

SUBDIVISION COMMITTEE

Regular Meeting--March 27, 1973

PRELIMINARY PLANS

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

The staff reported that this subdivision consists of 69.74 acres with 82 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|------------------------------------|-----------------------------------------------------------------------------------|
| 1. Public Works (Engineer) | - Round property corners. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer Department | - No sewer service available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Recommend approval pending connection to state approved water treatment system. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation | - No report. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Show date of plat.
2. Show mailing address of owner.
3. Show centerline of existing water courses.
4. Show all building setback lines.
5. Recommend Nugget Trail be deleted from plat and variance be granted on Blocks H & L because of restrictions on adjoining properties.
6. Recommend that residential lot be platted at southeast corner of Pinnicale Road and Morning Glory Lane, said lot to be limited to not more than duplex construction.
7. Additional R.O.W. required on Walsh Tarlton Road - 45 feet from existing centerline.
8. Additional street (public or private) may be required through proposed PUD or Townhouse site in Block J.
9. Restriction required on final plat pertaining to approved package treatment plant.
10. Fiscal arrangements for construction of sidewalks on the west side of Walsh Tarlton Lane; the south side of French Creek Drive and the north and/or east side of Pinnicale Road.
11. Separate subdivision and special permit required for proposed PUD site.
12. A 50 foot street for additional access required from French Creek to north property line between Walsh Tarlton Lane and Spring Garden Drive.
13. Compliance with departmental requirements and recommendations.

When the plan is ready, the Committee will hold

C8-72-106 Rolling Hills West, Section 3--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ROLLING HILLS WEST, SECTION 3, subject to the above conditions but withholding Planning Department Comment Number 12 to be considered when the Planned Unit Development comes in.

C8-72-152 Lakeway, Section 26
Lakeway Blvd. & Lohman's Ford Rd.

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) | - Show original survey. Show radii on cul-de-sacs. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer Department | - No services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to state approved private water and wastewater systems. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - All cul-de-sacs required to have 50 feet radius <u>minimum</u> . |
| 9. Telephone Company | - OK. |

Planning Department comments are as follows:

1. Show mailing address of Owner and Engineer.
2. Show R.O.W. of streets and radii of cul-de-sacs.
3. Show building setback lines.
4. Variance required on length of Ridgeway Court. Recommend variance be granted because of topography.
5. Variance required on length of blocks shown on plat review print as Blocks 1, 2, 3, 4 & 5. Recommend variance be granted because of topography, golf course and LCRA easement.
6. Restriction required on final plat pertaining to Health Department approval of water supply and connection to package treatment plant.
7. No sidewalks required - SUBURBAN.
8. Compliance with departmental requirements and recommendations.

C8-72-152 Lakeway, Section 26--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 26, subject to all the above conditions.

C8-73-007 Stone Subdivision
Allen Road

The staff reported that this subdivision consists of 16.9 acres with 3 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Clarify out boundary. Allen Road required to have 50 foot of R.O.W.
2. Public Works (Director) - Additional R.O.W. required on Allen Road.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer Department - No services available.
5. Electric Department - Easements required.
6. Health Department - Approval of Tract One for existing structure, approval of Tract Two for one single family unit. Recommend disapproval of Tract Three pending further studies.
7. Parks and Recreation Department - OK.
8. Traffic and Transportation Department - Additional streets should be considered for better access. Round property corners, additional R.O.W. required on Allen Road.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Clarify boundary survey.
2. Show all building setback lines.
3. Variance required on the width of Allen Road and partial cul-de-sac at west end. Recommend variance be granted as owner is providing his half of R.O.W. as required for 50 foot street.
4. Restriction required on final plat pertaining to approved water supply.
5. No sidewalks required - SUBURBAN.
6. Restriction required on final plat limiting construction as indicated by Health Department report. Recommend disapproval of Tract Three pending results of further studies by Health Department.
7. Compliance with departmental requirements and recommendations.

C8-73-007 Stone Subdivision--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of STONE SUBDIVISION, subject to the above conditions DELETING the additional street portion of Traffic and Transportation Department comment.

C8-73-011 Onion Creek
Onion Creek Parkway & Pinehurst Dr.

