

SUBDIVISION COMMITTEE

Regular Meeting -- August 22, 1972

PRELIMINARY PLANS

C8-64-69 Wallingwood Subdivision
 Bee Caves Road & Wallingwood

The staff requested that this subdivision be withdrawn.

After further discussion, the Committee unanimously

VOTED: To WITHDRAW the preliminary plan of WALLINGWOOD SUBDIVISION.

C8-71-67 Meadow Creek-Amended-Plat II
 Meadow Creek Dr. & Lunar Dr.

The staff reported that this subdivision consists of 56.69 acres with 230 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Public Works (Engineer) | - Clarify north half of the east boundary.
Which line is the boundary? |
| 2. Public Works (Director) | - OK |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer | - Ten foot easements and <u>±</u> 4300 foot approach
main including lift station will be required. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - Recommend tying to the City wastewater system. |
| 7. Parks and Recreation | - Suggest location map be included on plan. |
| 8. Traffic and Transportation | - Revise intersection of Lunar Drive with Dittmar
Lane. Sidewalks required on Dittmar Lane,
Lunar Drive, Meadow Creek Drive and Blackberry
Drive. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. All lots required to meet minimum width and area requirements of the City Ordinance.
2. Recommend that Lunar Drive be shifted westwardly at its intersection with Peaceful Hill Lane.
3. Show lot number designation on recreation area and correct south line of Blackberry Drive as related to recreation and parking area.
4. Identify Phillips Pipeline easement.
5. Humble Pipeline Company and Phillips Pipeline Company required to sign plat with the developer for dedication of streets across their easement.
6. Recommend Lunar Circle be increased in length to provide a neck length of 50 feet from Lunar Drive.

C8-71-67 Meadow Creek-Amended-Plat II--contd.

8. Show dimensions of all lots including recreation parking area (one lot).
8. Fiscal arrangements required for construction of sidewalks along the north sides of Meadow Creek Drive and Dittmar Lane, along the west side of Lunar Drive and along the west side of Shadywood Lane north of Meadow Creek Drive.
9. Recommend variance be granted not requiring a cul-de-sac at the north end of Shadywood Lane because street extension and construction is planned for access to the Junior High School site to the north. Recommend variance be granted on the length of Loganberry East as provisions are made for extension.
10. Area south of Lot 8, Block H, required to be platted as a part of Lot 8 until such time as said area can be platted with the adjoining property. This is not a part of this subdivision.
11. Show all building setback lines.
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MEADOW CREEK-AMENDED-PLAT II, pending compliance with departmental comments and requiring sidewalks on the north side of Blackberry Drive as recommended by the Traffic and Transportation Department.

C8-72-89 Oak Plantations
Brodie Lane & Thomas Kincheon Street

The staff reported that this subdivision consists of 54.89 acres with 202 lots; the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Public Works (Director) - OK
3. Public Works (Drainage) - Easements required.
4. Water and Sewer Department - Water service is available from Water District #9. Wastewater service is available with a + 500 foot approach main into proposed (Williamson Creek) wastewater main (Not built yet).
5. Electric Department - Easements required at a later date.
6. Health Department - No report.
7. Parks and Recreation - OK
8. Traffic and Transportation - Round off property corners at street intersections. Eliminate offset street intersections--Dunn Street and Thomas Kincheon. Require 60 foot R.O.W. on County Road and centerlines of streets must be continuous through intersections.
9. Telephone Company - Easements inadequate and relocation needed.

C8-72-89 Oak Plantations--contd.

Planning Department comments are as follows:

1. Show R.O.W. of all streets.
2. Label all lots within Blocks A and B.
3. Grading of Nachez Trace required to provide adequate sight distance from all intersecting streets.
4. Suggest James Ander Street be deleted unless needed for drainage or utilities.
5. Subdivision required to be served with sewer facilities.
6. R.O.W. for Brodie Lane required to be 90 feet (45 feet from the centerline) as shown.
7. Show centerline of existing water courses.
8. Show all building setback lines.
9. Show all lot dimensions.
10. All street intersections required to be 90°.
11. Fiscal arrangements required for construction of sidewalks along east side of Brodie Lane and along the north side of Nachez Trace and Dunlieth Drive.
12. Additional R.O.W. required (30 feet from the centerline) for County Road along the east boundary of the subdivision for the collector street.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of OAK PLANTATIONS, pending compliance with departmental requirements.

