

SUBDIVISION COMMITTEE

Regular Meeting - March 24, 1969

PRELIMINARY PLANS

C8-69-17 Kennedy Ridge Estates, Section 3
 J. F. K. Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on J. F. K. Drive and consists of 5.70 acres with 25 lots, the average lot size being 65 feet by 150 feet.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer not available from City of Austin. |
| 2. Electric and Telephone Company | - Street build. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show building lines on plan and show one block designation. |

Planning Department comments are as follows:

1. Recommend disapproval pending availability of a public water supply, ^{or} on a revision in lot size to accommodate individual wells and septic tanks as required by the Health Department.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of KENNEDY RIDGE ESTATES, Section 3, pending availability of a public water supply, on a revision in lot size to accommodate individual wells and septic tanks as required by the Health Department.

C8-69-19 Battle Bend Springs - Revised
 Battle Bend Boulevard and Presidio Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Battle Bend Boulevard and Presidio Road and consists of 11 acres with 35 lots, the average lot size being 70 feet by 120 feet.

The staff reviewed the following department comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available.
Annexation required on a portion of plan. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |

C8-69-19 Battle Bend Springs - Revised--contd.

4. Public Works - Show complete boundary survey. Change name of Spanish Bluff Court.

Planning Department comments are as follows:

1. New location of cul-de-sac portion of Spanish Bluff Court requires approval by the Gas Company.
2. Vacation of old location of cul-de-sac and the stub portion north of Battle Bend Boulevard required prior to final approval.
3. Complete boundary survey required.
4. Show all lot dimensions.
5. Show all building lines.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BATTLE BEND SPRINGS, Revised, subject to the conditions listed above.

C8-67-81 Bluffs of University Hills - Revised Loyola Lane

The staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Loyola Lane and consists of 6 acres with 24 lots, the average lot size being 80 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer are available. Annexation required for service.
2. Electric and Telephone Company - Additional easements required; 7½ feet at rear of all lots.
3. Storm Sewer - Subject area is okay. Additional easements required on other portion of plan.
4. Public Works - Show complete boundary survey.

Planning Department comments are as follows:

1. Recommend 70 feet of right-of-way be provided for Loyola Lane from Bridgewater Cove to the east.
2. Identify proposed uses if other than single-family.

C8-67-81 Bluffs of University Hills - Revised--contd.

3. Boundary survey required.
4. Recommend lot line change between Lot 24 and Lots 14 and 15 for better arrangement and location of easements.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BLUFFS OF UNIVERSITY HILLS, Revised, subject to the conditions listed above.

C8-69-21 Blue Bird Hill
Parker Lane and Mariposa Drive

The staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Parker Lane and Mariposa and consists of 5.11 acres with 14 lots, the average lot size being 90 feet by 145 feet.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available.
Approach main on lift station required to serve all of subdivision. Annexation required for a portion of subdivision. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easement required. |
| 4. Public Works | - OK |

Planning Department comments are as follows:

1. Variance required on length of cul-de-sac. Recommend variance be granted as provision for extension is being made.
2. South line of Mariposa Drive at the east property line of subdivision is required to line up with the south property line of the adjoining Lucy Colvin tract.
3. Identify proposed use if other than single-family.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BLUE BIRD HILL, subject to the conditions listed above, granting a variance on length of cul-de-sac.

C8-68-84 The Spanish Trace - Revised
Blue Bluff Road and Lindell Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Blue Bluff Road and Lindell Lane and consists of 95.68 acres with 28 lots, the average lot size being 3 plus acres.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are not available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required 5 feet along rear and side lot lines. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show building lines. |

Planning Department comments are as follows:

1. Variance required on length of all cul-de-sacs. Recommend variance be granted as provision for extension is being made.
2. Recommend a building setback line of 30 feet from all streets be provided. (None shown.)
3. A no-occupancy restriction is required on final plat pertaining to Health Department approval of a water supply and septic tank.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of THE SPANISH TRACE, Revised, subject to the conditions listed above, granting a variance on length of all cul-de-sacs.

C8-69-22 Mesa Drive Street Dedication Plat
Mesa Drive south of Greenhill Drive

The staff reported that this preliminary plan is for a street (Mesa Drive) and is classified as urban. It is located on Mesa Drive south of Greenhill Drive and consists of 4.18 acres.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer | - Street dedication without subdivision of abutting property is undesirable. |
| 2. Electric and Telephone Company | - OK |
| 3. Storm Sewer Department | - Drainage easement required. |

C8-69-22 Mesa Drive Street Dedication Plat--contd.