The staff reported that this subdivision consists of 153.5 acres with 105 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show number of lots.
2. Public Works (Director) - Recommend that portion of Pebble Beach Drive between Pinehurst Drive and Preston Trails Drive have a R.O.W. of 60 feet.
3. Public Works (Drainage) - Show 25 year flood plain. Easements required.
4. Water and Sewer Department - Sewer service not available.
5. Electric Department - Easements required.
6. Health Department - Recommend disapproval until state approved wastewater treatment plant is available.
7. Parks and Recreation Department - Building and fill must not extend into 25 year flood plain. Onion Creek is part of Austin Development Plan.
8. Traffic and Transportation Department - Southern Hills and Pinehurst should have same name. Sidewalks on one side of Onion Creek Parkway and on the east side of Pinehurst Drive.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. Show centerline of existing water courses.
2. Show radius of all cul-de-sacs.
3. Southern Hills Drive required to be changed to Pinehurst Drive for continuous street name.
4. Recommend additional 60 foot streets required through Block A as shown on review print in blue.
5. Recommend that 60 foot strip between Lots 19 & 20, Block F be omitted from preliminary and final plat as shown on review print in red for possible future access to unplatted portion of tract to the south.
6. Variance required on the length of Block F -- recommend variance be granted.
7. Correct preliminary plan to show 60 foot R.O.W. on Pebble Beach for the half block at each end.

C8-73-011 Onion Creek--contd.

8. Fiscal arrangements for construction of sidewalks on the south side of Onion Creek Parkway; the west side of Pinehurst Drive; along the west side and south side of Pebble Beach Drive and on the apartment side of proposed streets through Block A in Planning Department Comment #4.
9. Cul-de-sac required at the north end of Pinehurst Drive.
10. Restriction required on final plat pertaining to common area.
11. Restriction required on final plat pertaining to Health Department approval of wastewater treatment system.
12. Access to the east portion of Lot 24 is questionable -- additional public access may be required.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of UNION CREEK, subject to the above conditions DELETING the first requirement of Traffic and Transportation Department comment; DELETING Planning Department Comment Number 3 and substituting a 20 foot access easement through the Clubhouse Tract for Planning Department Comment Number 5.

C8-73-012 Colorado East
 Gardner Rd. & Tracy Lynn Ln.

The staff reported that this subdivision consists of 8.0 acres with 37 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|------------------------------------------|-------------------------------------------------------------------|
| 1. Public Works (Engineer) | - Show original survey. Show number of lots. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Drainage) | - Available grades below minimum standard.
Easements required. |
| 4. Water and Sewer Department | - <u>±</u> 400 feet of water approach main required. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - Sidewalks on Gardner Road. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

1. Show mailing address of Owner and Engineer.
2. Show all lot dimensions.
3. Additional dedication required on Gardner Road 30 feet from centerline.
4. Variance required on Bret Lane cul-de-sac -- recommend variance be granted because provision for extension is made.

C8-73-012 Colorado East--contd.

5. All lots must comply with ordinance requirements for width and area.
6. Fiscal arrangements for sidewalks required on the west side of Gardner Road.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of COLORADO EAST, subject to all the above conditions.

C8-73-014 Lakeway, Section 22-A
Lakeway Blvd. & Clubhouse Dr.

The staff recommended that this preliminary plan be withdrawn. The Committee unanimously

VOTED: To WITHDRAW the preliminary plan of LAKEWAY, SECTION 22-A.

C8-73-015 Lakeway, Section 22-C
Lakeway Blvd. & Cold Water Ln.

The staff reported that this subdivision consists of 18.17 acres with 25 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|------------------------------------------|----------------------------------------------------------------------------------|
| 1. Public Works (Engineer) | - Show number of lots. Show contour datum. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Drainage) | - Easements required. |
| 4. Water and Sewer Department | - No services available. |
| 5. Electric Department | - OK. |
| 6. Health Department | - Approval limited to connection to state approved water and wastewater systems. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - OK. |
| 9. Telephone Company | - OK. |

Planning Department comments are as follows:

1. Show mailing address of owner.
2. Show radius of cul-de-sac.
3. Show building setback from all streets.
4. Variance required on the length of block shown as "A" on review print -- recommend variance be granted because of topography.
5. Variance required for double frontage lots on lot numbers 2855 and 2856 -- recommend variance be granted because of topography.

C8-73-015 Lakeway, Section 22-C--contd.

6. No sidewalks required - SUBURBAN.
7. Restrictions required on final plat pertaining to Health Department approval of water supply and connection to wastewater treatment system.
8. Restriction required on final plat pertaining to ownership, maintenance and taxation of proposed lake.
9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 22-C, subject to all the above conditions.

