

SUBDIVISION COMMITTEE  
Regular Meeting--October 24, 1972

PRELIMINARY PLANS

C8-72-15      Coachman Square  
                 Manchaca Road

The staff reported that this subdivision consists of 4.84 acres with 1 lot.

The staff reviewed the following departmental comments:

- |                               |   |
|-------------------------------|---|
| 1. Public Works (Engineer)    | - Give scale for location map. Number of lots shown wrong.                |
| 2. Public Works (Director),   | - OK.   |
| 3. Public Works (Drainage)    | - Offsite easements may be required.                                      |
| 4. Water and Sewer            | - $\pm$ 680' wastewater approach main and 10' easements will be required. |
| 5. Electric Department        | - Additional easements required.  |
| 6. Health Department          | - No report.  |
| 7. Parks and Recreation       | - OK.   |
| 8. Traffic and Transportation | - Recommend cul-de-sac street to serve this property.                     |
| 9. Telephone Company          | - 7.5 foot public utility easement on north and south sides.              |

Planning Department comments are as follows:

1. Show scale of location sketch.
2. Show proposed uses.
3. Fiscal arrangements for construction of sidewalks required along the east side of Manchaca Road and along the west side of Valley View Road.
4. Variance required to approve subdivision abutting a half-street (Valley View Rd.) Recommend variance be granted because there is no public dedication to tie into.
5. 25 foot building set back required from Valley View.
6. Show all street names.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously:

VOTED: To APPROVE the preliminary plan of COACHMAN SQUARE, pending compliance with departmental requirements, and deleting Traffic and Transportation's cul-de-sac requirement.

C8-72-25      Vista West IV & V  
                 Westland Dr. & Greystone Dr.

The staff reported that this subdivision consists of 49 acres, with 90 lots, the average lot size being 105' x 120'.

C8-72-25 Vista West IV & V--contd.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give name of original survey.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required at a later date.
4. Water and Sewer - 10' waste water easements will be required.
5. Electric Department - Easements required at a later date.
6. Health Department - No objections. Waste water system to be available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required on Westland, Greystone and North Rim Drive.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show bearings and dimensions of out-boundary of section to be considered.
2. Show dimensions of all lots.
3. Show R.O.W. of all streets.
4. Hi Point Cove required to have a neck length of fifty feet between Westland Dr., and cul-de-sac.
5. Variance required on the length of East Slope Cove. Recommend variance be granted because of topography.
6. Fiscal arrangements required for the construction of sidewalks along the south side of Greystone Drive, the east side of Westland Drive and the north side of North Rim Drive.
7. Remove school site note from plan.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of VISTA WEST IV & V, pending compliance with departmental requirements, and deleting the number four (4) comment by the Planning Department.

C8-72-106 Rolling Hills West, Section 3  
Walsh Tarlton Ln. & French Cr. Dr.

The staff reported that this subdivision consists of 66.3 acres, with 113 lots, the average lot size being 105' x 150'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK.
2. Public Works (Director) - OK.

C8-72-105 Rolling Hills West, Section III--contd.

3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Waste water service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - No report.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Eliminate offset intersections - Gold Dust Trail, Spring Garden Rd., French Creek Dr.. Streets should intersect at or near a 90°  
- Pinnacle Rd., French Creek Dr., and Butter cup Path.
9. Telephone Company - 7½ foot public utility easement required on each side of property line.

Planning Department comments are as follows:

1. Recommend postponement pending completion of study by State Health Department for use of septic tanks.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary subdivision of ROLLING HILLS WEST, SECTION III, pending compliance with departmental requirements, and pending completion of study by the State Health Department use of septic tanks.

C8-72-125 Cardinal Hills Estates  
O'Reilly Dr. & Debba Dr.

The staff reported that this subdivision consists of 4.06 acres with 13 lots, the average lot size being 80' x 125'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give name of original survey and adjacent subdivision name. Give scale.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - OK.
4. Water and Sewer - No water or waste water service available from the City of Austin.
5. Electric Department - No report.
6. Health Department - No report.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Round off property corners.

C8-72-125 Cardinal Hills Estates--contd.

9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show scale of plat.
2. Debba Circle required to intersect Debba Drive at or near 90°.
3. Health Department approval of water and construction of septic tanks required prior to submission of final plat relative thereto.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements and recommendations.

