public Works (Director) - OK.
8. Storm Sewer Department - OK.
9. Public Works (Engineer) - OK.

Planning Department comments are as follows:

1. Recommend that a restriction be placed on final plat prohibiting construction on any lot in this subdivision until plans and specifications for a septic tank and system are approved by the City-County Health Officer.
2. No sidewalks required. (Suburban)
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of DELANEY SUBDIVISION, subject to the conditions listed above.

C8-72-10 Creek Bend, South
North Bluff Drive and Nuckles Crossing Road

The staff reported that this subdivision is commercial apartments and single-family and is classified as urban. It is located at North Bluff Drive and Nuckles Crossing Road and consists of 30 acres with 74 lots.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water available from the City of Austin. 10-foot sanitary sewer easement required.
2. Parks and Recreation Department - Williamson Creek is a part of the Austin Development Plan.

C8-72-10 Creek Bend, South--contd.

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| 3. Health Department | - No objections. |
| 4. Traffic and Transportation Dept. | - R.O.W. required for Pleasant Valley Road along present alignment of Nuckles Crossing Road. Design of Pleasant Valley and North Bluff Road must be approved by Traffic and Transportation. Coordinates with South Creek and Onion Creek. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Telephone Company | - Easements required. |
| 7. Public Works (Director) | - OK. |
| 8. Storm Sewer Department | - Drainage easements required. Show 25-year flood line. |
| 9. Public Works (Engineer) | - Give name of original survey out of which this is to be subdivided. Give lot dimensions. Complete and clarify contour lines. |

Planning Department comments are as follows:

1. Survey tie required to confirm existing R.O.W. on Nuckles Crossing Road and North Bluff Drive. Additional R.O.W. required (60 feet from centerline on North Bluff Drive and 45 feet from centerline on Nuckles Crossing Road.)
2. Clarify all contour lines and darken 5-foot intervals as required by Ordinance.
3. Show size of all lots; all lots must comply with Ordinance requirements for width and area.
4. Variance required on length of Lower Bluff Drive cul-de-sac. Recommend variance be granted because of topography and because access is provided from North Bluff Drive by a private road.
5. Fiscal arrangements required along with final plat for sidewalks along the west side of Nuckles Crossing Road and along the north side of North Bluff Drive.
6. Variance required of block length. Recommend variance be granted because of topography.
7. Additional R.O.W. required for the intersection of North Bluff Drive and Pleasant Valley Road. Intersection design and R.O.W. alignment required to be approved by Public Works and Traffic and Transportation Departments.

C8-72-10 Creek Bend, South--contd.

8. Show setback lines on all lots; 25 feet from front streets, 15 feet from side streets and 25 feet from front and rear streets on through lots.
9. Recommend Lots 1-A through 6-A labeled as apartments be required to be platted for single-family use only or incorporate them into a 5-acre site for a PUD eliminating the cul-de-sac. Department cannot recommend use of these lots for apartments.
10. Separate subdivision and special permit required to be submitted on PUD site for that purpose. (PUD site required to contain 5 acres minimum).
11. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CREEK BEND, SOUTH, subject to the conditions listed above.

C8-72-11 Bluestein Shopping Center
Ed Bluestein Blvd. and Springdale Road

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located at Ed Bluestein Boulevard and Springdale Road and consists of 59.041 acres with 31 lots, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water services available from the City of Austin. Annexation may be required.
2. Parks and Recreation Department - OK.
3. Health Department - Recommend disapproval until a waste water treatment plant or city sewer is available.
4. Traffic and Transportation Dept. - A 60-foot street should be constructed between Becan Drive and Purple Sage Drive to provide circulation for this large Commercial development. (See layout.) Sidewalks required.
5. Electric Department - Easements required.
6. Telephone Company - Need additional easements.
7. Public Works (Director) - OK.
8. Storm Sewer Department - Easements omitted on plan area.
9. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided. Show number of lots. Give lot dimensions.

C8-72-11 Bluestein Shopping Center--contd.