C8-73-016 Casa Verde Condominiums
Morning Cloud & Acapulco Dr.

The staff reported that this subdivision consists of 21.5 acres with 1 lot, the average lot size not available.

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 - No services available.
5. Electric Department - OK.
6. Health Department - Approval limited to connection to state approved water and wastewater systems.
7. Parks and Recreation Department - OK.
8. Traffic and Transportation Department - OK.
9. Telephone Company - OK.

Planning Department comments are as follows:

1. Show mailing address of owner.
2. Show R.O.W. of existing streets.
3. Show book and page of vacation of Caravelle Street.
4. Recommend Intrepid Drive have 60 foot R.O.W. to serve proposed condominiums.
5. Restriction required on final plat pertaining to Health Department approval of water supply and wastewater treatment system.
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 CASA VERDE CONDOMINIUMS, subject to all the above conditions.

C8-73-017 Indian Oaks
McNeil Drive & Indian Oaks Lane.

The staff reported that this subdivision consists of 35.52 acres with 106 lots, the average lot size being 85' x 130'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show all lot dimensions.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer Department - No sewer service available.
5. Electric Department - Easements required.
6. Health Department - Recommend approval for septic tanks.
7. Parks and Recreation Department - OK.
8. Traffic and Transportation Department - Sidewalks required on Indian Oaks Lane. Dakota Lane cul-de-sac should not permit access to other property outside this tract unless required. If so, Dakota Lane must have 60 foot R.O.W.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show complete boundary survey.
2. Show building setback lines.
3. Show all lot dimensions.
4. Cul-de-sac required at the east end of S. Sioux Trail.
5. Fiscal arrangements for construction of sidewalks required on the north side of McNeil Road and the east side of Indian Oaks Lane.
6. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of INDIAN OAKS, subject to the above conditions DELETING the last requirement of Traffic and Transportation Department comment shortening Dakota Lane to a full 400 foot cul-de-sac and to grant a variance not to require a cul-de-sac at the east end of S. Sioux Trail.

C8-73-018 Skyview
Decker Lake Rd. & Cloudview Dr.

The staff reported that this subdivision consists of 59 acres with 226 lots, the average lot size being 60' x 100'.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show original survey.

C8-73-018 Skyview--contd.

2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer Department - OK.
5. Electric Department - No report.
6. Health Department - Recommends subdivision be approved with the provision that they will connect to the City of Austin wastewater collection system.
7. Parks and Recreation Department - Provide a 50 foot access easement in Block F between Moonglow Drive and the greenbelt at the foot of Radiant Drive near the center of the block.
8. Traffic and Transportation Department - Round property corners. Sidewalks required on Cloudview. Prohibit access to Decker Lake Road from lots in Block A.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Name change required.
2. Show R.O.W. of Decker Lake Road -- R.O.W. required to be 50 feet from centerline.
3. Show size of proposed drainage easements.
4. Show mailing address of Owner and Engineer.
5. Specify greenbelt or drainage easement. If greenbelt, show lot number and restrictions required on final plat pertaining to ownership maintenance and taxation. If drainage easement, extend lot lines across easement.
6. Schematic plan required on the balance of the tract under the same ownership.
7. Variance required on the length of Blocks B, D & F -- recommend variance be granted because of railroad, creek and adequate circulation is provided.
8. Variance required for double frontage lots in Block A -- recommend variance be granted and access be prohibited from Decker Lake Road.
9. Recommend Cloudview Drive have 60 feet of R.O.W. and setback line of 30 feet.
10. Show all lot dimensions.
11. Recommend Moonglow Drive have 60 feet of R.O.W.
12. Recommend entire area between creek and railroad be included in preliminary plan and dedicate Moonglow Drive to Decker Lake Road.
13. Fiscal arrangements for construction of sidewalks required on the north side of Aries Lane and the north/west sides of Cloudview Drive and Moonglow Drive.
14. Fiscal arrangements required in conjunction with final plat for owners portion of drainage structure at south end of Cloudview Drive.
15. All lots required to comply with City Ordinance requirements for width and area.
16. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SKYVIEW, revised as shown on Planning Department overlay sketch subject to redistribution and compliance with departmental requirements.

C8-73-019 Franklin Park
Pleasant Valley Rd. & Medel Rd.

