

SUBDIVISION COMMITTEE

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Regular Meeting -- August 5, 1968

PRELIMINARY PLANS

C8-68-68 La Hacienda Estates, Section 2
Hudson Bend Road and Beacon Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Hudson Bend Road and Beacon Drive and consists of 87.42 acres with 70 lots, the average lot size being 175 feet by 300 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer service not available from City of Austin.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Additional easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Show existing right-of-way of abutting streets.
2. Recommend Hudson Bend Road be widened to 70 feet and Beacon Drive widened to 60 feet to serve as collector streets.
3. Variance required on all block lengths. Recommend variances be granted due to development of adjoining properties, topography and size of lots.
4. Recommend a 25 foot setback line be provided from both streets on all corner lots.
5. Easement for L.C.R.A. power line must be approved by L.C.R.A.
6. Variance required on length of Phillips Circle. Recommend variance be granted due to development of adjoining property and lot size.
7. Compliance with department requirements.
8. A no-occupancy restriction will be required on the final plat due to the fact that water from a public source is not available.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LA HACIENDA ESTATES, Section 2, subject to the conditions listed above and granting a variances on the block lengths and on the length of Phillips Circle.

U. S. Highway 183 and Interstate Highway 35

The staff reported that this subdivision is commercial and is classified as urban. It is located on U. S. Highway 183 and Interstate Highway 35 and consists of 32.835 acres with 6 lots, the average lot size varying.

The staff reviewed the following department comments:

1. Water and Sewer Department - Water and sewer are available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Variance required on length of Chevy Chase Drive.
2. Variance required on radius of Chevy Chase Drive at south end.
3. Zoning change required on Lot F and a portion of Lot A for uses proposed.
4. The triangular tract adjoining Lot D, owned by John Byram is required to be included on the final plat.
5. Proposed esplanade in Chevy Chase Drive must be approved by the Director of Public Works.
6. Compliance with departmental comments.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CHEVY CHASE CENTER/AUSTIN, subject to the conditions listed above and granting a variance on length of Chevy Chase Drive and on radius of Chevy Chase Drive at south end.

Springdale Road and East 51st Street

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Springdale Road and East 51st Street and consists of 10.33 acres with 17 lots, the average lot size being 80 feet by 125 feet.

The staff reviewed the following departmental comments:

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

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C8-68-70 Creekside Terrace--contd.

2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Restriction should be placed on final plat to prevent building on the front portion of Lot 15 between the street and the creek.
2. All costs for driveway access across the creek to Lot 15 will be the responsibility of the owner of such lot.
3. Zoning change required from "LR" Local Retail to "B" Residence for all lots proposed for apartment use.
4. Full right-of-way (90 feet) required for East 51st Street prior to platting commercial Lot 1.
5. Round neck of cul-de-sac at end of Creekside Lane.
6. Cul-de-sacs required to have 60 foot radii.
7. Compliance with departmental comments.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CREEKSIDE TERRACE,
subject to the conditions listed above.

C8-68-72 Turtle Creek Estates
Turtle Creek Boulevard and South First Street

The staff reported that this subdivision is residential and is classified as urban. It is located on Turtle Creek Boulevard and South First Street and consists of 27.36 acres with 100 lots, the average lot size being 60 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

C8-68-72 Turtle Creek Estates--contd.

Planning Department comments are as follows:

1. Playground area required to be platted as a part of a lot to provide frontage on a street.
2. Recommend modification of the intersection of Nancy Drive and Lazy Day Drive.
3. Recommend that Turtle Creek Boulevard line up with Flournoy Drive at South First Street and lot lines be adjusted accordingly.
4. Variance required on no provision for cul-de-sac at west end of Lazy Day Drive. Recommend variance be granted as only one lot will require access beyond the intersection of Nancy Drive.
5. Annexation required.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TURTLE CREEK ESTATES, subject to the conditions listed above and granting a variance on no provision for cul-de-sac at west end of Lazy Day Drive.

