

SUBDIVISION COMMITTEE
Regular Meeting -- October 2, 1967

689

PRELIMINARY PLANS

C8-67-27 Star Hill Addition
Stratford Drive and Elgin Avenue

The staff reported that this subdivision, located on Stratford Drive and Elgin Avenue, is classified as urban and consists of 5.9 acres with 10 lots, the average lot size being 100' x 120'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer available. Show existing sewer main and easement and tie to lot corners. A fine line will be required in proposed apartment area. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Part of Lot 8 is subject to flooding. Show existing pipe in Stratford Drive. Additional easement required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Show building lines on plan.
2. Round returns at neck of cul-de-sac.
3. Use of Elgin at access in subject to approval by the Director of Public Works.
4. Approval of this plan does not constitute approval of zoning required for the proposed apartment tract. Zoning change is required.
5. Owner should comply with deed restrictions on use and on lot frontage.
6. Compliance with departmental reports.

The Committee then

VOTED: To DISAPPROVE the preliminary plan of STAR HILL ADDITION.

C8-67-62 Valle San Jose
F. M. 812 and F. M. 973

The staff reported that this subdivision is residential and is classified as suburban. It is located on F. M. Roads 812 and 973 and consists of 147.11 acres, with 31 lots, the average lot size being three acres.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Portion of subdivision required to be annexed to W. D. No. 12 for water service. Sanitary sewer not available. |
| 2. Electric Department | - Outside City service area. |

C8-67-62 Valle San Jose--contd.

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|---------------------------|--------------------------------|
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Variance required on length of Carlin Drive. Recommend variance be granted as provision is being made for continuation of the street.
2. Variance required in length of all blocks.
3. Round corners of street intersections.
4. Show building lines on plan.
5. Compliance with departmental reports.

The Committee then

VOTED: To DISAPPROVE the preliminary plan of VALLE SAN JOSE.

C8-67-63 Perkins Trails
Lansing Drive and Brighton Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Lansing Drive and Brighton Road and consists of 5 acres with 22 lots, the average lot size being 60' x 120'.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. Sanitary sewer approach main required to serve Lots 9-12. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Show existing pipe north of Randy Circle. Drainage easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Suggest modification of Lots 13-19 to provide more usable building sites.
2. Reduce radius of cul-de-sac to 50 feet.
3. Show 15 foot building lines from side streets for all corner lots instead of the 25 foot shown to provide more usable building sites for these lots.
4. Annexation required.
5. Compliance with departmental reports.

The Committee then

VOTED: To APPROVE the preliminary plan of PERKINS TRAILS, subject to the above conditions.

C8-67-64 Angus Valley No. 7
West Cow Path

The staff reported that this subdivision is industrial and is classified as suburban. It is located on West Cow Path and consists of one tract of 4.96 acres.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Water and Sewer Department | - Water available from W.C. & I.D. NO. 1. Annexation to the district required for service. Sewer not available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Show any existing storm sewer. Drainage easement width as shown will require further study. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. The two-acre tract south of Tract A required to be included in final plat, with provision for an 80 foot R.O.W. on West Duval Road from West Cow Path to U. S. 183.
2. A right-of-way of 80 feet is required for West Cow Path from West Duval Road to Bull Run.
3. Deed restrictions proposed on adjoining tract to the west must also apply to the property in this subdivision.
4. Show building lines on plan.
5. Compliance with departmental reports.

The Committee then

VOTED: To APPROVE the preliminary plan of ANGUS VALLEY NO. 7, subject to the above conditions.

C8-67-65 Balcones - Hillside
Balcones Drive and Oakside Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Balcones Drive and Oakside Drive and consists of 11 acres with 37 lots, the average lot size being 75' x 115'.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Lots facing Balcones Drive can be served from existing main in Balcones Drive, which is on the North Austin water system. Water approach main approximately 1600 feet in length required for remainder of lots which will have to be on the 1020 elevation level. Sewer approach main required |
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C8-67-65 Balcones - Hillside--contd.