The staff reported that this subdivision consists of 58.54 acres with 245 lots, the average lot size being 60' x 115'.

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 Department - Services available.
5. Electric Department - Easements required at a later date.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation Department - Show ownership and use of greenbelt in Block G.
8. Traffic and Transportation Department - No report.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show mailing address of Owner and Engineer.
2. Show all street names.
3. Portion of Pleasant Valley Road between this subdivision and Teri Lane required to be shown on final plat for construction and fiscal arrangements to city standards.
4. Cul-de-sac required at the north end of Norfleet Drive.
5. Variance required on the length of Blocks E and D -- recommend variance be granted for Block E and recommend Medel Road be extended to the east property line through Block D for better circulation and that extension will eliminate required variance.
6. Fiscal arrangements for construction of sidewalks required on both sides of Pleasant Valley Road and on the north side of Meador Drive between Pleasant Valley Road and unnamed 50 foot street.
7. Restriction required on final plat pertaining to ownership, maintenance and taxation of greenbelt in Block G.
8. Show all lot numbers.
9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of FRANKLIN PARK, pending working out the alignment and location of Pleasant Valley Road with the affected property owners.

C8-73-020 Lamar Plaza
Lamar Blvd. & Guadalupe

The staff reported that this subdivision consists of 12.26 acres with 8 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) - Show existing easements. Additional easements required.
4. Water and Sewer Department - Services available.
5. Electric Department - Easements required.
6. Health Department - Approval limited to connection to city sewer system.
7. Parks and Recreation Department - OK.
8. Traffic and Transportation Department - Sidewalks required on Guadalupe.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show date of plat.
2. Show mailing address of Owner and Engineer.
3. Show R.O.W. of existing streets.
4. Show use for all lots other than single family dwellings.
5. Transition in R.O.W. and paving for Guadalupe Street required at north end of the subdivision from 50 to 60 feet on R.O.W. and 30 to 44 feet on Paving.
6. Fiscal arrangements for construction of sidewalks on the southeast side of Lamar and the east side of Guadalupe.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAMAR PLAZA, subject to the above conditions.

C8-73-021 Schindler-Cummins Subdivision
Anderson Lane & Northcrest Drive

The staff reported that this subdivision consists of 21.2 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) - OK.
3. Public Works (Drainage) - Easements required.

C8-73-021 Schindler-Cummins Subdivision--contd.

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|------------------------------------------|--------------------------------------------------------|
| 4. Water and Sewer Department | - Services available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - No report. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Show owners mailing address.
2. Show R.O.W. of existing streets.
3. Show all building setback lines.
4. Show proposed use for all lots other than single family dwellings.
5. Fiscal arrangements required with development of Northwest Drive in connection of final plat.
6. Round all intersection corners.
7. Fiscal arrangements for construction of sidewalks are required along the east side of Northcrest Drive; along the south side of Wonsley; along the east side of Executive Lane and along the north side of Anderson Lane.
8. Proposed uses required to be consistent with existing zoning (GR and B).
9. Intersection of Executive Drive with U.S. 183 must be approved by Highway Department.
10. Change name of Northcrest Drive to Georgian Drive.
11. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SCHINDLER-CUMMINS SUBDIVISION, subject to the above conditions.

C8-73-022 R. Graham Wilson Subdivision
Harold Court and Delano Street

The staff reported that this subdivision consists of 11.60 acres with 44 lots, the average lot size being 0.225 acre per lot.

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) | - Easements required. |
| 4. Water and Sewer Department | - Services available. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - Approval limited to connection to city sewer system. |

C8-73-022 R. Graham Wilson Subdivision--contd.

7. Parks and Recreation Department - Show 25 year flood plain. Show ownership and use of lot between Lots 4 & 5. Boggy Creek is part of Austin Development Plan and consideration of this must be given.
8. Traffic and Transportation Department - Name all streets. Extension of Terry Drive through Sunnyvale East must be dedicated at Developers expense with corners of intersection with Ledesma Road rounded.
9. Telephone Company - Easements needed.

Planning Department comments are as follows:

1. Recommend disapproval pending submission of a revised plat containing connection to dedicated streets.

After further discussion, the Committee unanimously

VOTED: To APPROVE the WESTERN PORTION of the preliminary plan of R. GRAHAM WILSON SUBDIVISION, subject to the above requirements and requiring the area between Lots 4 & 5 to be part of a greenbelt and holding the Eastern portion in abeyance pending provision for access.

