

SUBDIVISION COMMITTEE
Regular Meeting -- April 25, 1972

PRELIMINARY PLANS

C8-69-73 Gray and Becker Industrial Subdivision - Revised
Saunders Boulevard

The staff reported that this subdivision is industrial and classified as sub-urban. It is located on Saunders Boulevard and consists of 31.13 acres.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give date of plan and count of lots.
2. Traffic and Transportation - Gray Boulevard should be an 80 foot r.o.w. and 60 foot paving in accordance with the City Ordinances and standards. Rutland should be widened to 44 foot paving and curb and gutter construction with this development.
3. Storm Sewer Department - Easements omitted on plan area.
4. Parks and Recreation Dept. - OK
5. Public Works (Director) - Proposed streets should be 80 feet rather than 70 feet. Need access to Kelly McAdams property. Should clear up situation at south end of subdivision private lane to KVET and cul-de-sac at the end of North Gate Boulevard.
6. Electric Department - Additional easements required as indicated.
7. Water and Waste Water - Water and waste water service is available. Approximately 75 feet of approach main will be necessary.
8. Telephone Company - Easements required.
9. Health Department - No report.

Planning Department comments are as follows:

1. All streets required to be 80 feet in width for industrial subdivision.
2. Tract at south end of subdivision (south 250 feet) required to be included in final plat and be combined with one of the abutting lots until North Gate Boulevard extension can be dedicated for access. Said tract is designated, medium density residential in Master Plan.
3. Provision for extension of North Gate Boulevard required.

C8-69-73 Gray and Becker Industrial Subdivision - Revised--contd.

4. Recommend a street be required extending westerly from Gray Boulevard in the vicinity of Lot 7 for access to adjoining property, circulation and block breaks.
5. Lot size for industrial development is questionable (small) based on the size of tracts in the area.
6. Exclude new lot created by short form from plan.
7. Show lot designations and building lines on tracts adjacent to Rutland Drive.
8. Recommend no sidewalks be required because of industrial designation of subject tract and properties to the west.
9. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of GRAY AND BECKER INDUSTRIAL SUB-DIVISION - REVISED, pending compliance with departmental requirements.

C8-71-67 Meadow Creek
Dittmar Road and Peaceful Hill Lane

The staff reported that this subdivision is residential and classified as urban. It is located on Dittmar Road and Peaceful Hill Lane and consists of 56.96 acres with 217 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Need location sketch. Give name of original survey out of which this is to be subdivided. Clarify north half of east boundary. Bearings and distances seem to be on wrong line, possibly Traverse line, but not boundary. Give radii in cul-de-sac.
2. Traffic and Transportation - Redesign intersection at Meadow Creek Drive and Broken Arrow Lane to provide minimum 300 foot curvative.
3. Storm Sewer Department - Easements omitted on plan area.
4. Parks and Recreation Department- OK
5. Public Works (Director) - OK
6. Electric Department - Easements required at a later date
7. Water and Waste Water Dept. - Easements and approximately 4300 foot approach main with lift station will be required.
8. Telephone Company - Easements required.

C8-71-67 Meadow Creek-contd.

9. Health Department - No objections. Waste water system to be available.

Planning Department comments are as follows:

1. Owners of pipelines and easements through subdivision required to sign fiscal plat for dedication of streets across such easements.
2. Curves along Meadow Creek Drive require a minimum centerline radius of 300 feet.
3. Recommend that Southbrook Lane cul-de-sac be extended to east boundary of subdivision because there is no topographic reason to approve a cul-de-sac in excess of 400 feet in length.
4. Sidewalks required along the north side of Meadow Creek Drive and Dittmar Lane, along the west side of Lunar Drive and Shadywood Lane north of Meadow Creek Drive.
5. Show radius of all culs-de-sac.
6. Recommend variance be granted not requiring a cul-de-sac at north end of Shadywood Lane because street extension and construction is planned for access to the Junior High School to the north.
7. Show lot number on proposed private recreation area.
8. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of MEADOW CREEK, pending compliance with departmental requirements.

C8-71-135 Apache Shores, Section Six - Revised
U. S. 620 and Big Horn Drive

The staff reported that this subdivision is residential and classified as suburban. It is located on U. S. Highway 620 and Big Horn Drive and consists of 116.37 acres with 294 lots of various sizes.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give acreage and lot count.
2. Traffic and Transportation - OK
3. Storm Sewer Department - Easements required.
4. Parks and Recreation Dept. - One lot along the shoreline should be dedicated to a common recreation area to provide an easy access to the shore line.
5. Public Works (Director) - OK
6. Water and Wastewater Dept. - Water and sewer service not available.

C8-71-135 Apache Shores, Section Six - Revised - Contd.

7. Electric Department - Easements required.
8. Telephone Company - Need a five-foot easement on side and rear of all lots.
9. Health Department - Recommend sewage collection and treatment system be installed.