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|--|---|
| 1. Water and Sewer Department--contd.- | for sewer service. Annexation required for service. Request new R.O.W. line for MoPac Boulevard be shown. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Plat complies. |
| 4. Telephone Company | - Not Present. |
| 5. Public Works | - Not Present. |

Planning Department comments are as follows:

1. Additional right-of-way required for MoPac Boulevard.
2. Full right-of-way for street at north side of subdivision required at time of final platting.
3. Show all street names.
4. Cul-de-sac required at west end of Oakside Drive
5. Recommend plan be revised as indicated on department plat review print.
6. Compliance with departmental reports.

The Committee then

VOTED: To DISAPPROVE the preliminary plan of BALCONES - HILLSIDE, due to the problems of street construction as related to topographic conditions on the site, and therefore asked the developer to submit a revised plan.

C8-67-66 Coronado Hills

U. S. Highway 290 and Cameron Road

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on U. S. Highway 290 and Cameron Road, and consists of 131.11 acres with 335 lots, the average lot size being 70' x 130'.

The staff reviewed the following departmental comments:

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|---------------------------|---|
| 1. Water and Sewer | - Water and sewer available. Water lines easements needed across Butter-milk Creek. |
| 2. Electric Department | - Additional easements and lot line changes required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Cul-de-sac required at south end of Holmes Drive. Recommend that cul-de-sac be provided.
2. Recommend Embury Drive and Grosvenor Drive be shifted easterly to provide a greater off-set between Grosvenor Drive and Glenchester Drive.

C8-67-66 Coronado Hills--contd.

3. Recommend that Fulton Drive and Cheeves Circle line up at Wycliff Drive.
4. Recommend that Lots 1 & 2, Block G be increased in depth.
5. Additional right-of-way required on Cameron Road based on Highway Department plans.
6. Full right-of-way for Berkman Drive required at time of final platting.
7. New location of school site must be approved by the schools.
8. 15 foot building lines required from side street for all corner lots.
9. Variance required in length of Block H.
10. Annexation required.
11. Compliance with departmental reports.
12. Additional right-of-way for U. S. 290 based on highway plans.

The Committee then

VOTED: To APPROVE the preliminary plan of CORONADO HILLS, subject to the above conditions.

C8-67-67 Johnston Terrace, Section 2
 Lotus Lane, Thrugood Avenue, Arthur Stiles Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Lotus Lane, Thrugood Avenue and Arthur Stiles Road, and consists of 16.25 acres with 72 lots, the average lot size being 60' x 125'.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer available. Easements required for sewer. |
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department | - Easement widths required further study. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Cul-de-sac required at west end of Lotus Lane.
2. Recommend slight modification of plan in vicinity of Thrugood Avenue and Lotus Lane to provide more usable building sites for Lots 12-18, Block C.
3. Recommend line between Lots 6 and 7, Block E be shifted into Lot 6 to provide a better building site for Lot 7.
4. Lot 23, Block E, does not comply with Ordinance requirements for width on corner lots.
5. Annexation required.
6. Compliance with departmental reports.

The Committee then

VOTED: To REFER TO THE PLANNING COMMISSION the preliminary plat of

C8-67-67 Johnston Terrace--contd.

JOHNSTON TERRACE, section 2.

C8-67-68 Westover Hills Club Estates
Hyridge Drive and Westover Club Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Hyridge Drive and Westover Club Road, and consists of 7 acres with 14 lots, the average lot size being 70' x 120'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - Water is available. Subdivision is in Bull Creek drainage area and a lift station will be required for sewer service. None of these lots can be served by gravity sewer into existing mains. Request schematic layout of area to the west so that a location for the lift station can be determined that will serve the largest area possible. |
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department | - Drainage easement required northwest of Westover Club Drive. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Need schematic plan on property to the west.
2. Annexation required.
3. Compliance with departmental reports.

The Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS CLUB ESTATES, subject to the above conditions.

C8-67-69 Highland Hills Northwest - Section 5
Running Rope and Lamplight Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Running Rope and Lamplight Lane, and consists of 15.4 acres with 48 lots, the average lot size being 85' x 125'.