Planning Department comments are as follows:

1. Variance required on scale of plan. The Ordinance requires that it be drawn 100 feet to the inch. Recommend variance not be granted and that plan be resubmitted at proper scale with adequate prints for redistribution.
2. Ordinance requires 5-foot contour intervals instead of 10-foot intervals as submitted.
3. Recommend that residential stub street from adjoining subdivision to the east not be required to be extended and that Subdivision Committee approve the deletion of such stub street from the approved plan of Crystalbrook, Phase Two (2).
4. Additional R.O.W. (60 feet from existing centerline) required for Springdale as it is an arterial (120 feet) in the Expressway and Major Arterial Plan.
5. Show dimensions of all lots.
6. Variance required on lengths of block north of Becan Drive and block noted Commercial.
7. Fiscal arrangements required along with final plat for sidewalks along the south side of Becan Drive and along the north side of Purple Sage Drive and along the east side of Ed Bluestein Boulevard and Springdale Road.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BLUESTEIN SHOPPING CENTER, subject to the conditions listed above with the exception of Traffic and Transportation requirements.

C8-72-12 Valley View Estates
Parmer Lane and Running Bird Lane

The staff reported that this subdivision is residential and commercial and is classified as suburban. It is located at Parmer Lane and Running Bird Lane and consists of 22.4 acres with 40 lots, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water is available from Water-District #11, and sewer is not available.
2. Parks and Recreation Department - OK.

C8-72-12 Valley View Estates--contd.

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| 3. Health Department | - No report. |
| 4. Traffic and Transportation Dept. | - Shag Bark Trail should be a 60-foot collector. (See plat of Tanglewild Estates.) R.O.W. required for Parmer Lane. |
| 5. Electric Department | - No report. |
| 6. Telephone Company | - Easements required. |
| 7. Public Works (Director) | - OK. |
| 8. Storm Sewer Department | - Easements omitted on plan area. |
| 9. Public Works (Engineer) | - Give name of original survey out of which this is to be subdivided. Give lot count. |

Planning Department comments are as follows:

1. Recommend that Shadowrock Drive be eliminated and be platted into Lot 5, Block D.
2. Change name of Running Bird Lane to North Star Drive.
3. Show building setback lines on all lots; 25 feet from the front streets and 15 feet from side streets.
4. No sidewalks required.
5. Schematic plan required on property east of power line.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of VALLEY VIEW ESTATES for thirty days until the next Subdivision Committee meeting as there was no other proposed use indicated except residential.

C8-72-13 Tanglewild Estates
Parmer Lane and Running Bird Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located at Parmer Lane and Running Bird Lane and consists of 44.6 acres with 14 lots, the average size varying.

C8-72-13 Tanglewild Estates--contd.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water is available from Water District #11.
2. Parks and Recreation Department - Walnut Creek is a part of the Austin Development Plan. The lots adjacent to Walnut Creek should be of sufficient size as to allow development without disturbing Walnut Creek. The area owned by the City of Austin to the east of the tract is Walnut Creek Park. Pedestrian access to the park should be provided.
3. Health Department - No report.
4. Traffic and Transportation Dept. - Shag Bark Trail required to be 60-feet due to location of adjacent multi-family and commercial development.
5. Electric Department - Easements required at a later date.
6. Telephone Company - Easements required.
7. Public Works (Director) - OK.
8. Storm Sewer Department - Easements omitted on plan area.
9. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided. Give count of lots.

Planning Department comments are as follows:

1. Change name of Running Bird Lane to North Star Drive.
2. Show all building setback lines on all lots 25 feet from the front and 15 feet on the side.
3. Variance required on length of Indian Hill Drive. Recommend variance not be granted and that access to the west be provided on this plat at the property line between Lots 5 and 6.
4. Variance required on length of that block which backs to the City property. Recommend variance be granted because of Walnut Creek and City property provided the above mentioned outlet is provided to allow for a block break between Lots 5 and 6.

C8-72-13 Tanglewild Estates--contd.

5. Recommend that property lines on either side of Indian Hills Drive be required to line up so that when resubdivision occurs, the streets will line up.
6. No sidewalks required.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TANGLEWILD ESTATES, subject to the conditions listed above with the exception of Planning Department comment #1 and requiring a ten-foot pedestrian access to the park along the power line easement and a letter of acceptance from the county on Running Bird Lane.