After further discussion the Committee unanimously

VOTED: To APPROVE the preliminary subdivision of CARDINAL HILLS ESTATES, pending compliance with departmental requirements and requiring reconsideration if the Health Report is unfavorable for septic tanks.

C8-72-128 Westlake Highlands, Section 7

The staff reported that this subdivision consists of 15 acres, with 14 lots, the average lot size being 35,000 square feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - OK. Give name of original survey.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Wastewater service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - No report.
7. Parks and Recreation - OK.
8. Traffic and Transportation - OK.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Book and page of vacation of Entrada Road required to be shown on final plat.
2. Show proposed use of Lot 14.
3. Health Department approval of water and construction of septic tanks required prior to submission of final plat and a no occupancy restriction required on final plat pertaining thereto.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

C8-72-128 Westlake Highlands, Section 7

VOTED: To APPROVE the preliminary subdivision of WESTLAKE HIGHLANDS, SECTION 7, pending compliance with departmental comments, and requiring reconsideration if the Health Report is unfavorable for septic tanks.

C8-72-129 Lamplight Village Investments  
Parmer Lane and Lamplighter Ave.

The staff reported that this subdivision consists of 100.0 acres, with 348 lots, the average lot size being 75' x 140'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Give total acreage and contour basis.
2. Public Works (Director) - Additional R.O.W. required on Parmer Ln.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Waste water service not available from the City of Austin.
5. Electric Department - Easements required at a later date.
6. Health Department - No objections. Private waste water system to be available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Intersections required to be at or near 90°. Minimum curve radii 300' on collector streets. Offset intersections required to be 150' apart. Sidewalks required. Traffic and Transportation Dept. has reviewed and agrees with Planning Department's recommended revisions as shown on overlay sketch.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Dedicated ROW of Parmer Lane required to be 35 feet from the center-line and additional ROW will be required.
2. Show all building set-back lines.
3. State Health Department approval of water and waste water treatment facilities required prior to submission of final plat and a no occupancy restriction required pertaining thereto.
4. Fiscal arrangements required for the construction of sidewalks along the south side of east-west collector streets and along the east side of north-south collector streets.
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAMPLIGHT VILLAGE INVESTMENTS, pending compliance with departmental comments.

VOTED: To APPROVE the preliminary plan of NATIONAL MOBILE PARKS, INC., pending compliance with departmental requirements, and requiring sidewalks on Windcrest Drive and through lot 10 to the school tract.

C8-72-131     Revised Portion of Northwest Hills, Section 9  
Far West Blvd. & Oak Hollow Drive

The staff reported that this subdivision consists of 7.51 acres with 5 lots, the average lot size being 1 acre.

The staff reviewed the following departmental comments:

1. Public Works (Engineer)                                 - Need location map; north arrow on scale of location map; survey out of which this subdivision is to be subdivided and need bearings and distances around out-boundary so that the out-boundary can be easily determined.
2. Public Works (Director)                                 - OK.
3. Public Works (Drainage)                                 - Show existing storm sewer.
4. Water and Sewer     - OK.
5. Electric Department                                         - OK.
6. Health Department     - No objections - waste water system to be available.
7. Parks and Recreation                                       - OK.
8. Traffic and Transportation                                 - Sidewalks required.
9. Telephone Company     - No report.

Planning Department comments are as follows:

1. Show location sketch.
2. Show bearings and dimensions of out-boundary.
3. Show acreage of plat.
4. Show building setback lines on Oak Hollow Drive.
5. Fiscal arrangements for the construction of sidewalks required along the north side of Farwest Blvd. and both sides of Oak Hollow Drive.
6. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, SECTION NINE, pending compliance with departmental requirements.

C814-72-03     Woodstone Square (PUD)  
Pecos St. & Maywood Ave.

The staff reported that this subdivision consists of 6.465 acres, with 51 lots, the average lot size being 30' x 60'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer)                                 - Show location map.
2. Public Works (Director)                                         - OK.

C814-72-03 Woodstone Square (PUD)--contd.

3. Public Works (Drainage) - Easements required. Show existing storm sewers and channels.
4. Electric Department - All areas not to be transferred as individual lots to be dedicated as electric easements.
5. Health Department - No objections. Waste water system to be available.
6. Parks and Recreation - OK.
7. Traffic and Transportation - Sidewalks, curb and gutter and tie in paving required on Pecos Street.
8. Telephone Company - No report.