Planning Department comments are as follows:

1. A recommendation for approval given at the Subdivision Committee meeting based on an opinion from Legal Department.
2. Letter from State Health Department required on approval of plans and specifications for water supply and distribution system prior to final approval.
3. Variance required on length of Block T, X and W. Recommend variance be granted because of topography.
4. Variance required on length of Wild Turkey Pass cul-de sac. Recommend variance be granted because provision is made for extension.
5. Contour intervals of five feet required by Subdivision Ordinance and are to be no more than 100 horizontal feet apart. (20-foot intervals submitted, some of which are 500 feet to 600 feet apart.)
6. Section 23.27 of the Subdivision Ordinance has not been complied with pertaining to the placement of concrete monuments. (Required at all corners of boundary lines and in any case not more than 1300 feet apart.)
7. No sidewalks required. (Suburban)
8. Compliance with departmental requirements.

The staff presented to the Subdivision Committee the legal opinion from the City Legal Department regarding the Commission's authority for approving or disapproving subdivision plats for septic tank systems. On the basis of such opinion that the provisions of the State Subdivision Statutes and the City Subdivision Ordinance have been complied with regarding subdivision approval for septic tank use, the staff recommends approval of this plat, subject to compliance with departmental requirements, excluding the Health Department recommendation for a sewage collection and treatment system. This legal opinion, dated April 21, 1972, and signed by Mr. Donald Lee Wolf, Assistant City Attorney, is set forth below.

The plat of Apache Shores, Section 6, as originally submitted to the Planning Department and finally to the Planning Commission, was disapproved because it appeared that the lot sizes were too small for proper operation of septic tank systems. The applicant has since submitted a new plat which contains lots of a minimum half acre size. The Planning Department and Planning Commission have been advised in the past through a series of memos and letters which are attached to this opinion concerning the legal boundaries in which the Planning Commission must operate. The action originally taken on Apache Shores, Section 6, was to approve the preliminary subdivision of Apache Shores, Section 6, granting a variance on the length of Blocks T, W and X, subject to departmental requirements in accordance with staff recommendations. This meant that the applicant would have to do something other than have lots a minimum of 9,000 square feet for septic tank use. The Health Department had recommended that the applicant put in a collection and treatment system.

After this action by the Planning Commission, negotiations were carried on with the applicant. As a result of the negotiations, the applicant submitted a new plat which contains lots of a minimum one half acre in

C8-71-135 Apache Shores, Section Six - Revised - Contd.

size. In comparing this plat with the Highland Lakes Septic Tank Orders, it should be pointed out that well over half of Apache Shores, Section 6, would be outside of any control envisioned by the Highland Lakes Orders. The City staff, through negotiation efforts with the applicant, has been able to persuade the applicant to come in with an amended plan that meets all requirements of State Law and City Ordinances.

Even under this amended plan, there may be lots in this section that would be unsuitable for septic tank installations. However, the City still has a means of protection through the inspection procedure in the ordinances that is assigned to the Health Department. The applicant will have a statement on the plat and in their legal documents relating to sale of the lots, stating that no construction shall begin on any lot until a septic tank has been approved by the City-County Health Department.

The sum total of what has happened up to this point is that under the present status of the City ordinances, the Planning Commission cannot protect the ultimate purchaser of a lot. This purchaser has gained a great deal by the amended plan in that the majority of the lots in this subdivision will now be usable. Section 974a of Vernon's Annotated Texas Statutes, and Chapter 41 of the Austin City Code outline the requirements that a subdivider must comply with before his plat or plan will be approved. In this instance, Apache Shores, Section Six, appears to have met all the requirements and through negotiations, has increased the safety factor to a point where, under our present ordinances, the Planning Department should recommend approval of the plat as amended.

This office stands ready to support any action taken by the Planning Commission in the carrying out of its duties and responsibilities.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of APAHCE SHORES, SECTION SIX (6) - REVISED, Pending compliance with departmental requirements, deleting No. 4, Parks and Recreation Department, and No. 9, Health Department.

C8-71-175 Revised Preliminary of Lost Creek
Lost Creek Road and Loop 360

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lost Creek Road and Loop 360 and consists of 27 acres with 110 lots, the average lot size being 100 feet by 155 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give date of plat, total areas, lot count, street widths and show all adjacent property owners.
2. Traffic and Transportation - 44 foot paving required on Lost Creek.
3. Storm Sewer Department - Easements omitted on plan area.
4. Parks and Recreation Dept. - Barton Creek is a part of the Austin Development Plan. A pedestrian easement

C8-71-175 Revised Preliminary of Lost Creek - Contd.

through the rear of the lots adjacent to Barton Creek would provide common access and pedestrian flow to the creek.

5. Public Works (Director) - OK
6. Electric Department - Easements required at a later date
7. Water and Waste Water Dept. - Water available from Water District #10. Sewer service not available from City.
8. Telephone Company - Easements required
9. Health Department - Recommend disapproval until a waste water treatment plant is available.

