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SUBDIVISION COMMITTEE
Regular Meeting -- September 30, 1968

PRELIMINARY PLANS

C8-68-5 Garden Villa Estates
 Garden Villa Lane and Audrey Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Garden Villa Lane and Audrey Drive and consists of 6.9 acres with 30 lots, the average lot size being 55' x 115'.

The staff reviewed the following departmental comments:

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

Planning Department comments are as follows:

1. Recommend Garden Villa Court be extended to the north line of the subdivision to provide for possible future extension.

Mr. Foxworth stated that the department had a revision of the plan which extends both cul-de-sacs, affording the subdivider one more lot on each cul-de-sac. Though the department was asking that only Garden Villa Court be extended, they had no objection to the extension of both.

2. Additional right-of-way required for Garden Villa Lane and South 2nd Street.
3. Lots 19 and 20 required to be platted as one lot unless property trade with K. C. Reed can be accomplished prior to or in connection with the final plat.

Mr. Foxworth stated that Mr. Bryant had gotten an agreement with Mr. Reed for the property trade and that this was acceptable.

4. 15-foot building lines required from the side street on all corner lots.
5. Compliance with departmental requirements.

Mr. Foxworth advised the Committee that the staff recommends approval of the revised plan subject to the above requirements.

C8-68-5 Garden Villa Estates -- contd.

After further discussion, the Committee

VOTED: To APPROVE the revised plan, subject to the conditions outlined above.

C8-68-89 Lakeridge Estates, Section 4
Lakeridge Drive and Lisa Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lakeridge Drive and Lisa Drive and consists of 21.54 acres with 42 lots, the average lot size being 100' x 205'.

The staff reviewed the following departmental comments:

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|--------------------------------------|---|
| 1. Water and Sewer Departments | - Water and sewer are not available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements may be required. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. Variance required on no cul-de-sac provision at the east end of Cedar Ridge Drive and Falcon Ridge Drive.

Mr. Foxworth pointed out that there would be two lots on one side instead of one, thereby the need for the variance. However, Mr. Dempsey does own the lots to the east and this is an old subdivision which he is attempting to resubdivide. Mr. Dempsey pointed out that it has been subdivided and the roads which have been cut will shortly be dedicated.

2. Show building lines on plan.
3. Round corners of all intersections.
4. A no-occupancy restriction is required on the final plat pertaining to Health Department approval of water supply and septic tanks.

Mr. Dempsey stated that the subdivision is in the water district which serves that Austin Lake Estates but is not in the City of Austin. However, it was brought out that a no-occupancy restriction would still be required.

5. Schematic plan required on property to the east of this subdivision.
6. Compliance with departmental requirements.

C8-68-89 Lakeridge Estates, Section 4 -- contd.

7. Vacation of street along south boundary of subdivision required by Commissioners Court prior to final approval.

Mr. Foxworth advised the Committee that the staff recommends approval of this preliminary, subject to the above requirements. After further discussion the Committee

VOTED: To APPROVE the preliminary plan of LAKE RIDGE ESTATES, SECTION 4, subject to the conditions outlined above.

C8-68-91 Phillips Mobile Home Estates
Doss Road, West of Hudson Bend Road

The staff reported that this subdivision is for mobile homes and is classified as suburban. It is located on Doss Road, west of Hudson Bend Road and consists of 6.61 acres with 17 lots, the average lot size being 80' x 150'.

The staff reviewed the following departmental comments:

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

Planning Department comments are as follows:

1. Suggest lots 1, 2, 3, 10, and 11 be re-arranged to delete one lot.

Mr. Foxworth stated that to keep within the subdivision ordinance, the department would like to have one lot deleted and have four lots instead of five. The applicant stated that this would be acceptable.

2. Show building lines on plan.
3. Round corner of intersection at the Southwest corner of the subdivision.
4. A no-occupancy restriction is required on the final plat pertaining to Health Department approval of water supply and septic tanks.
5. Compliance with departmental requirements.

C8-68-91 Phillips Mobile Home Estates -- contd.