Planning Department comments are as follows:

1. Show location sketch.
2. Show building set back lines from public streets.
3. Restriction required on final plat prohibiting access to Pecos Street and Woodstone Drive except for emergency access on Woodstone Drive at Maywood Avenue.
4. 60 foot access easement required to be platted as a part of PUD site.
5. Clarify relationship of subject tract to 35th Street. Additional R.O.W. may be required (45 feet from existing center line).
6. Fiscal arrangements for the construction of sidewalks required along the east side of Pecos.
7. Subdivision required to conform with approved Special Permit.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WOODSTONE SQUARE (PUD), pending compliance with departmental requirements, and deleting sidewalk requirements by the Planning Department, and by the Traffic and Transportation Department.

C814-72-08 Creekside Oaks  
Hillview Rd. & Pecos St.

The staff reported that this subdivision consists of 5.044 acres with 45 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. Show existing storm sewer.
4. Water and Sewer Department - OK.
5. Electric Department - OK.



C814-72-08 Creekside Oaks--contd.

6. Health Department - No objections. Wastewater system to be available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks on Hillview, 60' R.O.W. on Hillview.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Name change required because of duplicate name on a previously recorded plat.
2. 60' R.O.W. required on Hillview.
3. Show all building set back lines.
4. Fiscal arrangements for construction of sidewalks required along the east side of Pecos and the west side of Hillview.
5. Subdivision is required to conform with special permit.
6. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CREEKSIDE OAKS, pending compliance with departmental requirements, and deleting sidewalk requirements on Pecos, by the Planning Department and the Traffic and Transportation Department.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that the following ten 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 ten short form plats:

<u>C8s-72-105</u>	<u>W. J. Taylor's Addition</u>
	Manor Rd. off Sweeney Lane
<u>C8s-72-223</u>	<u>Von Addition</u>
	Warren Street and Exposition
<u>C8s-72-241</u>	<u>1st Resub. of Blk. "b" West Gate Square</u>
	<u>Comm. &amp; Blk. "A" Frontier Village, Section 2</u>
	<u>U.S. 290 and Frontier Trail</u>
<u>C8s-72-272</u>	<u>Steck Addition #2</u>
	Shoal Creek Blvd.
<u>C8s-72-291</u>	<u>Burton Terrace, Section 1-A</u>
	Riverside Drive & Burton Drive
<u>C8s-72-299</u>	<u>Charles Goldman Subdivision</u>
	W. 39th & $\frac{1}{2}$ St. & Shoal Creek Blvd.
<u>C8s-72-313</u>	<u>Resub. Lot 1, Northcape, Section C-3</u>
	Middle Fiskville Rd. & Rundberg Lane
<u>C8s-72-324</u>	<u>The Flow Addition</u>
	Hwy. 71 and Del Valley Rd.
<u>C8s-72-334</u>	<u>Blk. "H" Resub. Lots 17 &amp; 18, Four Seasons, Summer Section</u>
	<u>August Drive</u>
<u>C8s-72-335</u>	<u>Resub. Lots 12 &amp; 13, Blk. 2, St. John's Home Addition</u>
	Martin Avenue and Blackson Avenue

## SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-211     Bairds Subdivision  
                 Lakeshore Dr. & W. Lake Dr.

The staff reported that this subdivision requested that the name of the addition be changed from Bairds Subdivision to Lakeshore Annex #2. The Committee unanimously

VOTED: To APPROVE the NAME CHANGE of the short form plat of BAIRDS SUBDIVISION to LAKESHORE ANNEX #2.

C8s-72-340     Torino Subdivision  
                 Koenig Lane & East 56th Street

The staff reported that this subdivision requested that the name of the addition be changed from Torino Subdivision to Torino Plaza. The Committee unanimously

VOTED: To APPROVE the NAME CHANGE of the short form plat of TORINO SUBDIVISION to TORINO PLAZA.