C8-73-023 Vista Grande
Hudson Bend Road and Eck Lane

The staff reported that this subdivision consists of 44.23 acres with 64 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Round property corners. Show cul-de-sac radii and the original survey.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required. Preliminary grades on Paisano and Gavilan exceed 20%.
4. Water and Sewer Department - No services available.
5. Health Department - Approval recommended by LCRA and LCRA standards required to be met.
6. Parks and Recreation Department - OK.
7. Traffic and Transportation Department - Layout OK as shown. Round off property corners at intersections.
8. Telephone Company - Show existing easements or relocate.

C8-73-023 Vista Grande--contd.

Planning Department comments are as follows:

1. Show mailing address of Owner.
2. Show complete outboundary.
3. Show existing easements.
4. Show building setback lines.
5. Variance required on length of Conejo, Tejon and Venado. Recommend variance be granted on Venado because of topography and recommend that Conejo and Tejon be connected to eliminate necessity for variance which cannot be recommended under the City Ordinance.
6. Variance required on the length of internal blocks -- recommend variance be granted because of topography.
7. No sidewalks required - SUBURBAN.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of VISTA GRANDE, subject to all the above conditions and granting a variance not to connect Conejo and Tejon and DELETING the four lots in between pending adoption of the proposed Ordinance amendment on length of dead-end streets.

C8-73-024 Whispering Oaks IV
Whispering Oaks Dr. & Lazy Oaks Dr.

The staff reported that this subdivision consists of 60.64 acres with 247 lots, the average lot size being 65' x 120'.

The staff reviewed the following departmental comments:

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|------------------------------------------|--------------------------------------------------------------------------------------|
| 1. Public Works (Engineer) | - Show north point and scale of location map.
Show original survey. |
| 2. Public Works (Director) | - OK. |
| 3. Public Works (Drainage) | - Show existing easements and drainage facilities.
Additional easements required. |
| 4. Water and Sewer Department | - \pm 650 foot of sewer approach main required. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - OK. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - Sidewalks required along Whispering Oaks Drive and along Scenic Oaks Drive. |
| 9. Telephone Company | - Easements required. |

Planning Department comments are as follows:

1. Show north point and scale of location sketch.
2. Show mailing address of Owner.
3. Clarify outboundary and title of plat.

C8-73-024 Whispering Oaks IV--contd.

4. Show adjacent property owners.
5. Show building setback lines.
6. Streets required to intersect at or near 90°.
7. Fiscal arrangements for construction of sidewalks required along the north side of Scenic Oaks Circle; along the north side of Lazy Oaks Drive and along one side of Wammack Drive.
8. Subdivision required to connect to city sewer.
9. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WHISPERING OAKS IV, subject to the above conditions DELETING Planning Department comment number 6.

C8-73-025 Hunter Oaks Subdivision
 Hunter Blvd. & Michael Treck

The staff reported that this subdivision consists of 31.2 acres with 78 lots, the average lot size varying.

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) | - Easements required. |
| 4. Water and Sewer Department | - No sewer service available. |
| 5. Electric Department | - Easements required. |
| 6. Health Department | - Approval limited to connection to City sewer system. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - Sidewalks needed on Hunter Boulevard. |
| 9. Telephone Company | - Easements needed. |

Planning Department comments are as follows:

1. Show date of plat.
2. Show scale of location sketch.
3. Show mailing address of Owner.
4. Show size and location of existing streets.
5. Show building setback lines.
6. Name change required of Hunter Blvd. to Danforth Drive and streets required to align.
7. Cul-de-sac required at the east ends of Hunter Blvd. and Salton Drive unless proof of dedication and acceptance of Sierra Nevada is given by county.
8. Clarify status of access drive to adjacent property to south through Lot 16, Block A; Lots 15 & 16, Block A may be required to be omitted from final plat.

C8-73-025 Hunter Oaks Subdivision--contd.

9. Subdivision required to be connection to city sewer.
10. Fiscal arrangements for construction of sidewalks required on the east side of Hunter Boulevard and the west side of Sierra Nevada.
11. 50 foot radius required on outside curve on Clijton Drive.
12. Variance required on the length of Clijton Drive -- recommend variance be granted because provision for extension is made.
13. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of HUNTER OAKS SUBDIVISION, subject to all the above conditions.