C8-72-14 Stonybrook
Decker Lake Road and Redrock Road

The staff reported that this subdivision is residential and is classified as urban. It is located at Decker Lake Road and Redrock Road and consists of 77.54 acres with 305 lots, the average size being 65 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water available from City. Annexation may be required.
2. Parks and Recreation Department - Walnut Creek is a part of the Austin Development Plan.
3. Health Department - No objections.
4. Traffic and Transportation Dept. - Redesign to eliminate intersection at Decker Lake Road and Redrock Road. Revise layout as indicated on overlay sketch. Sidewalks required.
5. Electric Department - Easements required at a later date.
6. Telephone Company - Additional easements required.
7. Public Works (Director) - Recommend that Rushingbrook Drive and Redrock Road be widened to 64 feet to provide for 44 feet paving with 10-foot curb basis.
8. Storm Sewer Department - Show 25-year elevation along the west side of Walnut Creek. Show existing bridge in Decker Lake Road. Show additional contours along Ironwood Drive.

C8-72-14 Stonybrook--contd.

9. Public Works (Engineer)

- Give name of original survey out of which this is to be subdivided, lot count, and radii of cul-de-sac. Complete topography in southeast corner and label contour in more recognizable fashion.

Planning Department comments are as follows:

1. Recommend that Stonybrook Road, Rushing Brook Drive and Redrock Road be widened to 64 feet to permit 44-foot paving and 10-foot curb basis.
2. Fiscal arrangements required in conjunction with final plat for developers portion of bridge structure at Stonybrook Road and Walnut Creek.
3. Variance required on length of Blocks A, B and C. Recommend variance be granted because of Walnut Creek along west side and railroad along east side of subdivision, and because adequate circulation is provided.
4. Recommend that developer consider and pursue the possibility of dedicating and developing Stonybrook Drive from Walnut Creek out to Bluestein Boulevard for better access and circulation to this subdivision.
5. Show all lot dimensions on plan.
6. Show building setback lines on plan, 25 feet from front streets and 15 feet from side streets.
7. Fiscal arrangements required in conjunction with final plat for sidewalks along the north and east side of Stonybrook Road, along the south and east side of Rushingbrook Drive, along the west side of Redrock Road and along the south side of Decker Lake Drive.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of STONYBROOK, subject to the conditions listed above and subject to the determination on safety of intersection of Decker Lake Road and Redrock Road by the Traffic and Transportation and the Public Works Departments. If this intersection cannot be made safe, it is to be deleted.

C8-72-15 Hearne Addition
 Manchaca Road

The staff reported that the use of this subdivision has not been indicated; it is classified as urban. It is located at Manchaca Road and an unnamed street and consists of 4.48 acres with 18 lots, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water available from the City of Austin. Waste water will

C8-72-15 Hearne Addition--contd.

1. Water and Waste Water Department (contd.) - require an approach main of approximately 680 feet.
2. Parks and Recreation Department - OK.
3. Health Department - No objections.
4. Traffic and Transportation Dept. - Sidewalks required on Manchaca Road.
5. Electric Department - Plat complies.
6. Telephone Company - OK.
7. Public Works (Director) - OK.
8. Storm Sewer Department - Easement omitted on plan area.
9. Public Works (Engineer) - Location sketches should be completed with name of referenced street, north arrow and scale. Give name of original survey out of which this is to be subdivided. Complete contour elevations in hole at southeast corner.

Planning Department comments are as follows:

1. Up to 30-foot R.O.W. required along east line of subdivision for the extension of Valley View Road. Recommend that lot lines be shifted toward Manchaca Road to provide comparable lot sizes throughout subdivision, and to provide for said 30 feet.
2. Variance required on scale of plan. Recommend variance not be granted and that plan be resubmitted at proper scale (1" = 100') with adequate prints for redistribution.
3. Recommend that Subdivision Committee consider granting a variance and approving a half street (30 feet for Valley View Road) which may be used as a turn around in lieu of cul-de-sac requirement.
4. Identify proposed use of all lots. If apartment development is proposed, recommend that zoning be reverted to "BB". (Property now zoned "O")
5. Show street names.
6. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Manchaca Road, along the south side of unnamed street, and along the west side of Valley View Road.
7. Compliance with departmental requirements.