C8-72-90 Granada Hills, Section II
Granada Hills Dr. & El Rey Blvd.

The staff reported that this subdivision consists of 388.7 acres, with 377 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Public Works (Engineer) | - OK |
| 2. Public Works (Director) | - Recommend that Cardenas Drive be widened to 60 feet. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer | - Quantity of water available is not adequate. Wastewater service is not available. |
| 5. Electric Department | - Out of our service area. |
| 6. Health Department | - No report. |
| 7. Parks and Recreation | - Due to the large size of the subdivision and the inavailability of park land in the area, the Parks and Recreation Department suggests a neighborhood park be located in the development for the subdivision residents. A home-owners management association should be formed for the maintenance and care of the park. |
| 8. Traffic and Transportation | - OK |

C8-72-90 Granada Hills, Section Two--contd.

9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Provisions required to make the water system adequate to serve this subdivision from Water District #14.
2. Variance required on scale of plat. Recommend variance be granted because of size.
3. Variance required on length of Blocks 1 through 11 as shown on the plat review print. Recommend variance be granted because of topography, low density, and adequate circulation is provided for.
4. Health Department approval for septic tank use required prior to submission of the final plat.
5. No sidewalks required. (Suburban)
6. 300 foot radius on centerline required for curves along Granada Hills Drive.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of GRANADA HILLS, SECTION TWO, pending compliance with departmental requirements, omitting number 7 (Parks and Recreation Department comment).

C8-72-91 Anderson Mill Estates
Anderson Mill Rd. & Olympic Trail

The staff reported that this subdivision consists of 126 acres with 104 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Public Works (Director) - OK
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Water and wastewater service is not available.
5. Electric Department - Out of our service area.
6. Health Department - No report.
7. Parks and Recreation - OK
8. Traffic and Transportation - Require 400 foot centerline radius on Anderson Mill Road.
9. Telephone Company - A five foot easement on the rear and sides of all lots required.

Planning Department comments are as follows:

1. Variance required on length of blocks A, C and D. Recommend variance be granted because of topography and adequate circulation is provided for.
2. Show proposed street which connects to the north end of Appalachian Trail. (Must be continuous.)

C8-72-91 Anderson Mill Estates--contd.

3. Health Department approval for septic tank use required prior to submission of the final plat.
4. Show R.O.W. of Anderson Mill Road. Additional R.O.W. may be required.
5. No sidewalks required. (Suburban)
6. Recommend a 25 foot setback line be required from all streets because of large lots. 25 foot building setback line from Centennial Trail required for Lot 1, Block A. (Through lot)
7. Variance required for through Lots 1 through 5, Block A. Recommend variance be granted because of large size of lot.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ANDERSON MILL ESTATES, pending compliance with departmental requirements and requiring a name change on Appalachian Trail.

C8-72-92 Point Venture, Section Three-Two
Lohmann Ford Road and Venture Boulevard

The staff reported that this subdivision consists of 60.183 acres with 239 lots, the average lot size varying.

The staff reviewed the following departmental requirements:

- | | |
|-------------------------------|---|
| 1. Public Works (Engineer) | - Show total count of lots in this section.
Show north point and scale for location map. |
| 2. Public Works (Director) | - OK |
| 3. Public Works (Drainage) | - Easements required. No fiscal arrangements required. |
| 4. Water and Sewer | - Water and wastewater service is not available. |
| 5. Electric Department | - Out of our service area. |
| 6. Health Department | - OK if connected to the Sewer Package Plant. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - Need 400 foot radius on Lohmann Ford Road at Point Venture Boulevard. |
| 9. Telephone Company | - 7½ foot easement required on rear and side of all lots. |

Planning Department comments are as follows:

1. Show R.O.W. of all streets.
2. Intersection of Staghorn Drive and Summit Ridge required to be 90° and centerlines aligned.
3. Topo, approximately equivalent to five foot contours, are to be not more than 100 horizontal feet apart.
4. Show all building setback lines.

C8-72-92 Point Ventrue, Section Three-Two--contd.

- Health Department and Texas Water Quality Board approval of water and wastewater treatment facilities required before approval of the final plat.
6. Final plat requires certificate for approval by the County Commissioners Court.
7. Final plat requires certificate for approval by the County Commissioners Court.
8. Variance required on length of blocks shown on the review print as 1 through 3.
9. No sidewalks required. (Suburban)
10. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of POINT VENTURE, SECTION THREE-TWO, and granting the variance required in number 8 of the Planning Department comments.

