

Regular Meeting--December 26, 1972

C8-72-14      Stonybrook  
Decker Lake Rd. & Red Rock Road.

VOTED: To GRANT a six months extension on the preliminary plan of STONYBROOK.

The staff reviewed the following departmental comments:

- Planning Department comments are as follows:

- After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of ROLLING HILLS WEST, SECTION III, pending results of studies by Health Department for Septic Tank use and/or water treatment systems.

C8-72-146     Angus Valley Annex, Section Two  
                 Black Angus Dr. & Timber Wolf Tr.

The staff reported that this subdivision consists of 18.7 acres with 42 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- |                               |   |
|-------------------------------|---|
| 1. Public Works (engineer)    | - Show name of subdivision on southwest side along Timber Wolf Trail. |
| 2. Public Works (director)    | - OK.   |
| 3. Public Works (drainage)    | - Easements required.   |
| 4. Water and Sewer            | - $\pm$ 25' wastewater approach main required.                        |
| 5. Electric Department        | - Easements required.   |
| 6. Health Department          | - Approval limited to connection to a wastewater disposal system.     |
| 7. Parks and Recreation       | - OK.   |
| 8. Traffic and Transportation | - OK.   |
| 9. Telephone Company          | - No report.  |

Planning Department comments are as follows:

1. Recommend postponement pending results of studies by Health Department for septic tank use.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of ANGUS VALLY ANNEX, SECTION TWO, pending results of studies by the Health Department for septic tank use.

C8-72-147     Wild Basin Ranch  
                 Scenic View Dr. & Wild Basin Ridge

The staff reported that this subdivision consists of 18 acres with 20 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- |                            |   |
|----------------------------|---|
| 1. Public Works (engineer) | - Show adjacent property owners. Show cul-de-sac radii. |
| 2. Public Works (director) | - OK.   |
| 3. Public Works (drainage) | - Easements required.                                   |
| 4. Water and Sewer         | - Wastewater service not available.                     |
| 5. Electric Department     | - Easements required.                                   |

C8-72-147 Wild Basin Ranch--contd.

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. Recommend postponement pending results of studies by Health Department for septic tank use.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of WILD BASIN RANCH, pending results of studies by the Health Department for septic tank use.

C8-72-148 Mesa Park, Phase Two  
Santa Cruz Dr. & Mesa Wood Blvd.

The staff reported that this subdivision consists of 102.4 acres with 283 lots, the average lot size being 75' x 115'.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show name of original survey.
2. Public Works (director) - OK.
3. Public Works (drainage) - OK.
4. Water and Sewer - OK.
5. Electric Department - Easements required at a later date.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks on Mesa Woods, Navajo Trail, Santa Cruz and Duval Road.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Variance required on Blocks F, G, J and P.U.D. site (gravel pit). Recommend variance be granted because of topography, railroad and adequate circulation is provided for.
2. Revision of eastern portion of Balcones Woods preliminary plan required prior to submission of final plat on southeast portion of this subdivision to provide for connecting streets and to insure minimum area for proposed P.U.D.'s.

C8-72-148     Mesa Park, Phase Two--contd.

3. Subdivision boundary required to include a portion of Mesa Park, Section 6, final plat, and such portion deleted from Section 6 to provide for Gray Fox Drive.
4. Show radius of Mandan Circle and width of Hopi Drive.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Beaver Creek Drive and West Duval Road; the north side of Wind River Road and Navajo Trail and the west side of Santa Cruz Drive and Mesa Woods Blvd.
6. Seperate subdivision and special permit site plan required for all proposed P.U.D. sites.
7. Streets required to intersect at or near 90°.
8. Compliance with departmental requirements and recommendations.

After furhter discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MESA PARK, PHASE TWO, pending compliance with departmental requirements.

C8-72-149     Westhill Estates, Section One  
                  Yäupon Drive & K-K Ranch Road

The staff reported that this subdivision consists of 44.82 acres with 74 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- |                               |   |
|-------------------------------|---|
| 1. Public Works (engineer)    | - Show street names. Show name of original survey.  |
| 2. Public Works (director)    | - OK.   |
| 3. Public Works (drainage)    | - Easements required.   |
| 4. Water and Sewer            | - Wastewater service not available.   |
| 5. Electric Department        | - Out of Electric Department service area.  |
| 6. Health Department          | - See Planning Department comment.  |
| 7. Parks and Recreation       | - OK.   |
| 8. Traffic and Transportation | - Street intersections required to be at or near 90°. Texas Plume Road required to be extended to the east. |
| 9. Telephone Company          | - No report.  |

Planning Department comments are as follows:

1. Recommend postponement pending results of studies by Health Department for septic tank use.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of WESTHILL ESTATES, SECTION ONE, pending results of studies by Health Department for septic tank use.