C8-68-73 North Creek
North Creek Drive and East Rundberg Lane

The staff reported that this subdivision is residential and is classified as urban. It is located on North Creek Drive and East Rundberg Lane and consists of 10 acres with 58 lots, the average lot size being 52 feet by 112 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water is available. Approach main required for sanitary sewer. Annexation required for service. Show elevation or contour lines. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Additional right-of-way required for Rundberg Lane (20 feet).

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C8-68-73 North Creek--contd.

2. Lot lines required to be adjusted after right-of-way for Rundberg Lane is provided.
3. Recommend Road Runner Trail be shifted one lot to the north to eliminate necessity for variance on length of cul-de-ac.
4. Show contour elevations.
5. Annexation required.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTH CREEK, subject to the conditions listed above.

C8-68-74 South Creek
Quail Creek Drive and Fox Creek Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Quail Creek and Fox Creek and consists of 70.99 acres with 260 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following department comments:

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| 1. Water and Sewer Department | - Water is available from Water District #5. Approach mains required for sanitary sewer. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Additional right-of-way required for North Bluff Drive (Chunn Lane) - 60 feet from the centerline of existing right-of-way.
2. Additional right-of-way required for Old Lockhart Highway (Bluff Springs Road) - 45 feet from the centerline of existing right-of-way.
3. Recommend that Elm Creek Drive and Quail Creek Drive be widened to 60 feet to serve the area as collector streets.
4. Variance required on length of Blocks A and D.

C8-68-74 South Creek--contd.

5. Recommend disapproval of the proposed commercial and apartment tract pending annexation and zoning.
6. The streets connecting Bluff Springs Subdivision do not conform to the preliminary plan for that subdivision.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTH CREEK, subject to the conditions listed above and granting a variance on length of Blocks A and D.

C8-68-75 High Chaparral
William Cannon Drive

The staff reported that this subdivision is duplex, residential and commercial and is classified as urban. It is located on William Cannon Drive and consists of 92.03 acres with 334 lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water is available from City owned Water District #5. Sanitary sewer will be available to this tract except for the northwest corner on the north side of William Cannon Drive when mains are completed to serve the area east of Manchaca Road and Mimosa Manor. (App. 6-8 months). Approach main required to serve the northwest corner. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Recommend modification of plan as agreed to by the owners, engineers and Planning Department staff, as related to the Outer Loop-Proposed 120 feet primary thoroughfare in the Austin Development Plan.
2. Recommend disapproval of those tracts which propose commercial and apartments pending annexation and zoning.

C8-68-75 High Chaparral--contd.

3. Variance required on length of Blocks 3 and 8. Recommend variance be granted as adequate circulation is being provided.
4. Recommend that Cochise Drive be made a 60 foot collector street southerly to William Cannon Drive.
5. Recommend the curves along Cochis Drive at El Lobo Lane and Blu Lane and those along Blu Lane at Manoito Lane and Montoya Drive be straightened.
6. Full right-of-way of 120 feet required for the primary thoroughfare along the north boundary of the subdivision.
7. Reduce radii on intersections to the standard 15 foot to allow for standard controlled paved intersection.
8. Recommend that the stub portion of Lilac Lane abutting Lots 9 and 10, Block 2 be vacated if all affected property owners are agreeable. This would be required prior to final platting of the affected lots in this subdivision.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGH CHAPARRAL, subject to the conditions listed above, granting a variance on length of Blks. 3 and 8.

C8-68-79 Coronado Hills Revision Phase "A"
Cameron Road and Coronado Hills Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Cameron Road and Coronado Hills Drive and consists of 29.5 acres with 33 lots, the average lot size being 80 feet by 120 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available.
Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Cameron Road alignment must correspond to that established by the Highway Department.

C8-68-79 Coronado Hills Revision Phase "A"--contd.

2. Full right-of-way for Coronado Hills Drive (70 feet) and Berkman Drive (60 feet) required at time of final platting.
3. Recommend disapproval of the areas indicated for commercial, apartments and fourplex pending annexation and zoning.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CORONADO HILLS REVISION PHASE "A", subject to the conditions listed above.