C8-72-93 River Ridge
Hughes Park Row & Quinlan Park Road

The staff reported that this subdivision consists of 47.65 acres, with 124 lots, the average lot size being 100 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Re-key the plan. Is F.M. 620 on the left bank of Lake Austin?
2. Public Works (Director) - OK
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Water and wastewater service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - The developers of this property intend to install a private water supply and approval by this department cannot be given until plans and specifications for the water supply have been approved by the Texas State Dept. of Health. Subject to approval of the water supply the approval of this subdivision is given with the following provisions: 1. That only single family residences shall be built on each lot. 2. That the commercial area shown on the plat shall be subject to review of the Health Dept. to determine the adequacy of septic tank systems for the proposed development. 3. Certain individual lots may not be approved for the use of septic tanks due to the steepness of the slope and danger of septic tank effluent polluting the lower area.
7. Parks and Recreation - OK
8. Traffic and Transportation - OK

C8-72-93 River Ridge--contd.

9. Telephone Company - A 5 foot easement required on rear and side of all lots.

Planning Department comments are as follows:

1. Show complete boundary survey.
2. Centerline radius of curves along Terjo Lane required to be 300 feet minimum.
3. Health Department approval for septic tank use required before submission of the final plat.
4. Variance required on length of Block A and G. Recommend variance be granted because of topography and suburban density.
5. Show names of existing streets.
6. Show centerline of existing water courses.
7. Show building setback lines.
8. All streets required to intersect at 90°.
9. Recommend number of lots be limited to 119 maximum to stay within suburban density requirements of the Ordinance.
10. Approval of the State Health Department required for private water service and system prior to final approval.
11. No sidewalks required if density is reduced. (Suburban)
12. 60 foot R.O.W. required on two existing county roads.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RIVER RIDGE, pending compliance with departmental comments.

C8-72-94 Gillis Heights
Durwood Street

The staff reported that this subdivision consists of 1.662 acres, with 3 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK
2. Public Works (Director) - Due to the street alignment problem that we have on Durwood Street, just south of Gillis Park, we recommend that the developer dedicate three additional feet on Durwood St. on the west side.
3. Public Works (Drainage) - OK
4. Water and Sewer - OK
5. Electric Department - OK
6. Health Department - No objections, Wastewater system to be available.
7. Parks and Recreation - OK
8. Traffic and Transportation - OK.

C8-72-94 Gillis Heights--contd.

9. Telephone Company

- OK

Planning Department comments are as follows:

1. A 60 foot R.O.W. with 44 feet of paving required on Durwood Street from the south property line to the most northerly eastern corner of the subdivision and a cul-de-sac radius of 60 feet at the south end.
2. Evidence of dedication of Durwood Street adjacent required prior to submission of the final plat.
3. Show radius of cul-de-sac.
4. Fiscal arrangements required for construction of sidewalks along the west side of Durwood Street.
5. Variance required on length of Durwood Street. Recommend variance be granted because provision for extension is made.
6. Recommend that consideration be given to construction of 44 feet of paving and sidewalks from subdivision to Oltorf Street as a joint venture between this developer and the City of Austin.
7. Correction of dedication of Durwood Street immediately adjacent to this subdivision.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of GILLIS HEIGHTS, pending compliance with departmental requirements and subject to an agreement between the City of Austin (Public Works) and the developer after the study has been made on the construction of sidewalks from the subdivision to Oltorf Street.

C8-72-95 Richland HeightsPflugerville Rd. & Cotton Circle

The staff reported that this subdivision consists of 126.88 acres with 42 lots, the average lot size being 300 feet by 375.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Public Works (Engineer) | - Give name out of original survey which this subdivision is taken. |
| 2. Public Works (Director) | - Recommend that Pflugerville Road be widened to 90 feet. Need 15 feet off of subject subdivision. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer | - Water and wastewater service is not available from the City of Austin. |
| 5. Electric Department | - Out of our service district. |
| 6. Health Department | - OK for septic tank use. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - Round all property corners. |
| 9. Telephone Company | - Need easements as shown on plat. |

C8-72-95 Richland Heights--contd.