C8-72-152      Lakeway, Section Twenty-Six  
Lakeway Blvd. & Lohmans Ford Road

The staff reported that this subdivision consists of 66.80 acres with 163 lots, the average lot size being 100' x 140'.

The staff reviewed the following departmental comments.

1. Public Works (engineer)                      - OK.
2. Public Works (director)                      - OK.
3. Public Works (drainage)                      - Easements may be required.
4. Water and Sewer                              - Services not available from the city.
5. Electric Department                          - Easements required at a later date. LCRA easement to be dedicated as electric easement.
6. Health Department                           - Approval limited to connection to waste water collection system.
7. Parks and Recreation                        - OK.
8. Traffic and Transportation                   - Duck Lake Drive required to have 60' R.O.W.
9. Telephone Company                           - No Report.

Planning Department comments are as follows:

1. Variance cannot be granted on length of Woodstock Court -- recommend one of the following:
  - 1) extend Woodstock Court to Duck Lake Drive
  - 2) shorten Woodstock Court to a maximum of 400 feet in length
  - 3) create P.U.D. site in area of Lots 2721 through 2735 where Woodstock Court would be a private drive.
2. Variance required on length of Ridgeway Court. Recommend variance be granted because of topography.
3. Variance required on length of blocks shown as A through E in blue on plat review print. Recommend variance be granted because of topography, golf course and LCRA easement.
4. Show all building set back lines -- 25' on front streets and 15' on side streets.
5. No sidewalks required (Suburban).
6. A no-occupancy restriction required on final plat pertaining to Health Department Approval of water supply and connection to an approved wastewater treatment facility.
7. Recommend revisions as shown on overlay sketch in blue, and that Glengarry Drive have a right-of-way of 60'.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION TWENTY-SIX, pending compliance with departmental requirements and subject to a solution satisfactory to the city and developer for the redesign of Woodstock Court, and also to remove the 60' R.O.W. requirement by Traffic and Transportation on Duck Lake Dr.

C814-72-14 Northwest Mesa (PUD)  
Mesa Dr. & Myrick Dr.

The staff reported that this planned unit development consists of 23.54 acres with 157 lots, the average lot size being 35' x 85'.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show north point on location map. Show lot dimension, lot numbers and total number of lots. Show the subdivision name on the north-west side of subject plat.
2. Public Works (director) - OK.
3. Public Works (drainage) - Show existing inlets in Mesa Drive.
4. Water and Sewer - Eastern portion requires +700 feet wastewater approach main.
5. Electric Department - All area not transferred as individual lots to be dedicated as electric easements.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation Dept. - OK.
8. Traffic and Transportation - Sidewalks required on both sides of Mesa Drive, northeast side of Myrick Dr. and south side of proposed street.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show name of plat.
2. Show names and right-of-way's for all streets.
3. Show names of all adjacent property owners.
4. Fiscal arrangements for sidewalks required on both sides of Mesa Drive, the north side of Myrick Drive and the south side of proposed street.
5. Myrick Drive required to be dedicated to the eastern most boundary of subdivision in connection with proposed streets around proposed school site to the west.
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 planned unit development of NORTHWEST MESA (PUD), pending compliance with departmental requirements and granting a six months extension.

C814-72-15 Village Square (PUD)  
Pleasant Valley Rd. & Village Sq. Rd.

The staff reported that this planned unit development consists of 10.68 acres with 101 lots, the average lot size varying.

C814-72-15 Village Square (PUD)--contd.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show original survey.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required.
4. Water and Sewer - OK.
5. Electric Department - All areas not transferred as lots to be electric easements.
6. Health Department - Approval limited to connection to city sewer
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required along Village Square, Pleasant Valley Road and Nuckles Crossing Road.
9. Telephone Company - Easements required at a later date.

