

SUBDIVISION COMMITTEE

Regular Meeting - February 24, 1969

PRELIMINARY PLANS

C8-69-10 Westover Hills, Section 5
Mesa Drive and Steck Avenue

The staff reported that there has been a request for withdrawal of this preliminary plan and recommended that it be approved.

The Committee then

VOTED: To ACCEPT the withdrawal of the preliminary plan of
WESTOVER HILLS, Section 5.

C8-69-11 Kingsberry Park, Section 2
Lockwood Springs Road and Trappers Trail

The staff reported that this subdivision is residential and is classified as urban. It is located on Lockwood Springs Road and Trappers Trail and consists of 111.5 acres with 343 lots, the average lot size being 60 feet by 170 feet.

The staff reviewed the following departmental comments:

- | | |
|----------------------------|--|
| 1. Water and Sewer | - Water and sewer are not available from the City of Austin. |
| 2. Electric Department | - Beyond City of Austin service area. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easements required. |
| 5. Public Works Department | - Change name of one portion of Verna Street. Show adjoining ownership and contour basis. Street names subject to change. Subdivision boundary should exclude Lockwood Springs Road. |

Planning Department comments are as follows:

1. Recommend disapproval of plan pending revision to obtain approval by Health Department for individual wells and septic tanks, or until a public water supply or water distribution systems, approved by the Health Department are provided.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of KINGSBERRY PARK, Section 2, pending revision of plan to obtain approval by Health Department for individual wells and septic tanks, or until a public water supply or water distribution systems, approved by the Health Department are provided.

C8-69-12 South Meadows
Eberhart Lane and Bill Hughes Road

The staff reported that this subdivision is residential and fourplexes and is classified as urban. It is located on Eberhart Lane and Bill Hughes Road and consists of 5.2 acres with 23 lots, the average lot size being 60 feet by 125 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 Department | - Additional easements required. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Plat complies. |
| 5. Public Works Department | - OK. |

Planning Department comments are as follows:

1. Balance of Lots 1 and 9, Block 11, Sunnyvale required to be included in final plat. The staff questions the adequacy of a building site for the balance of Lot 1 and the balance of Lot 9 is substandard unless joined to Lot 10.
2. Vacation of excess portion of cul-de-sac required prior to final approval.
3. Lots 1-4 and 20-21 cannot be used for fourplexes as indicated until annexed and zoned, and the approval of this plan does not constitute approval of the zoning required for such uses.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTH MEADOWS, subject to the conditions listed above.

C8-69-13 Sefcik Subdivision, Section 2
East 51st Street

The staff reported that this subdivision is residential and apartments and is classified as urban. It is located on East 51st Street and consists of 11.2 acres with 10 lots,

The staff reviewed the following department comments:

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|-------------------------------|----------------------------------|
| 1. Water and Sewer Department | - Water and sewer are available. |
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C8-69-13 Sefcik Subdivision, Section 2--contd.

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| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easement required. |
| 5. Public Works Department | - Show building lines, complete boundary survey, and change subdivision name or add Section 2. |

Planning Department comments are as follows:

1. Show building lines on plan.
2. Boundary survey required.
3. Additional contours required on Lots 1 and 2.
4. Add Section 2 to subdivision name.
5. Identify proposed use of Lots 1 and 2.
6. Show correct width of East 51st Street. (90 feet)
7. Show width of Blueberry Trail at south property line.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SEFCIK SUBDIVISION, Section 2, subject to the conditions listed above.

C8-69-14 Crockett Heights
Stassney Lane and Cougar Drive

The staff reported that this subdivision is duplex and apartments or commercial and is classified as urban. It is located on Stassney Lane and Cougar Drive and consists of 20.24 acres with 62 lots, the average lot size being 70 feet by 130 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 Department | - Additional easements required 7½ feet along rear of all lots. |
| 3. Telephone Company | - Not represented. |

C8-69-14 Crockett Heights--contd.