Planning Department comments are as follows:

1. Recommend lot lines be so aligned that any future streets will be lined up or offset 150 feet.
2. Recommend Corn Drive be 60 feet wide.
3. Variance required on the lengths of Blocks 1 and 5. Recommend variance be granted because of low density.
4. Show centerline of existing water courses.
5. Cul-de-sac required at the east end of Maize Drive and Alfalfa Drive until such time as proposed abutting lot may be resubdivided.
6. No sidewalks required. (Suburban)
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RICHLAND HEIGHTS, pending compliance with departmental requirements.

C8-72-97 Camelot, Section Five
Ledge Drive & Castle Ridge Rd.

The staff reported that this subdivision consists of 11.26 acres, with 6 lots, with the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Public Works (Engineer) | - OK |
| 2. Public Works (Director) | - OK |
| 3. Public Works (Drainage) | - Easements required. Show flow line elevation, additional contours for Barton Creek. |
| 4. Water and Sewer | - Wastewater service is not available. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - OK for septic tanks. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - No comment. |
| 9. Telephone Company | - 7½ P.U.E. required. |

Planning Department comments are as follows:

1. Variance required on length of Ledge Drive cul-de-sac. Recommend variance be granted because of topography.
2. 5 foot contour intervals required and are to be not more than 100 horizontal feet apart.
3. Health Department approval required for septic tank use prior to submission of the final plat.
4. Identify water source if private system. State Health Department approval of such source and system required prior to final approval

C8-72-97 Camelot, Section Five--contd.

5. Need restrictions governing environmental easement.
6. Recommend line between lots 4 and 5 and adjusted to allow greater frontage for lot 5. (The applicant agreed to shift the line to 10 feet to provide 55 feet for lot 5 at the property line.)
7. Show all building setback lines.
8. No sidewalks required. (Suburban)
9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CAMELOT, SECTION FIVE, pending compliance with departmental requirements and subject to deleting the land area identified as an environmental easement, and omitting number 5 of the Planning Department comments.

C8-72-98 Mountain Shadows Resubdivision, Block C
Mt. Shadows Dr. & Mt. Shadows Circle

The staff reported that this subdivision consists of 4.51 acres with 9 lots, the average lot size varying.

The staff reviewed the following departmental requirements:

1. Public Works (Engineer) - Complete the contour basis information.
2. Public Works (Director) - OK
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Wastewater is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - OK for septic tanks.
7. Parks and Recreation - OK
8. Traffic and Transportation - OK
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show contour basis.
2. Show R.O.W. on Mountain Shadows Circle.
3. Health Department approval for septic tank use required prior to submission of the final plat.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MOUNTAIN SHADOWS RESUBDIVISION, BLOCK C, pending compliance with departmental requirements.

C8-72-99 Lake City Estates
 Elroy-Austin Rd. & Larkdale Ln.

The staff reported that this subdivision consists of 30.49 acres, with 71 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show name of southeast neighboring property owner.
2. Public Works (Director) - Recommend that Elroy-Austin Road be widened to a minimum width of 70 feet. 10 feet off of subject subdivision needed.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Water is available from water district number 12 and wastewater service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - Percolation tests have been made by Frank G. Bryant Engineers on this proposed subdivision and satisfactory disposal for septic tank effluent is apparently available. We are approving the preliminary with the following restrictions: (1) That only single family dwellings be constructed on each lot. (2) That the configuration on Block E and F be changed in order that the center line of the creek will not pass through several of the lots. In discussing this with the developer, he feels that Quail View could be altered as well as Block E to where this could be made available.
7. Parks and Recreation - OK
8. Traffic and Transportation - 70 feet of R.O.W. required on Elroy-Austin Road.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Cul-de-sac required at north end of Wabler Way, east ends of Swallow Road and Plover Place, and the east ends of Larkdale Lane and Quail View. Recommend variance be granted not requiring cul-de-sac on Quail View because it is only one lot depth from an intersection on one side of the street.
2. Approval by the State Health Department required for private water source and system prior to final approval.
3. Health Department approval for septic tank use required prior to submission of the final plat.
4. All intersections required to be 90°.
5. Additional R.O.W. required (35 feet from centerline) for an ultimate 70 foot collector street on Elroy-Austin Road.

C8-72-99 Lake City Estates--contd.