Planning Department comments are as follows:

1. Show building setback lines - 25 feet from front and 15 feet on the side streets and 25 feet from rear street on through lots.
2. Recommend restriction be required on final plat prohibiting vehicular access to Lost Creek Boulevard from Lots 1-8, Block 1, Lots 1-9 and 33-35, Block 14 Lots 6-8, Block 5.
3. Require variance on length of Block 1 and 14. Recommend variance be granted because of topography.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of LOST CREEK-REVISED, pending compliance with departmental requirements.

C8-72-03 Hillcrest Mesa Townhouse Subdivision
Steck Avenue and Greenslope Drive

The staff reported that this subdivision is townhouses and is classified as urban. It is located on Steck Avenue and Greenslope Drive and consists of 4.06 acres with 23 lots, the average size being 32 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give name of original survey out of which this is to be subdivided.
2. Traffic and Transportation - OK
3. Storm Sewer Dept. - Drainage easements may be required.
4. Parks and Recreation - OK
5. Public Works (Director) - OK
6. Electric Dept. - Easements required at a later date.
7. Water and Waste Water Dept. - Water and sewer service available from the City of Austin.

C8-72-03 Hillcrest Mesa Townhouse Subdivision - Contd.

8. Telephone Company - No report.
9. Health Department - No objection. Waste water system to be available.

Planning Department comments are as follows:

1. Full right-of-way (80 feet) required for Steck Avenue at time of final platting.
2. A legal opinion by an attorney required with submission of final plat regarding the status of common areas.
3. Tract at southwest corner of subdivision required to be included in final plat and special permit, unless title transfer to Mr. Rundell is accomplished prior to final approval.
4. Sidewalks required along the south side of Steck Avenue and the west side of Greenslope.
5. Variance required on scale of plan. Recommend variance be granted because of inability to read plan at required scale.
6. Final plat required to be in strict accordance with approved special permit.
7. Compliance with departmental requirements.

After further discussion the Committee then unanimously

VOTED: To APPROVE the preliminary plan of HILLCREST MESA TOWNHOUSE SUB-DIVISION, pending compliance with departmental requirements.

C8-72-32 Cooper Oaks
Mathews Lane and Cooper Lane

The staff reported that this subdivision is residential and is classified as urban. It is located on Mathews Lane and Cooper Lane and consists of 44 acres with 204 lots, the average lot size being 60 feet by 110 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show date of plan, north point and scale of location sketch. Give name of original survey out of which this is to be subdivided. Give contour datum. Right-of-way dedicated in northwest corner of plan should be identified (which street or road this r.o.w. belongs to).
2. Traffic and Transportation - Sidewalks required on Mt. Carrell Drive, Mathews Lane, Wm. Cannon Drive and Cooper Lane.
3. Storm Sewer Dept. - OK
4. Parks and Recreation Dept. - A home-owners recreation area would be an asset within the subdivision.
5. Electric Department - Easements required at a later date.

C8-72-32 Cooper Oaks - Contd.

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| 6. Water and Waste Water Dept. | - | Lift station and 1,880 foot approach main required. |
| 7. Public Works (Director) | - | No report. |
| 8. Telephone Company | - | No report. |
| 9. Health Department | - | No objections. Waste water system to be available. |

Planning Department comments are as follows:

1. Variance required on length of Block D and G. Recommend variance be granted because adequate circulation is provided.
2. Indicate all street names.
3. Sidewalks required along north side of Mathews Lane, south side of Wm. Cannon Drive, east side of Mt. Carrell Drive and west side of Cooper Lane.
4. Recommend a restriction be required on final plat prohibiting vehicular access to Wm. Cannon Drive from Lots 6-15, Block E.
5. Identify use of Lots 1-7, Block D and Lots 11-16, Block I if other than single-family.
6. Compliance with departmental requirements.

After further discussion the Committee unanimously

VOTED: To APPROVE the preliminary plan of Cooper Oaks, pending compliance with departmental requirements, deleting Parks and Recreation Department comment No. 4.

C8-72-33 North Shields
F. M. 1325 and Newcastle

The staff reported that this subdivision is residential and is classified as urban. It consists of 100.347 acres with 261 lots, the average lot size being 85 feet by 135 feet.

The staff reviewed the following departmental comments:

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| 1. Public Works (Engineer) | - | Give total lot count, radius in cul-de-sac, all lot dimensions and all adjacent property owners. |
| 2. Traffic and Transportation | - | Winwick Way should be a 60 foot collector. Newcastle Drive should not be extended to FM 1325. |
| 3. Storm Sewer Dept. | - | Easements omitted on plan area. |
| 4. Parks and Recreation Dept. | - | A recreation commons would provide a pleasant retreat for members of the subdivision. |
| 5. Public Works (Director) | - | Recommend that Winwick Way be 60 feet in width. |

C8-72-33 North Shields--contd.