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|----------------------------|---|
| 4. Storm Sewer Department | - Drainage easements may be required. |
| 5. Public Works Department | - Show boundary survey, width of power lines, Block E designation, evidence of dedication of streets around school tract, and change Turtle Creek "Drive" to "Boulevard". |

Planning Department comments are as follows:

1. Identify right-of-way being dedicated for Stassney Lane.
2. Show building lines on plan.
3. Boundary survey required.
4. Show evidence of dedication of streets around school tract.
5. August Bastain tract required to be included in the final plat with additional right-of-way required for Stassney Lane.
6. Show width of Cougar Circle at west end.
7. Identify proposed uses of all lots.
8. Recommend disapproval of Lot 31, Block E pending annexation and zoning.
9. Approval of this plan does not constitute approval of the zoning necessary for the proposed apartments and commercial on Lot 31.
10. Show all lot dimensions.
11. Recommend Sahara Drive be widened to 60 feet from Cougar Drive to the west.
12. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CROCKETT HEIGHTS, subject to the conditions listed above.

C8-69-15 Westwood Park

Beaver Trail south of Bee Caves Road

The staff reported that this subdivision is fourplex and is classified as suburban. It is located on Beaver Trail south of Bee Caves Road and consists of 4.2 acres with 10 lots, the average lot size being 110 feet by 120 feet.

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 is not available. Proposed street must cover existing water main easement. |
| 2. Electric Department | - Additional easements required. |

C8-69-15 Westwood Park--contd.

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|----------------------------|-------------------------------|
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easement required. |
| 5. Public Works Department | - Show building lines. |

Planning Department comments are as follows:

1. Tract shown as Swenson Corporation at south end of subdivision required to be included in final plat and must be connected to other property for access.
2. Show building lines on plan.
3. Compliance with departmental requirements.
4. Recommend Deer Trail extend to the east property line for access to adjoining property.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTWOOD PARK, subject to the conditions listed above.

C8-67-94 Vintage Hill, Section 4 - Revised
Ed Bluestein Boulevard and Langston Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Ed Bluestein Boulevard and Langston Drive and consists of approximately 30 acres with 96 lots, the average lot size being 70 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 Department | - Additional easements required for underground construction. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easement required. |
| 5. Public Works Department | - OK. |

Planning Department comments are as follows:

1. Recommend that a tier of duplex lots be required along the east side of

C8-67-94 Vintage Hill, Section 4 -- Revised--cont'd.

Dubuque Lane from the south property line of the subdivision to a point opposite the north line of Lot 7, Block "E".

2. Recommend that plan include Lots 20-23, Block "E", Vintage Hill for the purpose of providing an access on driveway easement through the proposed apartment tract from Dubuque Lane to Langston Drive otherwise recommend that original plan be adhered to for Block "E".
3. Recommend disapprove of the proposed apartment and commercial areas pending annexation and zoning.
4. Location of Dubuque Lane as related to school tract must be approved by the school board and evidence of such approval submitted in writing prior to final approval.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the residential part of the preliminary plan of VINTAGE HILL, Section 4, Revised, subject to the conditions listed above and DISAPPROVE the apartment and commercial areas pending annexation and zoning.

C8-68-108 Quail Creek, Section 3 - Revised
Rundberg Lane and Collinfield Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Rundberg Lane and Collinfield Drive and consists of 40 acres with 95 lots, the average lot size being 80 feet by 130 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 Department | - Additional easements required.
Possible underground construction. |
| 3. Telephone Company | - Not represented. |
| 4. Storm Sewer Department | - Drainage easements required. |
| 5. Public Works Department | - Change name of Quail Cove. Show
radius on all cul-de-sacs, and north
point of location map. |

Planning Department comments are as follows:

1. A no-access restriction is required on final plat for lots abutting

C8-68-108 Quail Creek, Section 3 - Revised--contd.

Rundberg Lane prohibiting access to Rundberg Lane.