6. Show name, R.O.W. and radius of cul-de-sac off Swallow Road and show R.O.W. and radius of Dove Dale Court.
7. Schematic plan requires further study on balance of tract.
8. No sidewalks required. (Suburban)
9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKE CITY ESTATES, pending compliance with departmental requirements with the exception of number 1 of the Planning Department Comments. The owner will be permitted to develop temporary cul-de-sac or turn arounds on the balance of the tract under the same ownership and with the letter of commitment that streets will be extended within one year.

C8-72-100 Glen Heather
Hwy. 620 & Glen Heather Drive

The staff reported that this subdivision consists of 30 acres, with 65 lots, the average lot size being 15,000 square foot minimum.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Public Works (Engineer) | - Give scale or no scale of location map.
Give contour datum. |
| 2. Public Works (Director) | - Would recommend that Glen Heather Drive
and Glen Springs Drive be widened to 60 feet. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer | - Water and wastewater service is not available. |
| 5. Electric Department | - Easements required at a alter date. |
| 6. Health Department | - No report. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - Redesign Glen Springs Dr. and Heather Hill Rd. |
| 9. Telephone Company | - A 5 foot easement on the rear and sides of all
lots required. |

Planning Department comments are as follows:

1. Health Department approval for septic tank use required prior to submission of the final plat.
2. Show date of plat.
3. No sidewalks required. (Suburban)
4. All lots required to be 60 foot minimum width at the building line.
5. Approval by the State Health Department required for the private water source and system prior to final approval.
6. Compliance with departmental requirements and recommendations.

C8-72-100 Glen Heather--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of GLEN HEATHER, pending compliance with departmental comments, omitting number 2 of the Public Works (Director) comment.

C8-72-101 Great Hills IVAdirondack Trail & Appalachian Drive

The staff reported that this subdivision consists of 10.7 acres with 31 lots, the average lot size being 85 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - There is no apparent relationship at all between this preliminary plan and its "key map". Bearings and distances are not shown for considerable portions of the outboundary. Consequently, it is not certain which lines would be the outboundary.
2. Public Works (Director) - OK
3. Public Works (Drainage) - Additional easements may be required.
4. Water and Sewer - Water and wastewater service is available from the City of Austin. Annexation may be required.
5. Electric Department - Easements required at a later date.
6. Health Department - No objection. Wastewater system to be available.
7. Parks and Recreation - OK
8. Traffic and Transportation - Sidewalks required on Adirondack Trail.
9. Telephone Company - OK

Planning Department comments are as follows:

1. Boundary line and lot lines required to coincide with Great Hills A - PUD as recorded.
2. Show complete boundary survey.
3. Property line agreement between the subdivision and Joseph Binford tract required prior to the final approval of this subdivision.
4. Appalachian Drive cul-de-sac required to be shortened to not more than 400 feet from Argos Lane.
5. Variance required on the length of the block west of Appalachian Drive. Recommend variance be granted because of topography.
6. Show all lot and block numbers to avoid duplication.
7. Correct location sketch to show subject tract only.
8. No sidewalks required as sidewalks were required on the east side of Adirondack Trail in Great Hills II.

C8-72-101 Great Hills IV--contd.

9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of GREAT HILLS IV, pending compliance with departmental requirements, omitting number 8 (Traffic and Transportation comment).

C8-72-104 Timberline
Barton Skyway & Mo-Pac Blvd.

The staff reported that this subdivision consists of 74.14 acres with 4 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer)
 - Give name of original survey out of which this subdivision is taken. Give bearings as well as distances on all courses of the out boundary.
2. Public Works (Director)
 - OK
3. Public Works (Drainage)
 - Easements required.
4. Water and Sewer
 - + 350 feet of wastewater approach main will be necessary.
5. Electric Department
 - Easements required at a later date.
6. Health Department
 - No objections. Wastewater system to be available.
7. Parks and Recreation
 - The Parks and Recreation Dept. recommends approval of this subdivision as it will fall outside or adjacent to the land the City wishes to secure as a greenbelt. The Parks and Recreation Department further recommends that before any other development takes place by this developer or other developers in this area, they contact the Parks and Recreation Department to discuss the limits of the greenbelt alignment. The Parks and Recreation Department's application for land purchase along Barton Creek for a greenbelt is currently being reviewed by HUD with tentative approval received and formal approval expected some time in September or October of this year. This application is for 50% matching funds under a Legacy of Parks application.
8. Traffic and Transportation
 - Sidewalks required and Barton Skyway to have two 24 foot roadways with a 14 foot median from Mo-Pac Blvd. to just west of Barton Creek because of increased traffic generated

C8-72-104 Timberline--contd.

and Timberline Blvd. is to have 44 feet of paving.