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| 6. Electric Department | - Easements required at a later date. |
| 7. Water and Waste Water Department | - Water available from Water-District #6 Waste water services are not available. |
| 8. Telephone Company | - Easements required. |
| 9. Health Department | - Recommend disapproval until a waste water treatment plant is available. |

Planning Department comments are as follows:

1. Recommend revision of layout as indicated on overlay sketch which incorporates recommendation of Traffic and Transportation.
2. Recommend that Winwick Way be required to be 60 feet in width to serve as a north-south collector street.
3. Indicate all proposed uses other than single-family.
4. Variance required on Blocks G, M and Q. Recommend variance not be granted based on Planning Department comment #1.
5. Show all building setback lines.
6. Show all adjoining property owners. Show complete boundary survey.
7. Restrict access from Lots 5 and 6, Block C to F.M. 1325.
8. Sidewalks required along east side of F.M. 1325 and south side of North Shields Drive.
9. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To approve the preliminary plan of NORTH SHIELDS, pending compliance with departmental requirements and subject to the overlay layout of the street subject to the Planning Dept., Health Dept. and the owner all agreeing on the lot size, assuming that this street layout can be kept with the lot size satisfying the Health Dept. and deleting Parks and Recreation comment number 4.

C8-72-34 Westview Estates, Section Two(2)
Circle Drive and Pitter Pat Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Circle Drive and Pitter Pat Lane and consists of 81.31 acres with the average lot size being 160 feet by 320 feet.

The staff reviewed the following departmental comments:

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| 1. Public Works (Engineer) | - Need name of original survey out of which this is to be subdivided. Complete lot dimensions. |
| 2. Traffic and Transportation Department | - Pitter Pat Lane should be a 60 foot collector. |
| 3. Storm Sewer Department | - Easements omitted on plan area. |
| 4. Parks and Recreation Department | - OK |

C8-72-34 Westview Estates, Section Two (2)

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| 5. Public Works (Director) | - Would recommend that Pitter Pat Lane be widened to 60 feet. |
| 6. Electric Department | - Easements required at a later date. |
| 7. Water and Waste Water Department | - Sanitary sewer not available. Annexation into Water-District #14 may be required. |
| 8. Telephone Company | - Easements required. |
| 9. Health Department | - OK for septic tanks. |

Planning Department comments are as follows:

1. Show building lines in plan--25 feet on front streets and 15 feet on side streets.
2. Extension of street from adjoining subdivision to the west (Village Oak West) required. See overlay sketch.
3. Recommend that Pitter Pat Lane be 60 feet in width to serve as a collector street for area.
4. Variance required on length of several blocks. Recommend variance be granted because of topography and low density except for requirement in Planning Department comment #2.
5. Cul-de-sac required at north end of Pitter Pat Lane and Mowinkle Drive.
6. Recommend variance be granted not requiring the rounding of street intersections because property is located outside the 5-mile jurisdiction.
7. No sidewalks required. (Suburban)
8. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To approve the preliminary plan of WESTVIEW ESTATES, SECTION TWO (2), pending compliance with departmental requirements, but altering No. 5 of the Planning Department comments, if the owner, Mr. L. O. Jackson, shows a preliminary of the abutting tracts.

C8-72-36 Crown Ridge Village
Rundberg Lane and Crown Ridge Road

The staff reported that this subdivision is residential and is classified as urban. it is located on Rundberg Lane and Crown Ridge Road and consists of 17.99 acres, with the average lot size being 50 feet by 115 feet.

The staff reviewed the following departmental comments:

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| 1. Public Works (Engineer) | - Give name of original survey out of which this is to be subdivided, complete lot count and show all lot dimensions. |
| 2. Traffic and Transportation Department | - Eliminate islands in cul-de-sac streets. Rundberg Lane to have two 24 foot roadways with 14 foot median. Crown Ridge must align with street south of Rundberg Lane. Sidewalks required on Rundberg Lane. |

C8-72-36 Crown Ridge Village - Contd.

3. Storm Sewer Department - Additional easements required. Show size and flow line of existing drainage structure.
4. Parks and Recreation - The short run gains derived from the sale of small lots will be a negative contribution to the future owners.
5. Public Works (Director) - OK
6. Electric Department - Easements required at a later date.
7. Water and Waste Water Dept. - Easements required at a later date.
8. Telephone Company - Easements omitted on plan area.
9. Health Department - No objections. Waste water system to be available.

Planning Department comments are as follows:

1. Show all lot dimensions.
2. All lots required to meet minimum width and area requirements of Ordinance.
3. Variance required on length of Block D. Recommend variance be granted because adequate circulation is provided.
4. Recommend revision of plan as indicated on overlay sketch in blue which will incorporate recommendations of Traffic and Transportation.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of east Rundberg Lane.
6. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CROWN RIDGE VILLAGE, pending compliance with departmental requirements and subject to leaving the islands in the cul-de-sac street by working this out with Traffic and Transportation.

C8-72-37 Shadow Park - Revised
Greystone and Shadow Park Drive

The staff reported that this subdivision is classified as urban. It consists of 19.2 acres.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give date and name of original survey out of which this is being subdivided.
2. Traffic and Transportation - Shadow Mountain Drive must have 70 feet of r.o.w since it replaces Shadow Park Drive which had 70 feet of r.o.w. Sidewalks required on Shadow Mountain Drive. 44 feet of paving required on Shadow Mountain Drive.