C8-68-46 Northwest Hills, Section 12
Greystone Drive and Rockcliff Drive

The staff reported that there has been a request to change the name of this preliminary plan to Northwest Hills, Northwest Oaks Addition and recommended that this be approved.

After further discussion, the Committee then

VOTED: To APPROVE the name change of NORTHWEST HILLS, Section 12 to NORTHWEST HILLS, NORTHWEST OAKS ADDITION.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that all departmental reports have not been completed and recommended that the following short form plats be accepted for filing only. The Committee then

VOTED: To ACCEPT for filing the following short form plats:

C8s-68-131 Harvey Subdivision
Airport Boulevard and Oak Springs Drive
C8s-68-132 Green Acres Resub.
Burnet Road and Pegram Avenue
C8s-68-133 Southwest Christian Subdivision
Ben White Boulevard and Banister Lane
C8s-68-134 Lake Ridge Estates, Section 4
Lisa Drive and Lake Ridge Drive
C8s-68-125 Eilers Avenue Addition
East 45th Street and Eilers Avenue
C8s-68-114 Mayfield Public Freight Tracks
Burnet Road and Highway 183

SHORT FORM PLATS - FILED AND CONSIDERED---contd.

The staff reported that all departmental reports have been received and recommended that the following short form plats be approved. The Committee then

VOTED: To APPROVE the following short form plats:

C8s-68-128 B. M. Hickman Subdivision
 Wheless Lane
C8s-68-129 Engstrom Subdivision
 Duval Street and 38th Street
C8s-68-130 Resub. of Brownleif Estates
 Wynne Lane
C8s-67-73 McKinley Black Subdivision
 East 12th Street and East 13th Street
C8s-68-120 Silverton Center Resub., Lot 2
 Pampa and Airport Boulevard

C8s-68-110 Second Kealing Subdivision
 Angelina Street

The staff recommended disapproval of this short form plat pending required fiscal arrangements. The Committee then

VOTED: To DISAPPROVE the short form plat of SECOND KEALING SUBDIVISION, pending required fiscal arrangements.

C8s-68-127 Brown Distributing Company
 Chicon Street and East 5th Street

The staff recommended disapproval of this short form plat pending 10 foot additional right-of-way required on Chicon Street and East 4th Street. The Committee then

VOTED: To DISAPPROVE the short form plat of BROWN DISTRIBUTING COMPANY, pending 10 foot additional right-of-way required on Chicon Street and East 4th Street.

C8s-68-126 Brown Lane Subdivision
 Brown Lane north of Duncan Lane

The staff recommended approval of this short form plat granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To APPROVE the short form plat of BROWN LANE SUBDIVISION, granting a variance on the signature requirement of the adjoining property owner.

SUBDIVISION APPROVAL BY TELEPHONE POLL

The staff reported that the following subdivisions were considered by telephone poll, and that a majority of the Commission had

VOTED: To APPROVE the following final plats:

<u>C8-68-40</u>	<u>Greenleaf Estates</u>
	Dittmar Lane and Wynne Lane
<u>C8-68-14</u>	<u>Greenwood Hills, Section 5</u>
	Suburban Drive
<u>C8-68-60</u>	<u>Northwest Hills, Mesa Oaks Phase 4-B</u>
	Greystone and Rockcliff Drive
<u>C8-68-59</u>	<u>Allandale North, Section 6</u>
	Pompton Drive
<u>C8-68-58</u>	<u>Allandale North, Section 7</u>
	Pompton Drive
<u>C8-68-53</u>	<u>Northwest Hills, Mesa Oaks Phase 5-A</u>
	West Rim and Burney Drive
<u>C8-68-65</u>	<u>Colorado Hills Estates, Section 4</u>
	Briar Hill Drive and Woodland Avenue
<u>C8-67-81</u>	<u>The Bluffs of University Hills, Section 1</u>
	Loyola Lane and Manor Road
<u>C8-68-10</u>	<u>The Bluffs of University Hills, Section 2</u>
	Loyola Lane and Ashland Circle