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-72-338     Resub. Lt. 11, Blk. 2, Manchaca Estates  
                 Berkeley Avenue  
C8s-72-343     8711 Burnet Road  
                 Burnet Road and Polaris Avenue  
C8s-72-349     Resub. Tobin's Resub. of Riverside Addition  
                 E. 1st Street

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:

C8s-72-342     Sutherland Addition  
                 Bluff Springs Road  
C8s-72-345     R. O. Davis Addition  
                 U.S. Hwy. 81  
C8s-72-347     Longfellow Subdivision  
                 E. 51st Street  
C8s-72-348     Resub. Lt. 2, Huntland Heights Comm.  
                 Huntland Drive and Brenda Drive  
C8s-72-350     "Y" Subdivision  
                 Old Bee Cave - Oak Hill Road  
C8s-72-351     Resub. Lt. 1, Blk. C, Angus Valley #2  
                 Duval Rd. & Gate Way  
C8s-72-352     1st Resub. of Peppertree Park #2  
                 Palo Blanco Ln. & Cocoa Ln.  
C8s-72-355     "Q.C.W. II-8"  
                 Ledgewood Drive & Chukard Circle  
C8s-72-356     Resub. Lts. 1 & 2 John E. Edwards Est. Subd.  
                 Montopolis Drive & Clovis Street  
C8s-72-357     M. & J Inc. Addition  
                 Shoal Creek Blvd. & Cross Creek Dr.

## SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-358    2nd Resub. Lot D, Quail Creek, Section 6  
                 Galewood Drive & Peyton Gin Road  
C8s-72-359    Resub. Lots 1 & 2, Blk. "B", Idyle Hours Acres  
                 Maye Place & Giblin Bend  
C8s-72-360    Creek Bend, Section 5  
                 Knuckles Crossing Road  
C8s-72-364    Resub. Lots 18 & 19, Blk. 1, Marlo Heights, Section 1  
                 Rimrock Trail & Touchstone Street

C8s-72-353    Taylor Flat  
                 N. Loop Blvd. & Jim Hogg Avenue

The staff recommended that this plat be accepted for filing and disapproved, pending compliance with departmental requirements, and requiring a letter of variance, and requiring a variance to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT for FILING and DISAPPROVE, the short form plat of TAYLOR FLAT, pending compliance with departmental requirements, and requiring a letter of variance from the owner, and also requiring a variance to exclude the balance of the tract.

C8s-72-354    Fagan Dickson Subdivision

The staff recommended that this plat be accepted for filing and disapproved, pending compliance with departmental requirements, and granting a variance on the signatures of adjoining owners. The Committee unanimously

VOTED: To ACCEPT for FILING and DISAPPROVE the short form plat of FAGAN DICKSON SUBDIVISION, pending compliance with departmental requirements, and granting a variance on the signatures of adjoining owners.

C8s-72-344    Clearfield Addition  
                 Research Blvd. & Clearfield Drive

The staff recommended that this plat be accepted for filing and approved, and to grant a variance on the signatures of adjoining owners. The Committee unanimously

VOTED: To ACCEPT for FILING and APPROVE the short form plat of CLEARFIELD ADDITION, and granting a variance on the signatures of adjoining owners.

C8s-72-346    Fox Addition  
                 U.S. Hwy. 183

The staff recommended that this plat have the problem of a variance on the signatures of adjoining owners considered, and required compliance with departmental requirements. The Committee unanimously

VOTED: To CONSIDER THE PROBLEM of requiring a variance on the signatures of adjoining owners of the short form plat of FOX ADDITION, and DISAPPROVE the short form plat of FOX ADDITION, pending compliance with departmental requirements, and requiring a letter of variance on the signatures of adjoining owners.

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

## SHORT FORMS - FILED AND CONSIDERED--contd.

VOTED: To ACCEPT for FILING and DISAPPROVE the following four short form plats, pending compliance with departmental requirements, and requiring current tax certificates:

<u>C8s-72-361</u>	<u>Walnut Creek Apartments Subdivision</u>
	Springdale Road
<u>C8s-72-362</u>	<u>1st Resub. of the Brook</u>
	I.H. 35 & Woodland Avenue
<u>C8s-72-363</u>	<u>Resub. Willow Creek, Section 4, Lts. 2 &amp; 3</u>
	Oltorf Street
<u>C8s-72-365</u>	<u>Rosewood Village, Section Nine-A</u>
	Webberville Rd. & Pleasant Valley Road