C8-72-15 Hearne Addition--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HEARNE ADDITION, subject to the conditions listed above.

C8-72-17 Capitol Ridge Addition
Valley View Drive and El Viejo Camino

The staff reported that this subdivision is single-family, residential and is classified as suburban. It is located at Valley View Drive and El Viejo Camino and consists of 16.14 acres with 40 acres, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water not available.
2. Parks and Recreation Department - OK.
3. Health Department - No report.
4. Traffic and Transportation Dept. - Intersections should be at 90°. Provide 30-foot radius on property line corners of Valley View Drive and El Viejo Camino.
5. Electric Department - Plat complies.
6. Telephone Company - No report.
7. Public Works (Director) - OK.
8. Storm Sewer Department - OK.
9. Public Works (Engineer) - OK.

Planning Department comments are as follows:

1. Recommend that Overcrest Cove and Plateau Path intersect El Viejo Camino at 90°.
2. Recommend ten-foot additional R.O.W. be required for El Viejo Camino for collector street.
3. Round all street corners with a 15-foot radius except the intersection of Valley View Drive and El Viejo Camino, which should be a 30-foot radius.
4. Subdivision requires approval by the Health Department for septic tank use prior to submission of a final plat.
5. A no-occupancy restriction required on final plat pertaining to septic tank approval by the Health Department.

C8-72-17 Capitol Ridge Addition--contd.

6. Identify source of water; if private system, plans and specifications for such system must be approved by State and local health authorities prior to final approval.
7. No sidewalks required.
8. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-72-18 Lakeway, Section Sixteen-D
Lido Street and Vanguard Street

The staff reported that this subdivision is residential and is classified as suburban. It is located at Lido Street and Vanguard Street with the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and sewer not available from the City of Austin.
2. Parks and Recreation Department - OK.
3. Health Department - No objections if approved by LCRA.
4. Storm Sewer Department - Additional drainage easements required.
5. Traffic and Transportation Dept. - Champion Drive should be 60 feet throughout its length.
6. Public Works (Director) - OK.
7. Electric Department - Outside city service area.
8. Telephone Company - Additional easements required.
9. Public Works (Engineer) - North arrow in Location Map is approximately 90° wrong. Give contour datum, acreage, and count of lots. Inasmuch as there is a very considerable overlap of this plan with Sec. 16 (Book 49, Page 39), the evident intention to resubdivide by this plan a few acres involving several lots in Sec. 16 and the vacation and relocation of streets, should be stated on this plan.

C8-72-18 Lakeway, Section Sixteen-D

Planning Department comments are as follows:

1. Recommend revision of plan as shown on overlay sketch and as agreed to by the owners and engineers.
2. Show building lines on plan, 25 feet from front streets and 15 feet from side streets.
3. All lots must comply with Health Department requirements for area for septic tank use.
4. Variance required on length of block adjoining golf course and landing strip.
5. Vacation of existing dedicated street along west boundary of subdivision required prior to final approval.
6. No sidewalks required. (Suburban)
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION SIXTEEN-D, subject to the conditions listed above.

C8-72-19 Lakeway, Section Sixteen-C
Lido Street and Vanguard Street

The staff reported that this subdivision is residential and is classified as suburban. It is located at Lido Street and Vanguard Street with 31 lots.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer not available. |
| 2. Parks and Recreation Department | - OK. |
| 3. Health Department | - Recommend disapproval until a waste water treatment plat is available. |
| 4. Traffic and Transportation Dept. | - OK. |
| 5. Electric Department | - Out of our service area. |
| 6. Telephone Company | - OK. |
| 7. Public Works (Director) | - OK. |
| 8. Storm Sewer Department | - OK. |

C8-72-19 Lakeway, Section Sixteen-C--contd.