Mr. Foxworth advised the Committee that the staff recommends approval of this preliminary, subject to the departmental requirements. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of PHILLIPS MOBILE HOME ESTATES, subject to the conditions outlined above.

C8-68-92 Northwest Hills, Section 14
North Hills Drive and Hart Lane

The staff reported that this subdivision is for apartments and is classified as urban. It is located on North Hills Drive and Hart Lane and consists of 17 acres with 32 lots, the average lot size being 100' x 120'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
Annexation required for service.

Mr. Foxworth pointed out that the area south of Thorncliffe Drive, not being in the City, would have to be annexed.

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

Planning Department comments are as follows:

1. Variance required on the length of Turnin Cove.

Mr. Foxworth recommended that the variance to the cul-de-sac be granted if such restriction is provided that all access be from the cul-de-sac.

Mr. Barrow, owner, stated this would be provided.

2. Recommend a restriction be placed on the final plat prohibiting access from North Hills Drive for lots 19 and 20, block A.
3. Show building lines on all lots.
4. Annexation required on a portion of the subdivision.
5. That portion of Thorncliffe Drive located between lot 2 and lot 6, block A is required to be included in the final plat containing lots 3, 4, and 5, block A.
6. Recommend that lots 10-15, block H, lot 1, block J, and lots 3-11, block A be restricted on the final plat to not more than duplex use,

C8-68-92 Northwest Hills, Section 14 -- contd.

and recommend that the "BB" zoning established on lots 6-11, block A be reverted to "A" Residence.

7. Recommend that lot 1, block J be redesigned to accomodate two duplex lots only.
8. Recommend that the lines between lots 18, 19, and 20, block A. be straightened to provide a width at the building line more comparable to the other lots in the subdivision.
9. Recommend that the radii at the intersection of Thorncliffe Drive and Hart Lane be reduced to 20 feet.

Mr. Foxworth stated that this recommendation was based on traffic-transportation recommendations for proper control of traffic for a standard paved intersection.

10. Property trade with Bradfield-Cummins required prior to final platting of Block H.
11. Show complete boundary survey in relation to the subdivision and the Bradfield-Cummins property.
12. Compliance with departmental requirements.

Mr. Barrow stated that in order not to delay action, he wanted approval for the section that was in the city and leave out the southern portion which would have to be annexed.

Mr. Foxworth pointed out that lots 3, 4, and 5 would have to be annexed and the portion of Thorncliffe Drive in front of these lots would have to be dedicated.

Mr. Foxworth then recommended approval of this preliminary down to and including Thorncliffe Drive. As a result, conditions 6, 7, 10, and 11 would not be considered. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, SECTION 14, subject to the conditions outlined above, excluding 6, 7, 10, and 11.

C8-68-93 Northwest Hills, Mesa Oaks, Phase 5, Revision
Mesa Drive, south of Spicewood Springs Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Mesa Drive, south of Spicewood Springs Road and consists of 74 acres with 201 lots, the average lot size being 85' x 120'.

C8-68-93 Northwest Hills, Mesa Oaks, Phase 5, Revision -- contd.

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 - Not represented.

Planning Department comments are as follows:

1. An additional filing fee is required on the area not included in the original plan.

Mr. Foxworth stated that the area along and east of Mesa Drive was being considered at this time and that the area west had already been approved.

2. Schematic plan required on property to the north and east of this subdivision.

Mr. Foxworth pointed out that one of the main concerns of the department was the relocation of Myrick Drive. There was no objection as long as it was known where Myrick Drive is going to the east and to the west. The other concern was the shallowness of the lot on the west side of Mesa Drive. Although it did meet the requirements of the ordinance, the department felt it was undesirable because the lot was shallow (87 feet) and because the house would be facing Mesa Drive. However, Mr. Foxworth stated that because of the water line in Mesa Drive, the situation could not be changed.

Mr. Foxworth suggested that the construction of a 60-foot street across from Myrick Drive would make it possible for the house to face this street and not Mesa Drive.