2. A driveway or access easement not less than 30 feet wide is required across the south end of all lots abutting Rundberg Lane.
3. Recommend that lots abutting Rundberg Lane be restricted to not more than duplex use.
4. Recommend developer obtain agreement from adjoining owner to the east to the extent that he will revise his plan according to Planning Department Sketch so street pattern will be acceptable.
5. Complete boundary survey required.
6. Full right-of-way (90 feet) for Rundberg Lane required in connection with platting of abutting lots.
7. Show all street names.
8. Show radius on Indian Quail Circle.
9. Show width of all streets.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the portion of QUAIL CREEK, Section 3 - Revised west of a line one lot depth east of Collinfield Drive, and compliance with departmental requirements.

C8-67-10 Peyton Place - Revised
Peyton Gin Road and Japonica Road

The staff reported that this preliminary plan has appeared before them previously and recommended that it be approved pending completion of departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PEYTON PLACE, Revised, pending completion of departmental reports.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff recommended that the following short form plats be accepted for filing and disapproved pending compliance with departmental reports and required tax certificates.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats, pending compliance with departmental reports and required tax certificates.

C8s-69-20 Fiskville School Addition, Resub. Lot 6
Georgian Drive and Elliott Drive
C8s-69-21 Fiskville School Addition, Resub. Lot 5
Georgian Drive and Elliott Drive

The staff recommended that the following short form plats be accepted for filing and disapproved pending completion of departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats, pending compliance with departmental reports.

C8s-69-23 Oak Acres Resub. of Lot 6
Old Boulevard East
C8s-69-24 Cherico Subdivision, Section 2, Resub.
Linden Street
C8s-69-27 Resub. of Lot 24 La Hacienda Estates
Doss Road
C8s-69-31 Walnut Hills, Section 4, Resub.
Emory Lane and Betty Cook Drive

C8s-69-28 Tom Turner Subdivision
Alpine Road and South Congress Avenue

The staff recommended approval of this short form plat granting a variance to exclude the balance of the tract.

The Committee then

VOTED: To APPROVE the short form plat of TOM TURNER SUBDIVISION, granting a variance to exclude the balance of the tract.

C8s-69-29 Edwin Bomer Addition
Guadalupe Street and West 38½ Street

The staff recommended disapproval of this short form plat pending clearance from the Legal Department in relation to the Central Expressway, granting a variance on street width, subject to compliance with departmental requirements.

C8s-69-29 Edwin Bomer Addition--contd.

After further discussion, the Committee then

VOTED: To DISAPPROVE the short form plat of EDWIN BOMER ADDITION, pending a clearance from Legal Department in relation to Central Expressway and granting a variance required on street width subject to compliance with department reports.

C8s-69-30 Terrace Village, Section 3
Barton Hills Drive and Trailside Drive

The staff recommended disapproval of this short form plat pending completion of departmental reports, granting a variance to exclude the balance of the tract, and request to withdraw from the preliminary plan.

The Committee then

VOTED: To DISAPPROVE the short form plat of TERRACE VILLAGE, Section 3, pending completion of departmental reports and granting a variance to exclude the balance of the tract, and a request to withdraw from the preliminary plan.

C8s-69-32 Laurel Heights, Resub.
Meridith Street and Kennelwood

The staff recommended approval of this short form plat granting a variance on the depth of lots.

The Committee then

VOTED: To APPROVE the short form plat of LAUREL HEIGHTS, Resub., granting a variance on the depth of lots.

ADMINISTRATIVE APPROVAL

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

The Committee then

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

C8s-69-22 South Lund Park, Section 1
Bluebonnet Lane and Kerr Street
C8s-69-26 Creekside Resub.
Glenhill Road and Ravin Drive
C8s-69-11 Alvin Benner Subdivision
Burleson Road

ADMINISTRATIVE APPROVAL--contd.

<u>C8s-68-196</u>	<u>Bailey Subdivision</u>
	Ethel Street and Juliet Street
<u>C8s-69-4</u>	<u>Hyde Park Addition, Section 2, Resub.</u>
	West 39th Street