C8-73-026 Salem Walk, Section IV
Creek Crest Drive and Stassney Lane

The staff reported that this subdivision consists of 11.41 acres with 42 lots, the average lot size varying.

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 25 year flood plain. Show existing easements and drainage facilities. Additional easements required. |
| 4. Water and Sewer Department | - Services available. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - Approval limited to connection to city sewer system. |
| 7. Parks and Recreation Department | - OK. |
| 8. Traffic and Transportation Department | - No report. |
| 9. Telephone Company | - OK. |

Planning Department comments are as follows:

1. Show mailing address of owner.
2. Show all adjacent owners.
3. Show centerline of existing water course.
4. Creek Crest Circle required to be no more than 400 feet in length.
5. Recommend GR zoning existing on Lot 29 be reverted to "A" Residence zoning.
6. Cul-de-sac required at south end of Creek Crest Drive joining commercial property on final plat pending extension of Creek Crest Drive to Stassney Lane.

C8-73-026 Salem Walk, Section IV--contd.

7. Seperate subdivision and special permit required on proposed PUD site.
8. Area shown under ownership of Sommerset West Development Company north of Lots 3 & 4 required to be platted as a part of Lots 3 & 4 to provide frontage and access unless said tract is to be platted as a part of future PUD site.
9. Include "GR tract in preliminary plan with future extension of Creek Crest Drive to Stassney Lane.
10. Fiscal arrangements for construction of sidewalks required on the west side of Creek Crest Drive and south of Creek Crest Circle.
11. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SALEM WALK, SECTION IV, subject to the above conditions requiring Lot 3 or 4 not be platted for access to the area to the rear of said lots and granting a variance on the length of Creek Crest Circle for reasons of topography.

C814-72-018 Kings Point, Sections 1 and 2 (PUD)
F.M. 620 & Kings Point Drive

The staff reported that Section 1 of this subdivision consists of 196.8 acres with 323 lots and that Section 2 of this subdivision consists of 40.57 acres with 79 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) - No report.
4. Water and Sewer Department - No services available.
5. Electric Department - All areas not transferred to private individuals to be dedicated as electric easements.
6. Health Department - Recommend disapproval pending state approval of available water and wastewater system.
7. Parks and Recreation Department - Designate use of Lot 81, Section 2.
8. Traffic and Transportation Department - OK.
9. Telephone Company - Easements required.

Planning Department comments are as follows:

1. Show mailing address of Owner and Surveyor.
2. Recommend Cedar Bluff Road be extended to property line and provisions for extension made.
3. Recommend Settlers Cove Drive be tangent to southwest property line for a minimum distance of 50 feet to provide for future street connection to adjoining property.

C814-72-018 Kings Point, Sections 1 and 2 (PUD)--contd.

4. Recommend Scissortail Cove be extended westwardly and connected with existing street between Spillar tracts.
5. Rain Crow Circle and Quail Trace required to be no more than 400 feet in maximum length.
6. Variance required on the length of Ridge Drive -- recommend variance be granted because of topography.
7. Recommend that Rock Bluff Circle be extended to property line and provisions for extension made.
8. Restriction required on final plat pertaining to Health Department approval of water supply and connection to wastewater treatment system.
9. Show proposed use of all lots for uses other than single family dwellings.
10. Restriction required on final plat pertaining to common areas.
11. No sidewalks required - SUBURBAN.
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary Planned Unit Development plan of KINGS POINT, SECTIONS 1 AND 2, subject to the above conditions granting variances not requiring Planning Department requirements numbers 2, 3, 4 & 7 and granting a variance on the length of Rain Crow Circle and Quail Trace subject to the adoption of the proposed Ordinance amendment on length of dead-end streets.

C814-73-002 Chimneyhill (PUD)
U.S. 290

The staff recommended that this subdivision be referred to the Zoning Committee.
The Committee unanimously

VOTED: To REFER the preliminary Planned Unit Development plan CHIMNEYHILL to the Zoning Committee.

C814-73-003 Commander's Point, Section 2 (PUD)
Agarita Road

The staff recommended that this subdivision be referred to the Zoning Committee.
The Committee unanimously

VOTED: To REFER the preliminary Planned Unit Development plan of COMMANDER'S POINT, SECTION 2 to the Zoning Committee.