C8-72-37 Shadow Park - Revised - Contd.

3. Storm Sewer Dept. - Easements omitted on plan area.
4. Parks and Recreation Dept. - OK
5. Public Works (Director) - OK
6. Electric Department - No report.
7. Water and Waste Water Dept. - Water and waste water services available from the City.
8. Telephone Company - OK
9. Health Dept. - No objections. Waste water system to be available.

After discussion of the reports, the staff recommended that the plan be approved subject to departmental requirements and the following:

1. Recommend Shadow Park Drive terminate in a cul-de-sac not more than 400 feet south of Greystone Drive.
2. Shadow Hill Drive either be vacated if all affected property owners are agreeable, or cul-de-sac the existing end if it is not vacated.
3. Subject to a written agreement of all affected owners of the alignment of Shadow Mountain Drive as affecting Mr. Jagger's property and Mr. Barrow's property and the Joseph tract north of Greystone Drive.
4. Subject to an easement on the end of Shadow Park Drive for access to Mrs. Burns' property.
5. Subject to Mr. C. L. Reeves sufficiently improving the property up to Mrs. Burns' property lines.

After further discussion the Committee

VOTED: To APPROVE the preliminary plan of SHADOW PARK - REVISED, pending compliance with departmental requirements and recommending that Shadow Hill Drive be vacated if all affected property owners are agreeable, or cul-de-sac if not vacated, and subject to written agreement of all affected owners of the alignment of Shadow Mountain Drive as affecting Mr. Jagger's property and Mr. Barrow's property and the Joseph tract north of Greystone Drive and granting a variance on the cul-de-sac, Shadow Park Drive, to the length that is required to get to Mrs. Burns' property subject to the Legal Department's consideration.

AYE: Messrs. Chamberlain, Stewart and Mrs. Mather

ABSTAIN: Mr. Barrow

C8-72-38 Spicewood In Balcones Village
Balcones Way and Spicewood Parkway

The staff reported that this subdivision is residential and is classified as suburban. It consists of 17.98 acres with 46 lots, the average lot size being 100 feet by 140 feet.

The staff reviewed the following departmental comments:

C8-72-38 Spicewood In Balcones Village - Contd.

1. Public Works (Engineer) - Need name of original survey out of which this is being subdivided.
2. Traffic and Transportation - Redesign intersection of Spicewood and Balcones Way. Show schematic on remainder of property.
3. Storm Sewer Dept. - Easements omitted on plan area.
4. Parks and Recreation Dept. - OK
5. Public Works (Director) - OK
6. Electric Department - Out of our service area.
7. Water and Waste Water Dept. - Water available from Water District #1. Sewer service not available.
8. Telephone Company - OK
9. Health Department - Recommend disapproval until a waste water treatment plant is available.

Planning Department comments are as follows:

1. Recommend street and lots south of Lot 24 be deleted from this plan and included in preliminary plan for the balance of the tract.
2. Recommend north r.o.w. line of Balcones Way at subdivision boundary be curved as shown on plat review print to eliminate angle in street r.o.w.
3. Show all street names within boundary of subdivision.
4. Cul-de-sac required on west end of Spicewood Parkway.
5. Restriction required on final plat pertaining to occupancy relative to sewer treatment facilities.
6. No sidewalks required. (Suburban)
7. Variance required on length of block on south and west side of Spicewood Parkway. Recommend variance be granted because of topography.
8. Compliance with departmental requirements.

After further discussion the Committee unanimously

VOTED: To APPROVE the preliminary plan of SPICEWOOD AT BALCONES VILLAGE, pending compliance with departmental requirements and subject to the developer applying for a treatment plant and subject to the preliminary plan being approved conditionally on the granting of that permit.

C8-72-39 Commander's Point, Section One (1)
F. M. 620 and Commander's Point Drive

The staff reported that this subdivision is residential, club, inn, apartments, and townhouses and is classified as suburban. It consists of 74.107 acres with the average lot being 120 feet by 150 feet.

The staff reviewed the following departmental comments:

C8-72-39 Commander's Point, Section One (1) - Contd.

1. Public Works (Engineer) - Complete all courses of the outboundary.
2. Traffic and Transportation - Redesign intersection of Commander's Point and River Bluff Road. Smooth curves on Red Bluff Road at Limestone Trail.
3. Storm Sewer Dept. - Easements omitted on plan area.
4. Parks and Recreation Dept. - The dedicated Parkway area reflects a good development.
5. Public Works (Director) - OK
6. Electric Dept. - Easements required at a later date.
7. Water and Waste Water Dept. - No water or sewer available.
8. Telephone Company - Easement required.
9. Health Department - No report.