9. Telephone Company

- Requires changes noted on the plat.

Planning Department comments are as follows:

1. Withdrawal of Wallingwood Preliminary Plan and final plat of Section 1 and 2, required prior to any Subdivision Committee action on the subject subdivision.
2. Schematic plan required on the balance of the Bradfield-Cummins Tract between Timberline Boulevard and Barton Creek.
3. Tract C cannot be platted for Commercial uses until Commercial Zoning is established and approval of this preliminary plan does not constitute a recommendation of approval for such proposed zoning.
4. Recommend Wallingwood Drive be a minimum of 60 foot R.O.W. and 44 foot pavement in as much as said street is the only access to this multi-family zoned property until completion of construction of Mo-Pac Boulevard and Barton Skyway. Dedication and construction of Timberline Boulevard and Wallingwood Drive as related to Bradfield-Cummins property (entry street from Mo-Pac Boulevard) required to meet City requirements for urban development.
5. Radii of centerlines of collector streets required to be a 300 foot minimum.
6. Show adjacent property owners.
7. Show all building setback lines.
8. Show date of Plat.
9. Fiscal arrangements required for construction of sidewalks along both sides of Barton Skyway and west side of Timberline Boulevard and South side of Wallingwood Drive.
10. Correction of zoning boundary line to match subdivision required prior to final platting.
11. Recommend that 1/8 of the total cost of bridge structure for Barton Skyway at Barton Creek be required in connection with this final plat.
12. Compliance with departmental recommendations and requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of TIMBERLINE, pending compliance with departmental requirements with the exception of number five which refer to the 300 foot radius, be modified to say, subject to the developers and the Traffic and Transportation Department agreeing to a radius of less than 300 feet; subject to moving the sidewalk on Timberline Boulevard to the west side, and referring number 11 of the Planning Department comments to the full Planning Commission after a meeting between the developers and the City of Austin regarding fiscal arrangements on the part of the subdivision.

C814-72-07 Summerlawn (PUD)

U.S. Hwy. 290 & Summerlawn Dr.

The staff recommended postponement of this Planned Unit Development for thirty days.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the Planned Unit Development of SUMMERLAWN (PUD) for THIRTY DAYS.

C814-72-08 Creekside Oaks (PUD)Hillview Road and Pecos Street

The staff recommended postponement pending approval of the special permit.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the Planned Unit Development of CREEKSIDE OAKS (PUD), pending approval of the special permit.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that the following eight 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 unanimously

VOTED: To APPROVE the following eight short form plats:

C8s-72-42	<u>Scott-Hardin-Thomas Subdivision</u>
	<u>Mt. Larson Road</u>
C8s-72-185	<u>Bellvue-Forty Second</u>
	<u>Medical Parkway and 41st Street</u>
C8s-72-221	<u>Jones's Corner</u>
	<u>Upper Georgetown Road & Duval Road</u>
C8s-72-229	<u>Mrs. A. J. Lasseter Subdivision</u>
	<u>Manchaca Road</u>
C8s-72-238	<u>The A.I. Dow Addition</u>
	<u>West 39½ Street and Seiders Avenue</u>
C8s-72-239	<u>The 2nd Resub., Lts. 12&13, Blk. C</u>
	<u>Community of Fairview, Section 6</u>
	<u>Woodbine Drive</u>
C8s-72-243	<u>Easement Plat for The Park at Quail Creek</u>
	<u>Rutland Drive and Park Village Drive</u>
C8s-72-244	<u>Resub. Lot 6B, Wolsh Subdivision,</u>
	<u>Lot 6, Blk. 5, Manchaca Estates</u>
	<u>Miles Avenue and Cannon League</u>

The staff reported that the following three short form subdivisions have not been before the Committee and be accepted for filing and approved. The Committee unanimously

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

C8s-72-251	<u>Resub. Lt. 1, Mrs. O. M. Roberts Estates</u>
	<u>F.M. 1325 & Old Water Park McNeil Road</u>
C8s-72-253	<u>Northgate Terrace Annex Resub. #2</u>
	<u>Research Blvd. & Peyton Gin Road</u>
C8s-72-257	<u>Resub. Lt. 4, Blk. 5, Fiskville School A</u>
	<u>Beaver Street and Georgian Drive</u>