9. Public Works (Engineer) - Correct north arrow in location map-- approximately 90° wrong. Give contour datum, acreage, and number of lots.

Planning Department comments are as follows:

1. Recommend revision of plan as shown on overlay sketch and as agreed to by the owners and engineers.
2. Show building lines on plan.
3. Plan cannot be approved for septic tank use unless approved by the Health Department.
4. Round all intersection corners.
5. No sidewalks required. (Suburban)
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION SIXTEEN-C, subject to the condition listed above.

C8-72-20 Lakeway, Section Twenty-three (23)
Lakeway Boulevard and Colorado Circle

The staff reported that this subdivision is residential and is classified as suburban. It is located at Lakeway Boulevard and Colorado Circle and consists of 122 lots, the average size varying.

The staff reviewed the following departmental comments:

1. Water and Waste Water Department - Water and waste water not available.
2. Parks and Recreation Department - OK.
3. Health Department - Recommend disapproval until a waste water treatment plant is available.
4. Traffic and Transportation Dept. - Intersections should be 90°. Offset intersections should be avoided unless 150 feet apart. Curb line should not be bulged out as shown on Colorado Circle.
5. Electric Department - Out of our service area.
6. Telephone Company - OK.

C8-72-20 Lakeway, Section Twenty-three (23)--contd.

- 7. Public Works (Director) - OK.
- 8. Storm Sewer Department - Additional easements required.
- 9. Public Works (Engineer) - North arrow in location sketch is approximately 90° wrong. Show acreage, count of lots, contour datum and R.O.W. width of each street and road.

Planning Department comments are as follows:

- 1. Recommend revision as indicated on overlay sketch and as agreed to by the owner and engineers.
- 2. Show building setback lines on plan, 25 feet from front street and 15 feet from side streets.
- 3. Variance required on length of Trinity Cove and Colorado Cove. Recommend variance be granted because of topography and because adequate circulation is provided.
- 4. Subdivision cannot be approved for septic tank use unless approved by the Health Department.
- 5. Variance required on length of outside block and the block containing Lots 2838-2901. Recommend variance be granted because of topography.
- 6. No sidewalks required. (Suburban)
- 7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION TWENTY-THREE (23), subject to the conditions listed above.

C8-72-21 Cherry Creek, Phase III
Aldford Drive and Berkley Drive

The staff reported that this subdivision is residential and is classified as urban. It is located at Aldford Drive and Berkley Drive and consists of 74 acres, the average lot size being 60 feet by 100 feet.

The staff reviewed the following departmental comments:

- 1. Water and Waste Water Department - Water and waste water service available from the City of Austin.
- 2. Parks and Recreation Department - OK.

C8-72-21 Cherry Creek, Phase III-contd.

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| 3. Health Department | - No objections. |
| 4. Traffic and Transportation Dept. | - Sidewalks required. Blarwood required to be 60 feet to Berkley Drive--may be discontinued at Berkley. (See attached plat.) |
| 5. Electric Department | - Easements required at a later date. |
| 6. Telephone Company | - No report. |
| 7. Public Works (Director) | - OK. |
| 8. Storm Sewer Department | - No report. |
| 9. Public Works (Engineer) | - Give name of owner or developer, original survey, count of lots, and scale of location map. |

Planning Department comments are as follows:

1. Recommend revision of plan as indicated on overlay sketch to provide for the extension of Blarwood Drive to Wm. Cannon Drive as a 60-foot collector street.
2. All lots must comply with ordinance requirements for width and area.
3. Variance required on length of Block K. Recommend variance be granted because adequate circulation will be provided.
4. Show building setback lines on plan, 25 feet from the front streets and 15 feet from the side streets.
5. Fiscal arrangements required for sidewalks along the north and west sides of Berkley Drive and along the east side of Blarwood Drive and along the north side of Aldford Drive.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE III, subject to the conditions listed above.

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

SHORT FORMS - FILED AND CONSIDERED--contd.