Planning Department comments are as follows:

1. Show complete boundary survey.
2. Recommend 90 degree intersection of Commander's Point and River Bluff Road.
3. No lots abutting upon a half-street (River Bluff Road). Full r.o.w. (60 feet) required at time of final platting.
4. Provision for frontage of Earhart and Klein property on River Bluff Road required.
5. Show all building setback lines.
6. No sidewalks required. (Suburban)
7. Sewage treatment required.
8. Homeowners agreement required for common areas or green belts, unless County accepts areas for public park purposes.
9. Recommend streets be constructed to city specifications unless density is restricted to not more than $2\frac{1}{2}$ dwelling units per acre.
10. Recommend Limestone Trail be shortened to 400 feet in length to comply with Ordinance requirements.
11. Separate subdivision and site plan required on proposed townhouse area.
12. Schematic plan requires further study.
13. Compliance with departmental requirements.

After further discussion the Committee unanimously

VOTED: To POSTPONE the preliminary plan of COMMANDER'S POINT, SECTION ONE (1) for thirty (30) days.

C8-72-40 Lakeway, Section Sixteen-B
Vanguard Drive and Kite

The staff reported that the subdivision is residential and classified as suburban. It consists of 8.1 acres with 14 lots of varying sizes.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Traffic and Transportation - OK
3. Storm Sewer Dept. - Grade on private drives well exceed 30%
4. Parks and Recreation Dept. - No report.
5. Public Works (Director) - OK
6. Electric Department - Additional easements required as shown.
7. Water and Waste Water - Water and sewer service not available from the city.
8. Telephone Company - Easements required.
9. Health Department - Disapproval for septic tanks. Recommend a private collection and treatment system. The staff reported a subsequent memo had been received from the Health Dept., who is now approving this subdivision for septic tank use.

Planning Department comments are as follows:

1. Recommend Lido, east of Kite, be changed to different name.
2. Recommend east end of Lido terminate in a cul-de-sac.
3. Variance required to permit double-frontage lots between Vanguard and Lido. Recommend variance be granted to provide proper circulation based on existing development.
4. Show building setback lines on all lots.
5. Round all street intersection corners with minimum radius of 15 feet.
6. Restriction required on final plat pertaining to occupancy relative to sewer.
7. No sidewalks required. (Suburban)
8. Compliance with departmental requirements.

After further discussion the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION SIXTEEN-B, pending compliance with departmental requirements, and subject to changing the street name from that intersection east, and subject to making a cul-de-sac in some form out of that street, either by taking it off the lot that is already sold, or by taking it off the lot that is not sold, and by then vacating a portion of the lot that is sold, and granting a variance to permit double-frontage between Vanguard and Lido.

C8-72-42 Peppertree Park, Section Three (3)
Peppertree Parkway and Stassney Lane

The staff reported that this subdivision is residential and townhouses and is classified as urban. It consists of 93 acres with 321 lots, average lot size being 60 feet by 140 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give date and survey from which this subdivision will be out of. Complete lot dimensions and adjacent property owners of platted and unplatted land.
2. Traffic and Transportation Dept- Pino Lane required to be 60 feet wide. Sidewalks required. Stassney Lane should have 2 twenty-four foot roadways with a 14 foot median.
3. Storm Sewer Dept. - Easements omitted on plan area.
4. Parks and Recreation Dept. - At least one lot in Block 6 should be developed into a homeowners recreation area.
5. Public Works (Director) - OK
6. Electric Department - Easements required at a later date.
7. Water and Waste Water Dept. - OK
8. Telephone Company - No report
9. Health Department - No objections. Waste water system to be available.

Planning Department comments are as follows:

1. All lots must meet minimum width and area requirements.
2. Sidewalks required on west side of Peppertree Parkway, Tallow Tree Drive, east side of Palo Blanco Lane from north property line to Stassney Lane, southwest side of Palo Blanco Lane from Stassney Lane to southeast property line, west side of Pino Lane and on both sides of Stassney Lane.
3. Variance required on length of Block 2 and 9. Recommend variance be granted due to topography and relationship to approved preliminary adjoining to the south.
4. Recommend slight modification of Block 6 and 7 as shown on overlay to keep pine Place within the 400 foot maximum length requirement of the Ordinance.
5. Recommend modification of Block 8 as shown on overlay sketch to eliminate cul-de-sac extension of Pino Lane which is a 60 foot collector street.
6. Separate subdivision and special permit required on PUD site.
7. Recommend a restriction be required on final plat prohibiting vehicular access to Stassney Lane from Lots 1-11, Block 8, Lots 1-5, Block 9, Lots 15-24, Block 7 and Lots 23-27, Block 2 and Lots 54-59, Block D.
8. Recommend modification of Tallow Circle and adjoining lots to provide better lot arrangement.
9. Compliance with departmental requirements.

C8-72-42 Peppertree Park, Section Three (3) - Contd.

After further discussion the Committee unanimously

VOTED: To APPROVE the preliminary plan of PEPPERTREE PARK, SECTION THREE (3), pending compliance with departmental requirements and deleting Parks and Recreation Department comment No. 4.

C8-72-43 Meadow Springs

Nuckols Crossing Road and Regal Drive

The staff reported that the subdivision is residential, mobile homes, four-plexes, commercial and PUD. It consists of 156 acres with the average lot size being 60 feet by 115 feet.