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

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

SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-250 Spence Addition
The High Road
C8s-72-252 Resub. Lt. 8, Blk. 4, Bannister Acres
Bannister Lane and Redd Street
C8s-72-255 Resub. Lt. A, Manchaca Rd. Addition
Manchaca Road and Fort View Road
C8s-72-256 Sunset Estates
Longview Road
C8s-72-259 Village South, Phase 1, Section 1
Teri Road
C8s-72-261 Resub. Lts. 1-8, Blk. D, Southridge, Section 2
Bannister Lane and Southridge Drive
C8s-72-262 C. D. Smith Subdivision
F.M. 973 and Cedar Creek Road
C8s-72-264 I. H. Silberberg Subdivision
Taylor Draper Lane
C8s-72-265 Resub. Lot 10, Cameron Acres
Future Drive and Leisure Drive
C8s-72-266 Quail Valley Resubdivision
Quail Valley Drive
C8s-72-267 Junker Addition
D-K Ranch Road
C8s-72-268 Simon Addition
Mesa Drive
C8s-72-269 Vintage Hills Condominium Duplex Subdivision
Ed Bluestein and Langston Drive
C8s-72-270 Pecan Park Addition
West 45th and Avenue D

C8s-72-240 The Murchison Addition
Old Bee Cave Road

The staff recommended that this short form subdivision be approved, granting a variance to exclude the balance of the tract. The Committee unanimously

VOTED: To APPROVE the short form subdivision of THE MURCHISON ADDITION, granting a variance to exclude the balance of the tract.

C8s-72-248 J. M. Dolson Subdivision
East St. Elmo Road

The staff recommended that this short form subdivision be accepted for filing and approved, granting a variance on the signature of the adjoining owner. The committee unanimously

VOTED: To ACCEPT FOR FILING and APPROVE the short form plat of J. M. DOLSON SUBDIVISION, granting a variance on the signature of the adjoining owner.

C8s-72-254 W. D. Dodson's Addition
East Avenue and Lambie Street

The staff recommended that this short form subdivision be accepted for filing and disapproved, and to grant a variance to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of W. D. DODSON'S

SHORT FORMS - FILED AND CONSIDERED--contd.

ADDITION, granting a variance to exclude the balance of the tract.

C8s-72-258 Resub. 38, 39, 40, Blk. L, Quail Creek. West, Section 4
 Rutland Drive

The staff recommend considering the problem, since section 23.34 of the Subdivision Ordinance requires that side lot lines shall be approximately at right angles to a straight street, and to accept the short form subdivision for filing and disapprove, pending compliance with departmental requirements, and recommending that the applicant seek relief through the Board of Adjustment and the Planning Commission will again consider this subdivision after the Board of Adjustment rendered a decision. The Committee unanimously

VOTED: To CONSIDER the problem, since section 23,34 of the Subdivision Ordinance requires that side lot lines shall be approximately at right angles to a straight street, and to ACCEPT FOR FILING and DISAPPROVE the short form plat of RESUB. 38, 39, & 40, BLK. L, QUAIL CREEK, WEST, SECTION 4, and requiring compliance with departmental requirements, and recommending that the applicant seek relief through the Board of Adjustment and the Planning Commission will again consider this subdivision after the Board of Adjustment rendered a decision.

C8s-72-263 Maufrais Brothers Addition
 West 1st Street and Lamar Blvd.

The staff recommended that this short form subdivision be accepted for filing and disapproved, granting a variance to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of MAUFRAIS BROTHERS ADDITION, granting a variance to exclude the balance of the tract.

C8s-72-260 Resub. 132 and 133, Granada Hills Amended
 Espanola Trail

The staff recommended that this short form subdivision be accepted for filing and disapproved, granting a variance on the Section 23.34 Subdivision Ordinance requiring that side lot lines be approximately at right angles to a straight street, and after further discussion, the Committee unanimously

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of GRANADA HILLS, RESUBDIVISION OF LOTS 132 and 133, AMENDED, pending receipt of current tax certificates, granting a variance to establish lot lines not perpendicular to the street on the basis that the original lot lines are not perpendicular to the street, that there is a drainage ditch on one side of the lot which could interfere with placement of septic tank and system if the lot was made narrower, and due to the fact that an existing house was built on the original lot which influenced the location of the lot line.