3. Recommend postponement pending submission of schematic plan.

Mr. Foxworth stated that the schematic plan had been brought in, showing three possible extensions of Myrick Drive. One curves north into property not owned by Mr. Barrow, another swings south into Mr. Barrow's property, and the third splits the property line. There was no objection to any of these possibilities.

Mr. Foxworth advised the Committee that the staff recommends approval of this preliminary as long as the schematic plan of the unplatted property to the north and east was submitted within a few days.

C8-68-93 Northwest Hills, Mesa Oaks, Phase 5, Revision -- contd.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, MESA OAKS, PHASE 5, REVISION, subject to the submission of the schematic plan and payment of the filing fee, and subject to compliance with departmental requirements.

C8-68-94 Blue Hills Estates
Thomas Springs Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on Thomas Springs Road and consists of 99.26 acres with 25 lots, the average lot size being 3-6 acres.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available from Water District #14. Sanitary Sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easement required.
4. Public Works - Not represented.

Planning Department comments are as follows:

1. Recommend that the common line of lots 2, 3, and 4 be shifted westerly to coincide with drainage way and easement.

Mr. Foxworth stated that Mr. McDavid had agreed to this condition.

2. Variance required on length of both ends of Creek View Drive and Canyon View Drive. Recommended variance be granted as provision for extension of these streets is being made.
3. Additional right-of-way required to widen Thomas Springs Road to an ultimate width of 60 feet.
4. Compliance with departmental requirements.

Mr. Foxworth advised the committee that the staff recommends the approval of this preliminary as long as these conditions were met. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of BLUE HILLS ESTATE subject to the conditions outlined above.

C8-68-95 Cherry Creek IV & V
Stassney Lane and Manchaca Road

The staff reported that this subdivision is residential, apartment, and commercial and is classified as urban. It is located on Stassney Lane and Manchaca Road and consists of 73.36 acres with 199 lots, the average lot size being 75' x 120'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and Sewer are available. Lots on Gateshead Drive will require a sewer approach main. Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Plat complies.

Mr. Foxworth questioned this comment, particularly in regards to Horwick Circle.

4. Public Works - Not represented.

Planning Department comments are as follows:

1. Recommend disapproval of those portions of blocks G, H, and I, indicated for possible apartment and/or commercial use pending annexation and zoning.

Mr. Foxworth stated that the balance of the plan which is for residential use was acceptable and there was no particular objection to the apartment and commercial use at the intersection of Stassney Lane and Manchaca Road but under the new policy, the department could not recommend approval for apartment and commercial use until that area had been annexed and zoned.

2. Additional right-of-way required for Manchaca Road in block H.

Mr. Watts stated that this was an oversight.

3. Recommend that Horwick Circle be opened easterly out to Lewood Drive instead of Harwick Drive for reasons of drainage and sanitary sewer service.

Mr. Watts pointed out that the cul-de-sac planners had tried to minimize the effect of Stassney Lane by backing the least number of lots onto that thoroughfare. Also by the original plan, the five lots would have less influence on the lots across from them.

Mr. Stevens asked whether there would be a problem of availability of a sanitary sewer, but Mr. Watts replied that it would be served by the same sanitary sewer and that there would be 100 feet less sanitary sewer line.

C8-68-95 Cherry Creek IV & V -- contd.

Mr. Foxworth stated that if the owners were willing to pay the additional cost of the original plan and if they were able to take care of the drainage and sewer, the original plan would be acceptable.

4. Recommend lots 12 and 13, block E be rearranged to front onto Gateshead Circle instead of Buffalo Pass.

Mr. Foxworth stated that by doing so, the building relationship would be improved.

Mr. Watts pointed out that by either plan, the back of one house would be at the front of another and that the condition would not solve the problem. He also stated that the design of the subdivision was set because of the sewer lines.

The Committee members felt that this was no particular problem and should not be a condition of approval.

5. Schematic plan on balance of tract required further study.
6. Compliance with departmental requirements.

Mr. Foxworth advised the committee that the staff recommends approval of this preliminary, subject to all conditions except #3. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of CHERRY CREEK IV AND V, subject to all conditions outlined, except #3 and #4.