The staff recommended to postpone the preliminary plan for Meadow Springs for thirty days.

The Committee unanimously

VOTED: To POSTPONE the preliminary plan of MEADOW SPRINGS for thirty days.

C8-72-27 Vista Del Rey

Mt. Larson Road

The staff reported that this subdivision is residential and classified as suburban. It consists of 3.18 acres with six lots, the average lot being .5 acres.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Traffic and Transportation - OK
3. Storm Sewer Dept. - Grade on private drive will exceed 30%.
4. Parks and Recreation Dept. - No report.
5. Public Works (Director) - OK
6. Electric Department - Additional easements required.
7. Water and Waste Water - Water and sewer service not available from the city.
8. Telephone Company - Easements required.
9. Health Department - Disapproval for septic tanks. Recommend a private collection and treatment system.

Planning Department comments are as follows:

1. Lots 2,3,4 and 5 do not comply with Ordinance requirements for width at the front property line or at the building line.
2. Grade on proposed cul-de-sac is questionable. (Approximately 23%)
3. Access to Lots 2,3,4 and 5 is questionable due to a grade of approximately 40%.
4. Recommend that subdivision approval be limited to three lots maximum as shown on overlay sketch until such time as the proposed street along the east boundary of property is dedicated and public sewer or private collection and treatment system is available.

C8-72-27 Vista Del Rey - Contd.

5. Approval of lots as recommended in #4 above for septic tank use required by the Health Department prior to submission of a final plat.
6. No sidewalks required. (Suburban)
7. Compliance with departmental requirements.

After further discussion the Committee unanimously

VOTED: To POSTPONE the preliminary plan of VISTA DEL REY for thirty days.

PLANNED UNIT DEVELOPMENTS

C814-72-02 The Park at Quail Creek (PUD)
Quail Boulevard

The staff reported that the subdivision is a Planned Unit Development and is classified as urban. It consists of 26.72 acres with 272 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Traffic and Transportation - Plan requires change - not satisfactory.
3. Storm Sewer Dept. - Drainage easements required. Show existing storm sewer. Drainage facilities required.
4. Parks and Recreation Dept. - OK
5. Public Works (Director) - OK
6. Electric Department - Additional easements required
7. Water and Waste Water Dept. - 10 foot easements needed for water and sewer mains.
8. Telephone Company - No report
9. Health Dept. - No report.

Planning Department comments are as follows:

1. Proposed plan does not comply with Subdivision Ordinance requirements for extension of streets. Variance cannot be granted to terminate Quail Boulevard at south or west boundary of subdivision. (See Section 23.31)
2. Section 23.6 of the Subdivision Ordinance states that "Where it is proposed to develop a mass housing project or similar neighborhood unit, the Commission may vary the specific requirements of this chapter if there is a building development planned with adequate provisions for light and air, vehicular and pedestrian circulation, and recreational facilities, equal to or better than the detailed requirements of this chapter". (Basis for PUD in the Subdivision Ordinance)

C814-72-02 The Park at Quail Creek (PUD) - Contd.

3. Recommend that plan be revised in one of the following manners to comply with the provisions of Sec. 23.6 and Sec. 23.31 of the Subdivision Ordinance:
 1. Quail Boulevard and Neatherby Street be extended through subdivision as originally proposed and as indicated on overlay sketch, #1.
 2. Quail Boulevard and Neatherby Street be extended as indicated on overlay sketch #2 involving a property trade agreed to by adjoining owner.
 3. Quail Boulevard at west end of subdivision be extended as indicated on overlay sketch #3, with vacation of Quail Boulevard through Sec. 1 to a point not in excess of 400 feet from Rutland Drive or with vacation of all of Quail Boulevard in Sec. 1.
4. Sidewalks required on Quail Boulevard and Neatherby Street, unless internal sidewalks are provided in the PUD which would serve in lieu thereof.
5. Show building and lot dimensions on plan.
6. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To DELAY ACTION of the preliminary plan of THE PARK AT QUAIL CREEK, SECTION TWO (2) (PUD), to the full Planning Commission.

C814-72-04 Turtle Creek Square (PUD)
South First Street and Turtle Creek

The staff reported that this planned unit development is a PUD and is classified as urban. It is located on South First and Turtle Creek, and consists of 5.36 acres with 50 lots.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Need contour datum and lot dimentions.
2. Traffic and Transportation - Sidewalks required on South First Street and Turtle Creek Drive.
3. Storm Sewer Dept. - Show existing or proposed drainage easements, pipes and culverts. Building #50 appears to extend into existing channel, just west of South First Street.
4. Parks and Recreation Dept. - OK
5. Public Works (Director) - Unit #50 encroaches into a public utility easement.
6. Electric Department - Easements required at a later date.
7. Water and Waste Water Dept. - Water and sewer service available from the City of Austin.
8. Telephone Company - Easements needed beyond plan area.
9. Health Department - Connect to available sanitary sewer system.