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following seven final 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 seven final subdivision plats:

C8-71-79 Cortez Heights
Manchaca Road & Valleyview Road

FINAL SUBDIVISIONS--contd.

C8-71-126 Onion Creek Plantations, Section 1
Knuckles Crossing Road
C8-72-79 Mesa Park, Section 6
Wind River Road & Pyreneese Drive
C8-72-133 Centennial Park
Foremost Drive & I.H. 35
C8-72-159 Crest Hills, Section 2 (Revised)
Bundyhill Drive & Howden Circle
C8-73-006 Cameron Acres, Resub. Lots 1A, 1B, 1C, 1D, 2, 7A & 7B
Future Drive & Pleasant Lane
C814-72-001 Forest Mesa (PUD)
Steck Avenue & Greenslope Drive

The above mentioned final subdivisions require a full Planning Commission action so two members were polled, by phone, to make a majority of the full Planning Commission who voted to APPROVE the above final subdivisions. The two members polled were Mrs. Mather and Mr. Hetherly.

C8-73-023 Vista Grande
Hudson Bend Road & Eck Lane

The staff recommended that this final subdivision be approved subject to departmental requirements deleting the four (4) lots between Conejo and Tejon and granting a variance on there lengths pending adoption of the proposed Ordinance amendment on length of dead-end streets. The Committee unanimously

VOTED: To APPROVE the final plat of VISTA GRANDE, subject to departmental requirements DELETING the four (4) lots between Conejo and Tejon and GRANTING a variance on there lengths pending adoption of the proposed Ordinance amendment on length of dead-end streets.

A fifth member of the Planning Commission was polled, by phone, to make a majority of the full Planning Commission who voted to approve this final plat.
Member Polled: Mr. Hetherly.

SHORT FORMS--FILED AND CONSIDERED

The staff reported that the following thirteen (13) short form plats have all complied with departmental requirements and recommended that they be approved. The Committee unanimously

VOTED: To APPROVE the following thirteen short form plats:

C8s-72-345 R. O. Davis Addition
U.S. Hwy. 81
C8s-72-377 Dill Addition
Manchaca Road & Keats Drive
C8s-73-007 Charles Burks Resub. of Lots 43 & 44, Theo. Low Heights
Clawson Road & Valleyview Road
C8s-73-010 Lot 5A, Blk. 'Y', Point West of Westover Hills, Section 3
Currywood Circle
C8s-73-011 Darlington Addition
South 1st Street & Alpine Street

SHORT FORMS--FILED AND CONSIDERED--contd.

<u>C8s-73-024</u>	<u>Braker Oaks Subdivision</u> Braker Lane & Cameron Road
<u>C8s-73-032</u>	<u>Hood & Pendergras Subdivision</u> Duval Road & Angus Road
<u>C8s-73-035</u>	<u>McCann Annex #2</u> U.S. Hwy. 183 & Thrushwood
<u>C8s-73-039</u>	<u>Noack Pettway Addition</u> Lamar Blvd. & McPhaul Street
<u>C8s-73-040</u>	<u>Resub. Lots 3 & 4, Blk. 6A, Westlake Highlands</u> Wild Basin South
<u>C8s-73-048</u>	<u>Priesmeyer & McKean Subdivision No. 2</u> Braker Lane
<u>C8s-73-050</u>	<u>O. A. Dobbins Subdivision</u> Nickerson Street & Leland Street
<u>C8s-73-058</u>	<u>M R I Systems Corporation Subdivision</u> U. S. Hwy. 183

The staff reported that the following two (2) 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 two (2) short form plats:

<u>C8s-73-045</u>	<u>Deen Addition</u> Lamar Blvd. & Dean Avenue
<u>C8s-73-071</u>	<u>Resub. of Lot 2-B of the Resub. of Lot 2, Huntland Heights Commercial</u> Huntland Drive & Brenda Drive

The staff reported that the following six (6) 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 six (6) short form plats:

<u>C8s-73-059</u>	<u>Motsenbocker Subdivision</u> Stassney Lane & I. & G.N. R.R.
<u>C8s-73-062</u>	<u>Reindale Acres</u> I.H. 35
<u>C8s-73-066</u>	<u>Resub. of Lots 28 & 29, Blk. 1, Pleasant Hill Addition</u> Stassney Lane
<u>C8s-73-072</u>	<u>Resub. Lots 43 & 44, Ridgewood Village, Section 1</u> Brady Lane
<u>C8s-73-075</u>	<u>Laura Addition</u> Manor Road at Wheelless Lane
<u>C8s-73-077</u>	<u>Dee Roberts Addition</u> Shoal Creek Blvd.

