

Regular Meeting--February 27, 1973

1. Public Works (engineer) - Show bearings and distances around outboundary
2. Public Works (director) - OK.
3. Public Works (drainage) - OK.
4. Water and Sewer - OK.

C8-73-002 Vista West VI--contd.

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| 4. Water and Sewer | - OK. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks required on North Rim Drive. |
| 9. Telephone Company | - OK. |

Planning Department comments are as follows:

1. Fiscal arrangements required for construction of sidewalks along the north side of North Rim Drive.
2. Show complete boundary survey.
3. Recommend 25' building line be required from Raffee Cove for Lots 74 and 83 to maintain continuous set back and provide better site distance at street intersection.
4. Subdivision required to be served by city sewer.
5. Front lot line distance required to be a chord distance of 33' on cul-de-sacs and a chord distance of 50' is required at the building line.
6. Front set back line on cul-de-sac is required to be 25' instead of 15' as shown.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of VISTA WEST VI, pending compliance with departmental requirements and recommendations and to grant a variance not to require a building setback line on Lot 78, block K.

C8-73-003 Hillside Oaks
Matthews Lane and Cooper Lane

The staff reported that this subdivision consists of 31.65 acres with 161 lots, the average lot size being 55' x 120'.

The staff reviewed the following departmental comments:

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| 1. Public Works (engineer) | - Show contour intervals and number of lots. |
| 2. Public Works (director) | - Recommend Matthews Lane be 60' in width and that a portion be taken from this side. |
| 3. Public Works (drainage) | - Show contour elevations and give contour interval. |
| 4. Water and Sewer Department | - OK |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |

C8-73-003 Hillside Oaks--contd.

7. Parks and Recreation - OK.
8. Traffic and Transportation - 1) 5 ft. dedicated on Matthews Ln., should be 60 feet R.O.W.
2) Sidewalks required on Mt. Carrell Drive, Matthews Ln. and Cooper Ln.
3) Intersection of Acorn Oaks Dr. and Mt. Carrell Drive must be 150 feet from Matthews Lane.
4) Acorn Drive and Cooper Ln. also intersect too close to Matthews and Cooper Lane.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show elevations. Contours required to be not more than 100 horizontal feet apart, additional contours required.
2. Show cul-de-sac radii.
3. Variance required on Block F for double frontage lots. Recommend variance be granted if final plat indicated duplexes are to be constructed with one unit fronting on each of the two streets.
4. Variance required on the length of Block D -- recommend this variance be granted because adequate circulation is provided.
5. Recommend owner seek vacation of the excess portion of the intersection of Cooper Lane and Matthews Lane as indicated in blue on plat review print.
6. Additional dedication required on Matthews Lane for 60' R.O.W.
7. Fiscal arrangements required for the construction of sidewalks along the north side of Matthews Lane, the west side of Cooper Lane and the east side of Mt. Carrell Dr.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of HILLSIDE OAKS, pending compliance with departmental requirements and recommendations; and recommended to accept Planning Department comment number three and to grant a variance for double frontage lots in Block F; and subject to a 6' privacy fence along the North R.O.W. line of Matthews Lane adjoining said lots; and subject to the units constructed on lots 1 and 16; Block F to face North and East or West and to prohibit curb breaks along Matthews Lane for said lots.

C8-73-005 Convict Hill
Hill Oaks Drive and Convict Hill Drive

The staff reported that this subdivision consists of 13.9 acres with 3 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show original survey.
2. Public Works (director) - OK.

C8-73-005 Convict Hill--contd.

3. Public Works (drainage) - Easement required.
4. Water and Sewer - Waste water service is not available.
5. Electric Department - No report.
6. Health Department - No report.
7. Parks and Recreation - OK.
8. Traffic and Transportation - 90° intersection Hill Oaks Dr. should be a collector with 60' R.O.W. Oak Quarry Rd. should have 60' R.O.W. or be terminated.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Postpone pending further studies by Health Department for septic tank use.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of CONVICT HILL, pending further studies by Health Department for septic tank use.

C8-73-006 Resub. of Cameron Acres
Future Drive and Pleasant Lane

The staff reported that this subdivision consists of 3.96 acres with 18 lots, the average lot size being 80' x 100'.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show all required information on a single plat.
2. Public Works (director) - Pleasant Lane should be 50' in width.
3. Public Works (drainage) - Indicate datum used; need location map.
4. Water and Sewer - \pm 1200' sewer approach main will be required.
5. Electric Department - No report.
6. Health Department - Recommend disapproval of septic tank use.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Pleasant Ln. must be widened to 50' requires 10' dedication from this plat. Future Drive should be 60' R.O.W.
9. Telephone Company - No report.

C8-73-006 Resub.of Cameron Acres--contd.