C814-72-04 Turtle Creek Square (PUD) - Contd.

Planning Department comments are as follows:

1. Show building lines on plan.
2. Show lot dimensions on plan.
3. Sidewalks required along the west side of South First Street and the north side of Turtle Creek Boulevard.
4. Subdivision must comply with zoning requirements on subject property unless zoning request is withdrawn prior to Ordinance passage by the City Council.
5. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of TURTLE CREEK SQUARE (PUD) pending compliance with departmental requirements.

SHORT FORMS - FILED AND CONSIDERED

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

VOTED: To APPROVE the following five short form plats:

<u>C8s-72-50</u>	<u>N. W. Hills Ranch, 1972 Vail Resubdivision</u>
	Double Spur Loop and D-K Ranch Road
<u>C8s-72-97</u>	<u>H. J. Subdivision</u>
	Cameron Road and East 51st Street
<u>C8s-72-98</u>	<u>Lots A and B, Burton Terrace, Section One</u>
	Burton Drive and Woodland Avenue
<u>C8s-72-99</u>	<u>Lot 3 and B, Burton Terrace, Section Two</u>
	Burton Drive and Woodland Avenue
<u>C8s-72-100</u>	<u>Votaw Subdivision</u>
	Fawnridge Drive and East Drive

The staff recommended that the following two short form plats be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plats:

<u>C8s-72-113</u>	<u>North West Hills, North West Oaks III</u>
	Stonecliff Drive and Stonecliff Circle
<u>C8s-72-114</u>	<u>First Resubdivision, Lakeway, Section 18</u>
	Chandler and Morning Cloud

The staff recommended that the following twelve short form plats be accepted for filing and disapproved, pending compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats:

<u>C8s-72-107</u>	<u>Resub. Block B and part of A, Shadow Mountain</u>
	Mountain Crest and Mountain Shadow
<u>C8s-72-110</u>	<u>Fink Addition</u>
	Ridgewood Road

SHORT FORM PLATS - FILED AND CONSIDERED -- Contd.

Accepted for filing and disapproved - contd.:

<u>C8s-72-111</u>	<u>Resub. Lots 1, 2 and 3, Block D, North Lamar Park, Sec 3</u>
	<u>Shepard Drive and Carpenter</u>
<u>C8s-72-112</u>	<u>Island Way</u>
	<u>Lakeshore Drive and Island Way</u>
<u>C8s-72-115</u>	<u>Resub. Lot 2, Westchester</u>
	<u>Quail Boulevard</u>
<u>C8s-72-116</u>	<u>Quail Creek West, Phase 2, Section 3-A</u>
	<u>Thornridge and Parkfield</u>
<u>C8s-72-119</u>	<u>Resub. Lot 3B, Austin Mall</u>
	<u>Highland Mall Boulevard and Middle Fiskville</u>
<u>C8s-72-123</u>	<u>Resub. Lot 1443 and 1444, Lakeway, Section 17</u>
	<u>Rockett and Medalist</u>
<u>C8s-72-125</u>	<u>Bob Black Addition</u>
	<u>South First Street and Eberhart Lane</u>
<u>C8s-72-128</u>	<u>Stokes Addition</u>
	<u>South Congress and St. Elmo</u>
<u>C8s-72-129</u>	<u>Resubdivision, Block B, Frontier Village, Section 2</u>
	<u>Western Trail Boulevard and Frontier Trail</u>
<u>C8s-72-130</u>	<u>Resubdivision Lot 3B, of Resub. Lot 3, Block 14, Westfield</u>
	<u>Woodmount and Sharon Lane</u>

The staff recommended that the following two short form plats be accepted for filing and disapproved, pending compliance with departmental requirements, and required fiscal arrangements. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats:

<u>C8s-72-108</u>	<u>Mayfield Public Freight Tracks</u>
	<u>Burnet Road and 183</u>
<u>C8s-72-121</u>	<u>Allandale North, Section Eight</u>
	<u>Brockman Drive and Pompton Drive</u>

<u>C8s-72-106</u>	<u>Resub. Lot 1, Block 1, Bergstrom Downs #1</u>
	<u>183 and Patton Avenue</u>

The staff recommended that this short form plat be accepted for filing and disapprove, pending compliance with departmental requirements, required fiscal arrangements, and required current tax certificates. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of RESUB. LOT 1, BLOCK 1, BERGSTROM DOWNS #1, pending compliance with departmental requirements, required fiscal arrangements, and required current tax certificates.

The staff reported that all departmental requirements have been complied with and recommended that these two short form plats be approved, granting a variance to exclude the balance of the tract and accepted for filing. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plats, granting a variance to exclude the balance of the tract:

<u>C8s-72-72</u>	<u>Lot 1, Resubdivision Rutland Acres</u>
	<u>Rutland Drive</u>
<u>C8s-72-109</u>	<u>Levitt United Subdivision #1</u>
	<u>I. H. 35</u>

The meeting was adjourned at 8:15 p.m.