VOTED: To APPROVE the following short form plats:

C8s-70-188	<u>Fred's Subdivision</u> Thorton Road
C8s-71-177	<u>1st Resub. Quail Creek, Section 1, Phase 2</u> Quail Meadow Drive and Rundberg Lane
C8s-71-268	<u>Adams Addition, Section One</u> Springdale Road
C8s-71-292	<u>Resub. Lot 4, Rogers Wilson</u> Lamar Boulevard and Collier Street
C8s-72-18	<u>Northgate Shopping Center, #1</u> North Lamar Boulevard
C8s-72-27	<u>Resub. Lots 6 & 7 , Block O, Quail Creek, Phase 2, Sec. 3</u> Tronewood Drive and Trone Circle

The staff reported that the following short form subdivisions have not been before the Committee and be accepted for filing and disapproved pending compliance with departmental requirements. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending the compliance with departmental requirements the following short form plats:

C8s-72-28	<u>Resub. Lots 14 & 15, Delcrest Addition</u> Kinney Road and South Lamar Boulevard
C8s-72-30	<u>Resub. 16, 17 & 18, River Oak Lake Estates</u> Blue Water Drive
C8s-72-32	<u>Lakeway, 1st Resub. of Section 7-A</u> Lakeway Drive
C8s-72-34	<u>Balcones Village, Sec. 1-B</u> Balcones Club Drive
C8s-72-36	<u>Resub. Southern Oaks, Sec. 7, Sub. #1</u> Tahoe Trail
C8s-72-37	<u>Resub. Village of Blarwood</u> Blarwood Drive
C8s-72-38	<u>Tamm Subdivision</u> Newing Avenue and Pecan Grove
C8s-72-40	<u>Resub. 10 & 11, North End Addition</u> West 37th Street
C8s-72-41	<u>Resub. of Buena Vista</u> Rocky Ridge Drive and Buena Vista
C8s-72-42	<u>Scott-Hardin-Thomas Subdivision</u> Mt. Larson Road
C8s-72-43	<u>Another World</u> West 39th Street
C8s-72-44	<u>Robinson's Peyton Gin Road Addition</u> Peyton Gin Road
C8s-72-45	<u>Resub. Lot 4, Block B, Slaughter Creek Acres</u> Slaughter Creek Drive
C8s-72-46	<u>Morris Addition</u> Wonsley Drive
C8s-72-47	<u>C. L. Daniels, Jr. Subdivision</u> Farley Drive and Middle Fiskville Road

C8s-72-29 RA House One Subdivision
The High Road

The staff recommended that this short form plat be accepted for filing and disapproved pending the completion of departmental requirements and granting a variance on the signature requirements of the adjoining property owner. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of RA HOUSE ONE SUBDIVISION pending the completion of departmental requirements and granting a variance on the signature requirements of the adjoining property owner.

C8s-72-31 Mc's Subdivision
McNeil Road

The staff recommended that this short form plat be accepted for filing and disapproved pending the completion of departmental requirements and granting a variance to exclude the balance of the tract. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of MC'S SUBDIVISION pending the completion of departmental requirements and granting a variance to exclude the balance of the tract.

C8s-72-33 Lot 1, Block B, Balcones Village, Section 3, Phase A
Brookwood Road and Balcones Club Drive

The staff recommended that this short form plat be accepted for filing and disapproved pending the completion of departmental requirements and granting a variance to exclude the balance of the tract. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of LOT 1, BLOCK B, BALCONES VILLAGE, SECTION 3, PHASE A pending the completion of departmental requirements and granting a variance to exclude the balance of the tract.

C8s-72-34 Woodmancy Addition
Von Quintus Road

The staff recommended that this short form plat be accepted for filing and disapproved pending the completion of departmental requirements and granting a variance to exclude the balance of the tract. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of WOODMANCY ADDITION pending the completion of departmental requirements and granting a variance to exclude the balance of the tract.

C8s-72-35 Knollwood "A"
Forest Hills Drive and Castle Ridge Road

The staff recommended that this short form plat be accepted for filing and disapproved pending the completion of departmental requirements and the required fiscal arrangements. The Committee then

C8s-72-35 Knollwood "A"--contd.

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of KNOLLWOOD "A" pending the completion of departmental requirements and the required fiscal arrangements.