Planning Department comments are as follows:

1. Side street building setback required.
2. Additional R.O.W. required for Pleasant Lane for 50' R.O.W.
3. Show R.O.W.'s.
4. Round property corners.
5. Minimum front lot line chord distance required to be 33 feet on cul-de-sac.
6. 5' additional R.O.W. required for Future Drive for 60' R.O.W.
7. Show relationship of Cameron Road to subdivision.
8. Show location sketch.
9. Subdivision required to be served by city sewer.
10. Fiscal arrangements required for construction of sidewalks along the south side of Future Drive.
11. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RESUB. OF CAMERON ACRES, pending compliance with departmental requirements and recommendations.

C8-73-007 Stone Subdivision
Allen Road

The staff recommended disapproval pending public dedication of Allen Road to this subdivision. The Committee unanimously

VOTED: To POSTPONE the preliminary plan of STONE SUBDIVISION for THIRTY DAYS.

C8-73-008 Kramer Lane Industrial Park, Section 2
Denton Drive and Running Bird Lane

The staff reported that this subdivision consists of 39.7 acres with 72 lots, the average lot size being 100' x 210'.

The staff reviewed the following departmental comments:

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| 1. Public Works (engineer) | - Show original survey. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Show proposed or existing drainage facilities. |
| 4. Water and Sewer | - Water and wastewater service is available from City of Austin. |
| 5. Electric Department | - No report. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation Dept. | - OK. |
| 8. Traffic and Transportation | - OK. |
| 9. Telephone Company | - Easements required. |

C8-73-008 Kramer Lane Industrial Park, Section 2--contd.

Planning Department comments are as follows:

1. Variance required on the length of all blocks--recommend variance be granted because adequate circulation is provided and because of the type of subdivision.
2. Block numbers required to avoid lot duplication.
3. Subdivision required to be served by city sewer.
4. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of KRAMER LANE INDUSTRIAL PARK, SECTION 2, pending compliance with departmental requirements and recommendations.

C8-73-009 Westover Hills, Section Seven
Balcones Drive and Steck Avenue

The staff reported that this subdivision consists of 54.24 acres with 2 lots.

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 - Easements required.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required on Steck, Cima Serena, and Balcones Drive. Round property corners; minimum centerline radius on Cima Serena required to be 300 feet; consider extending Forest Mesa to Cima Serena.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show proposed uses for all lots other than single family dwellings.
2. Curves along Cima Serena required to have a 300' radius at the centerline.
3. Access easement through lot 2, as per restrictive covenant, required to provide access from lot 1 to Steck Avenue in connection with the development of lot 2.
4. Variance required on the length of Block -- recommend variance be granted because of relation to proposed Mopac Boulevard.
5. Building setback required to be 25' west of proposed Mopac Boulevard.
6. Fiscal arrangements for construction of sidewalks required along the north side of Steck, the west side of Mopac Boulevard (Balcones Drive) and the south side of Cima Serena.
7. Compliance with departmental requirements and recommendations.

C8-73-009 Westover Hills, Section Seven--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, SECTION SEVEN, pending compliance with departmental requirements and recommendations.

C8-73-015 Retreat Addition
S. Congress and Cumberland Rd.

The staff reported that this short form subdivision has been before the Committee in the past and has complied with all departmental requirements, therefore the staff's recommendation is that it be approved. The Committee unanimously

VOTED: To APPROVE the short form plat of RETREAT ADDITION.

The staff recommended that the following two short form plats be accepted for filing and approved, and to grant a variance on signature of adjoining owner. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form plats and to grant a variance on signature of adjoining owner:

C8s-73-27 Walnut Bluff
June Drive and Cameron Road
C8s-73-31 Priesmeyer-McKean Subdivision
Lamar Blvd.

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

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

C8s-73-33 Resub., Balcones Village, Section 10
Spring Lake Drive
C8s-73-34 Resub. 4, of Resub. Lt. 1, Research Blvd. Commercial Area
Research Blvd.
C8s-73-37 Resub. Lots 4,5,6, Missouri Pacific Ind. Pk., 1
Drossett Drive and Mopac R.R.

The staff recommended that the 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 five short form plats, pending compliance with departmental requirements:

C8s-73-35 McCann Annex #2
U.S. 183 and McCann Drive
C8s-73-36 The 5200 Place Subdivision
North Lamar Blvd.
C8s-73-38 Resub. Lot 2, Krebs Lane Addition
Krebs Lane and Wadford St.
C8s-73-40 Resub. Lots 3 & 4, Blk. 6A, Westlake Highlands
The High Road and Wild Basin Street
C8s-73-41 John's R.O.W.
Tannehill Land and Samuel Houston Ave.

C8s-73-33 Hood and Pendergras Subdivision
 Duval Road and Angus Road

The staff recommended that this short form plat be accepted for filing and disapproved, pending compliance with departmental requirements and requiring fiscal arrangements. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of HOOD AND PENDERGRAS SUBDIVISION, pending compliance with departmental requirements and requiring fiscal arrangements.

C8s-73-39 Noack Pettway Addition
 Lamar Blvd. and McPhaul St.

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

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of NOACK PETTWAY ADDITION, pending compliance with departmental requirements and requiring current tax certificates.