C8-68-97 Knollwood, Resubdivision Lots 10 and 11.
Forest Hills Drive

The staff reported that this subdivision is residential and is classified as Suburban. It is located on Forest Hills Drive and consists of 3.63 acres with 8 lots, the average lot size being 115' x 145'.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer Department | - Water is available from Water District #10. Sanitary Sewer not available. Show all Dimensions on water reservoir site. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Plat complies. |
| 4. Public Works | - Not represented. |

C8-68-97 Knollwood, Resubdivision Lots 10 and 11 -- contd.

Planning Department comments are as follows:

1. Show boundary survey along south lines of Forest Hills Drive.
2. Show building lines on plan.
3. Compliance with departmental requirements.
4. Obtain a written opinion from the City Attorney pertaining to the City's jurisdiction on action on this property.

Mr. Foxworth stated that this area was located outside of but surrounded by west Lake Hills and that only a verbal agreement had been made giving Austin Jurisdiction over this property.

Mr. Dempsey stated that the lots are below the minimum requirements of West Lake Hills, approval would be given because of running access to the water tower. The lots, however, are over the minimum requirements of the City of Austin.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of KNOLLWOOD, RESUBDIVISION OF LOTS 10 AND 11, subject to the conditions outlined above.

C8-68-98 Camelot, Section 2, Phase 2
Bee Caves Road at Loop 360

The staff reported that this subdivision is residential and is classified as urban. It is located on Bee Caves Road at Loop 360 and consists of 7.68 acres with 22 lots, the average lot size being 145' x 155'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer Department | - Water is available from Water District #10. Sanitary Sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easement required. |
| 4. Public Works | - Not represented. |

Planning Department comments are as follows:

1. The location of the intersection of Castle Ridge Road and Bee Cave Road in relation to Loop 360 is very undesirable. Location must be approved by the Highway Department.

C8-68-98 Camelot, Section 2, Phase 2 -- contd.

Mr. Foxworth stated that verbal agreement had been given but a written approval from the Highway Department was necessary.

2. The grade on Castle Ridge Road approaching Bee Cave Road is very undesirable.

Mr. Dempsey stated that he was working on it and had planned to fill up the draw so there would not be a grade problem.

3. Show building lines on plan.
4. Round the corners of street intersections.
5. Compliance with departmental requirements.
6. Written opinion from the City Attorney pertaining to the City's jurisdiction on action on this property.

Mr. Foxworth advised the Committee that the staff recommends approval of this preliminary, subject to the above conditions. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of CAMELOT, SECTION 2, PHASE 2, subject to the conditions outlined above.

SHORT FORM PLATS - FILED

The staff reported that no departmental reports have been received 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:

<u>C8s-68-159</u>	<u>Kretchmar Subdivision</u>
	North Bluff Drive
<u>C8s-68-161</u>	<u>Coronado Hills, Section 2-A</u>
	Coronado Hills Drive and Berkman
<u>C8s-68-163</u>	<u>Kruger Subdivision, Resubdivision Lot 1</u>
	Dessau Road
<u>C8s-68-164</u>	<u>Byram Addition, Resubdivision Lot 1</u>
	U. S. Highway 183

C8s-68-162 Slataper Addition, Section B
Oertli Lane and Georgian Drive

The staff reported that additional right-of-way was required on C8s-68-162.

C8s-68-162 Slataper Addition, Section B -- contd.

ADMINISTRATIVE APPROVAL

The staff reported that four short form plats had received administrative approval under the Commission's rules.

The Committee then

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

<u>C8s-68-153</u>	<u>Crockett Commercial Area</u>
	Stassney Lane and Manchaca Road
<u>C8s-68-158</u>	<u>Northcape, Section 1-Resubdivision</u>
	Hansford Drive and Collingworth
<u>C8s-68-160</u>	<u>Walnut Hills, Section 5-Resubdivision</u>
	Manor Road and Northeast Drive
<u>C8s-68-152</u>	<u>Leigh Addition</u>
	Pearce Road