The staff reviewed the following departmental comments:

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|-------------------------------|----------------------------------|
| 1. Water and Sewer Department | - Water and sewer available. |
| 2. Electric Department | - Additional easements required. |

C8-67-69 Highland Hills Northwest - Section 5

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|---------------------------|--|
| 3. Storm Sewer Department | - Drainage easement may be required along the north side of lots 142-148 and beyond. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Recommend Running Rope be extended to east line of subdivision to eventually tie into a proposed collection street just east of subdivision.
2. 15 foot building lines required from side street on all corner lots.
3. Variance required on width of Lot 148 at front line and at building line. Recommend variance not be granted. (Violation of Zoning Ordinance).
4. Annexation required.
5. Compliance with departmental reports.

The Committee then

VOTED: To POSTPONE FOR 30 days the preliminary plan of HIGHLAND HILLS NORTHWEST - Section 5.

C8-67-70 Highland Hills, Section 9 - Phase 2
Shadow Mountain Drive and Indian Cove

The staff reported that this subdivision is residential and is classified as urban. It is located on Shadow Mountain Drive and Indian Cove, and consists of 28.2 acres with 65 lots, the average lot size being 80' x 140'.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer available. |
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department | - Show existing storm sewer in Highland Hills Drive. Drainage easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Cul-de-sac required at west end of Shadow Mountain Drive and at north end of Laurel Valley Lane.
2. Area west of lot 38 required to be included in plan.
3. Show name for stub street adjoining lot 38.
4. Variance required on block length. Recommend variance be granted based on topography.
5. Annexation required.
6. Compliance with departmental reports.

C8-67-70 Highland Hills, Section 9 - Phase 2

The Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
HIGHLAND HILLS, Section 9, Phase 2.

C8-67-71 Balcones Village, Section 2
U. S. 183 and Spicewood

The staff reported that this subdivision is residential and is classified as suburban. It is located on U. S. 183 and Spicewood, and consists of 25.3 acres, with 53 lots, the average lot size being 100' x 140'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - Water available from W. D. No. 1. Annexation to district required for service. Sanitary sewer not available. |
| 2. Electric Department | - Outside City service area. |
| 3. Storm Sewer Department | - Drainage easement required between Lots 12 and 13, and between Lots 11 and 14 and through Lot 35 and a portion of Lot 5. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Variance required on all block lengths. Recommend variance be granted based on topography, low density and type of subdivision.
2. 15 foot building lines required from side streets for all corner lots.
3. Compliance with departmental reports.

The Committee then

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section 2, subject to the above conditions and granting a variance on the block lengths.

C8-67-75 Community of Fairview
Ramble Lane and Hartwood Drive

The staff reported that this subdivision is commercial and residential and is classified as urban. It is located on Ramble Lane and Hartwood Drive, and consists of 162 lots, the average lot size being 65' x 125'.

The staff reviewed the following departmental comments:

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|-------------------------------|------------------------------|
| 1. Water and Sewer Department | - Water and sewer available. |
|-------------------------------|------------------------------|

C8-67-75 Community of Fairview--contd.

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|---------------------------|--|
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department | - Show existing bridges. Additional easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Variance required on length of Block A. Recommend variance be granted based on topography.
2. Recommend Block F be platted for residential use.
3. Recommend commercial area be limited to Congress Avenue frontage.
4. Show name of stub street between Block F & O.
5. All front setback lines required to be 25 feet and all side street setback lines required to be 15 feet.
6. Show proposed use of that portion of Lot 40 north of Williamson Creek.
7. Lots subject to flooding cannot be approved in final form until filled.
8. Approval of this plan does not constitute approval of zoning required for proposed apartment and commercial tract.
9. Annexation required.
10. Compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of COMMUNITY OF FAIRVIEW, subject to the above conditions.

C8-67-76 Westover Hills - Section 4
Hyridge Drive and Bainesridge Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Hyridge Drive and Bainesridge Drive, and consists of 97 lots with the average lot size being 90' x 125'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - Water and sewer available. |
| 2. Electric Department | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer Department | - Show existing storm sewer in Mesa Drive. Drainage easements are required in Blocks A and D. Additional contour lines should be provided. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works | - Not represented. |

Planning Department comments are as follows:

C8-67-76 Westover Hills, Section 4--contd.