4. Public Works - Show location map, contour basis, and annexation required on part of subject property.

Planning Department comments are as follows:

1. Recommend that Rockford Lane be dedicated to Mesa Drive to provide circulation for the area west of Mesa Drive.
2. Variance required on provision for cul-de-sac at south end of Mesa Drive. Recommend the variance be granted.
3. Compliance with departmental comments:

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MESA DRIVE STREET DEDICATION PLAT, subject to the conditions listed above and granting a variance on provision for cul-de-sac at south end of Mesa Drive.

C8-69-23 North Park Estates, Section 3 - Revised
North Bend Drive and Circle Bend Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on North Bend Drive and Circle Bend Drive and consists of 16.3 acres with 48 lots, the average lot size being 80 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water is available from Water District #7. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easement may be required.
4. Public Works - Show complete boundary survey, north point, and correct scale. Change name of Apollo Drive.

Planning Department comments are as follows:

1. Stub street at rear of Lot 10, Block H required to be vacated prior to final approval.
2. Alignment of Plains Trail must be approved by the Director of Public Works.
3. Fifteen (15) feet building lines required from all side streets instead of 10 feet as shown.

C8-69-23 North Park Estates, Section 3 - Revised--contd.

4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTH PARK ESTATES, Section 3, Revised, subject to the conditions listed above.

C8-69-24 St. Edwards Heights Section 4 - Revised
Parker Lane north of Woodward Drive

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Parker Lane north of Woodward Drive and consists of approximately 105 acres with 27 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available.
Easements required for sewer.
Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Show existing storm sewer. Drainage easements required. |
| 4. Public Works | - Show acreage, all street names and location sketch.. |

Planning Department comments are as follows:

1. Recommend modification of plan as indicated in blue on Plat Review Print.
2. Annexation and zoning required prior to final approval for the uses proposed.
3. Street overlapping United Gas pipeline easement requires approval by United Gas Company.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE that portion of ST. EDWARDS HEIGHTS, Section 4, Revised west of the creek which extends southwesterly across the subdivision and to hold the balance of the tract in abeyance pending further study.

C8-68-9 Greenbriar, Section 2 - Revised
Parker Lane

The staff reported that this subdivision is apartments and is classified as urban. It is located on Parker Lane and consists of 28 acres with 4 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show name of proposed street between Parker Lane and I. H. 35. Change name of Carlson Drive. |

Planning Department comments are as follows:

1. Recommend disapproval pending zoning.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of GREENBRIAR, Section 2, pending zoning.

C8-68-63 Point West of Westover Hills, Section 4 - Revised.
Hyridge Drive and Westover Club Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Hyridge Drive and Westover Club Drive and consists of approximately 12 acres with 42 lots, the average lot size being 85 feet by 130 feet.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer | - Water is available. Lift station and additional easements required to serve all of subdivision with sewer. Annexation required. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements may be required. |
| 4. Public Works | - Show complete boundary survey, building lines, block designations, north point, location sketch, scale, acreage, contour basis, and adjoining ownership. Change name of 60 foot portion of Hyridge Drive. Street name required |

C8-68-63 Point West of Westover Hills, Section 4 - Revised--contd.

4. Public Works--contd. - for street at west end of subdivision.

Planning Department comments are as follows:

1. Cul-de-sac required at west end of subdivision.
2. Variance required on length of street at west end of subdivision. Recommend variance be granted with provision for extension of the street.
3. Show all lot and street dimensions.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of POINT WEST OF WESTOVER HILLS, Section 4, Revised, subject to the conditions listed above, granting a variance on the length of street at west end of subdivision.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-68-217 Floyd Reissig Subdivision
East 19th Street and Ed Bluestein Boulevard

The staff reported that all departmental reports have been completed and recommend that it be approved.

The Committee then

VOTED: To APPROVE the short form plat of FLOYD REISSIG SUBDIVISION.

C8s-69-38 James E. Bouldin Estates, Resub.
South 5th Street and West Annie

The staff reported that this is the first appearance of this short form plat stating that all departmental reports have not been completed and recommended that it be accepted for filing and disapproved, pending completion of departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of JAMES E. BOULDIN ESTATES, Resub., pending the completion of departmental reports.

Subdivision Committee -- Austin, Texas

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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:

<u>C8s-69-37</u>	<u>J. W. Croslin Subdivision, Section 3</u>
	Marcell Street at Croslin Street
<u>C8s-69-36</u>	<u>Southern Oaks, Section 7, 1st Resub.</u>
	Ektom Drive and West Gate Boulevard