SHORT FORMS--FILED AND CONSIDERED--contd.

The staff reported that the following four (4) short form subdivisions have not been before the committee in the past and be accepted for filing and disapproved pending departmental requirements and required fiscal arrangements: The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending departmental requirements and required fiscal arrangements for the following four (4) short form plats:

<u>C8s-73-060</u>	<u>Resub. Lots 1-7, Blk. 'C', Quail Creek, Phase 2, Section 5</u> <u>Rundberg Lane & Grouse Meadow</u>
<u>C8s-73-061</u>	<u>Resub. Lot 8-12, Blk. 'A', Quail Creek, Phase 2, Section 4</u> <u>Parkfield Drive & Woodfield Drive</u>
<u>C8s-73-064</u>	<u>Resub. Lot 7, Blk. 'B', Spring Hill Village</u> <u>Horborne Place</u>
<u>C8s-73-067</u>	<u>Resub. Lot 1, Heritage Hills West</u> <u>Rutherford Lane</u>

The staff reported that the following short form subdivision has not been before the committee in the past and be accepted for filing and disapproved pending departmental requirements, require fiscal arrangements and need for 20 feet of R.O.W. along West 45th Street. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending departmental requirements, require fiscal arrangements and a need for 20 feet of R.O.W. along West 45th Street for the following short form plat:

<u>C8s-73-063</u>	<u>Resub. Lots 1, 2, 3 & 4, Blk. 7, Hyde Park Addition</u> <u>Avenue B and West 45th Street</u>
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The staff reported that the following three short form subdivisions have not been before the committee in the past and be accepted for filing and disapproved, pending compliance with departmental requirements, and that a variance be granted on signature of the adjoining owner. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, and that a variance be granted on signature of the adjoining owner for the following three short form plats:

<u>C8s-73-068</u>	<u>Hargraves Industrial Subdivision</u> <u>East St. Elmo Road</u>
<u>C8s-73-069</u>	<u>Brockbrent Subdivision #1</u> <u>Burleson Road</u>
<u>C8s-73-043</u>	<u>The Harry Reininger Subdivision</u> <u>Sassman Road</u>

The staff reported that the following short form plat has been before the Committee in the past and be accepted for filing and disapproved, pending compliance with departmental requirements, fiscal arrangements required and that a variance be granted on signature of the adjoining owner. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, required fiscal arrangements and to grant the variance on signature of the adjoining owner for the following short form plat:

<u>C8s-72-311</u>	<u>P. Del Bosque Subdivision</u> <u>Old Austin-Manchaca Road</u>
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SHORT FORMS--FILED AND CONSIDERED--contd.

The staff reported that the following short form subdivision has not been before the Committee in the past and recommend that it be accepted for filing and disapproved pending compliance with departmental requirements and also recommend disapproval of granting a variance on lot depth. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to GRANT a variance on lot depth for the following short form plat:

C8s-73-065 Resub. 1.42 Ac. of Lot 5, Z. T. Bundy Subdivision
Manchaca Road & Fleetwood Drive

The staff reported that the following three (3) short form subdivisions have not been before the Committee in the past and recommend that they be postponed due to a letter of variance be required. The Committee unanimously

VOTED: To POSTPONE the following three (3) short form subdivisions due to a letter of variance.

C8s-73-070 The Betania Baptist Church Addition
Tillery Street
C8s-73-073 Resub. Lot 2, Blk. 'C', Cherico Subdivision
Neal Street off Cherico Street
C8s-73-076 Obenhaus Subdivision
U.S. Hwy. 183

The staff reported that the following short form subdivision has been heard in the past by the Committee and recommends the request for withdrawal be granted. The Committee unanimously

VOTED: To WITHDRAW the following short form subdivision plat:

C8s-72-392 Bobby Hudson Addition
W. Annie Street & South Congress

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Room, Municipal Building.

Present

Buford Stewart, Chairman

William Milstead

Jean Mather (Mrs. Mather had to leave the meeting around 7:00 P.M.)

Bob Bobbit

C. W. Hetherly (Mr. Hetherly had to leave the meeting around 6:00 P.M.)

The meeting was adjourned at 7:30 P.M.