1. Recommend plan be modified to eliminate lots fronting onto Mesa Drive.
2. Contour lines not more than 100 horizontal feet apart are required.
3. Cul-de-sac required at south end of Greenflint Lane.
4. Full right-of-way (90feet) for Mesa Drive required at time of final platting.
5. Annexation required.
6. Compliance with departmental reports.

The Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of WESTOVER HILLS, Section 4.

C8-67-77 Allandale Estates - Revised

U. S. Highway 183 and International and Greater Northern Railway

The staff reported that this subdivision is residential, industrial and commercial and is classified as urban. It is located on U. S. Highway 183 and International and Greater Northern Railway and consists of 137.22 acres with 502 lots, the average lot size being 70' x 120'.

The staff reported that no departmental reports were received, since the departments have not reviewed this revision.

Planning Department comments are as follows:

1. Recommend modification of plan in vicinity of Mossrock Drive and Millway Drive.
2. Annexation required.
3. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To REFER TO THE PLANNING COMMISSION the preliminary plan of ALLANDALE ESTATES, Revised.

SHORT FORM PLATS - FILED

C8s-67-147 Pipers Place

Avenue A and West 46th Street

The staff reported that this subdivision had complied with all requirements except for the showing of the volume and page in the dedication and explained that a variance was required on the width of 46th Street. The staff recommended that the variance be granted due to the fact that the owner is dedicating his portion of the widening to bring 46th Street up to a standard width and recommended disapproval pending the showing of the volume and page and the dedication. After further consideration the Committee

VOTED: To DISAPPROVE the short form plat of PIPERS PLACE, pending the showing of the volume and page and the dedication, granting

C8s-67-147 Pipers Place--contd.

a variance on the width of West 46th Street.

C8s-67-146 Houston Street Subdivision - Resub. Lot 5
Houston Street and North Lamar Boulevard

The staff reported that this is the first appearance of this short form plat before the Committee and recommended that it be accepted for filing.

The Committee then

VOTED: To ACCEPT FOR FILING the short form plat of HOUSTON STREET
SUBDIVISION - Resub. Lot 5.

C8s-67-149 Westfield "A" Resub. Lot 4, Block 6
Enfield Road and Elton Lane

The staff recommended that this short form plat be rejected for filing as the tracing has not been returned.

The Committee then

VOTED: To REJECT FOR FILING the short form plat of WESTFIELD "A" RESUB.
LOT 4, Block 6.

C8s-67-150 Townlake Plaza Block C
Arena Drive and Town Creek Drive

The staff reported that this is the first appearance of this short form plat and that a zoning change and provision for right-of-way are required. Departmental reports should be complied with.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of
TOWNLAKE PLAZA Block C, pending compliance with departmental
reports, and zoning change and provision for right-of-way

C8s-67-128 McKalla Addition
McKalla Drive and Rutland Drive

The staff reported that this is the first appearance of this short form plat and all departmental reports are lacking.

The Committee then

VOTED: To DISAPPROVE the short form plat of MCKALLA ADDITION, pending
completion of departmental reports.

The staff reported that the following final plat had complied with all requirements and polled the individual members of the Subdivision Committee for their approval.

The four members present gave their individual votes of approval, but to receive final approval requires a majority of the members of the Planning Commission, (5). After telephone poll of the fifth member of the Planning Commission giving approval the Commission by poll approved the subdivision plats of:

C8s-67-37 Oak Ridge Section 1
U. S. Highway 81 and Little Oak Drive

ADMINISTRATIVE APPROVAL

The staff reported that three short form plats have received administrative approval under the Commissions rules.

The Committee then

VOTED: To ACCEPT the staff report and record in the minutes of this meeting the administrative approval of the following short form plats:

C8s-67-148 Holiday Heights Section 1 Resub.
Twin Crest Drive and St. John's Avenue

C8s-66-112 Ridgeview West Resub.
Ridgeview Street

C8s-67-142 Westgate Square - Resub. Lots 4, 5, 6
Winding Trail