Planning Department comments are as follows:

1. Variance required on scale of plat. Recommend variance be granted because of size of plat.
2. Fiscal arrangements for construction of sidewalks required on the east side of Pleasant Valley Road, the south side of Village Square Drive and the west side of Nuckles Crossing Road.
3. Subdivision must conform with approved special permit.
4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the planned unit development of VILLAGE SQUARE (PUD), pending compliance with departmental requirements.

C8-71-74 Greystone Park, Unit #1  
Greystone Drive

The staff reported that this subdivision is a Final subdivision and is not ordinarily heard by the Subdivision Committee. Mrs. Evelyn Butler then advised the Committee that this subdivision would require full Planning Commission action, and that another member would have to be polled. After further discussion, the Committee unanimously, and as members of the Planning Commission.

VOTED: To APPROVE the final subdivision of GREYSTONE PARK, UNIT #1.

Members Present and Voting: Mssrs. Milstead, Stewart, Bobbitt, and Mrs. Mather

Members Polled: Mr. Hetherly and Mr. Faulkner.

## SHORT FORMS--FILED AND CONSIDERED

The staff reported that the following short form subdivisions have been before the committee in the past and have complied with all departmental requirements, therefore the staff's recommendation is that they be approved. The Committee unanimously

VOTED: To APPROVE the following nine short form plats:

- C8s-72-200 Resub. of El Tejas  
State Hwy. #71
- C8s-72-233 Lot Nine, Camelot, Section 1  
Castle Ridge Road
- C8s-72-246 Crumley, Ramsey & Pryor Addition  
Nixon Lane
- C8s-72-328 Talbert Subdivision  
South 5th Street
- C8s-72-341 Heritage Hills West  
Rutherford Lane
- C8s-72-353 Taylor Flat  
N. Loop Blvd. & Jim Hogg Ave.
- C8s-72-361 Walnut Creek Apartments Subd.  
Springdale Road
- C8s-72-389 1st Resub. Lot A3 of 1st Resub. of Quail Crk., Sec. 6  
Galewood Drive
- C8s-72-390 Resub. Lot A2, Northwest Hills Ranch, Sec. 1  
Texas Plum Rd. & Yucca Drive

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

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

- C8s-72-403 N.W. Village in N.W. Hills, Section 14  
North Hills Dr. & Hart Lane
- C8s-72-404 Sigler Subdivision #2  
Circle Drive & S. Bend Ave.
- C8s-72-405 Morrow Subdivision  
W. Duval and U.S. 183
- C8s-72-407 1st Resub. of Lot 24, 25, 26, Blk. F, Mesa Park, Sec. 2  
Shoshone Drive
- C8s-72-408 Commerce Park  
290 & Reinli Street

C8s-72-397      Resub. a portion of Lot 1, Blk. 'E' Dean Terrace  
Georgian Drive

The staff recommended that this short form plat be approved and consider the required variance on street width and width of corner lot. The Committee unanimously

VOTED: To APPROVE the short form plat of RESUB. A PORTION OF LOT 1, BLK. 'E' DEAN TERRACE granting a variance required on street width and width of corner lot.



## SHORT FORMS - FILED AND CONSIDERED

C8s-72-400      Resub. of Lot 4, King's Subdivision  
                  Pecan Springs Road

The staff recommended that this short form plat be accepted for filing and approved.  
The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the short form plat of RESUB. OF LOT 4, KING'S  
SUBDIVISION.

C8s-72-401      Wattinger Acres  
                  Slaughter Lane

The staff recommended that this short form plat be accepted for filing and approved,  
and recommended to grant a variance required on signature of the adjoining property  
owner. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the short form plat of WATTINGER ACRES, and  
to grant a variance required on signature of the adjoining owner.

C8s-72-402      Brackenridge Hospital Sub-Station Subd.  
                  E. 13th St. & I.H. 35

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

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of BRACKENRIDGE HOSPITAL  
SUB-STATION SUBDIVISION, pending compliance with departmental requirements, and  
granting a variance to exclude the balance of the tract.

C8s-72-406      S. Towne Plaza, Resub. 1  
                  I.H. 35 & Royal Hill Dr.

The staff recommended that this short form plat be accepted for filing and disapproved,  
pending compliance with departmental requirements and recommended to require current  
tax certificates. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of S. TOWNE PLAZA, RESUB. 1,  
pending compliance with departmental requirements and to require current tax  
certificates.