

SUBDIVISION COMMITTEE

Regular Meeting - May 26, 1969

PRELIMINARY PLANS

C8-68-100 Congress Park - Revised
East Powell Lane and Sam Rayburn Drive

The staff reported that this subdivision is duplexes and apartments and is classified as urban. It is located on East Powell Lane and Sam Rayburn Drive and consists of 10.1 acres with 21 lots, the average lot size being 50 feet by 140 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements may be required.
4. Public Works - Show name on cul-de-sac adjoining Lots 6-9, Block B.

Planning Department comments are as follows:

1. Zoning Ordinance must be passed by City Council for Lot 1, Block A and Lot 20, Block B prior to final approval of this plat.
2. Subdivision lot lines must correspond to zoning boundaries.
3. Identify proposed use of Lot 1, Block A and Lot 20, Block B.
4. Identify proposed use of other lots if other than single-family.
5. John Nance Garner Circle required to be 60 feet wide and cul-de-sac on John Nance Garner Circle required to have a 60 feet radius.
6. Variance required on no cul-de-sac provision at east end of John Nance Garner Circle. Recommend variance be granted if condition number 5 is satisfied.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CONGRESS PARK, Revised, subject to the conditions listed above, and granting a variance no cul-de-sac provision at east end of John Nance Garner Circle.



VOTED: To APPROVE the preliminary plan of ANGUS VALLEY NO. 8, subject to the conditions listed above, and granting a variance on the length of cul-de-sac at north end of West Cow Path and a variance on double frontage Lots 5, 6, and 9, Block E.



C8-69-34 Green Oaks--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required for street build.
3. Storm Sewer - Drainage easements required.
4. Public Works - Show adjoining property owners and building lines.

Planning Department comments are as follows:

1. Variance required on length of cul-de-sac at north end of Broken Arrow Road. Recommend variance be granted as provision for extension of street is being made.
2. A future preliminary plan will be required for the east extension of Sundown Trail in the schematic area.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plans of GREEN OAKS, subject to the conditions listed above, granting a variance on length of cul-de-sac at north end of Broken Arrow Road.

C8-69-35 Shier Cliff - I
Manchaca Road and William Cannon Drive

The staff reported that this subdivision is duplexes and commercial and is classified as urban. It is located on Manchaca Road and William Cannon Drive and consists of 5.67 acres with 11 lots, the average lot size being 80 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Okay.
4. Public Works - Show location map and contour basis.

Planning Department comments are as follows:

1. Show location sketch on plan.

C8-69-35 Shier Cliff - I--contd.

2. Final plat of Whispering Oaks, Section 1, required to be recorded prior to final approval and recording of this plat.
3. Identify proposed use of Lot 11.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SHIER CLIFF - I,
subject to the conditions listed above.

C8-69-36 Anderson Square
U. S. Highway 183 and Anderson Lane

The staff reported that this subdivision is commercial and apartment and is classified as urban. It is located on U. S. Highway 183 and Anderson Lane, and consists of 25.35 acres with 3 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements may be required.
4. Public Works - Show location map on plan and change street name of Anderson Square.

Planning Department comments are as follows:

1. Additional right-of-way required for the interchange of 183, Anderson Lane and Lamar Boulevard.
2. Recommend Anderson Square (street) be 70 feet in width due to the fact that it is a commercial collector street serving apartments and a shopping center, and connecting two major arterials.
3. Identify proposed use of all lots.
4. Right-of-way on Anderson Lane should be 90 feet, with the 15 feet dedication from subject tract, instead of 100 feet as shown on this plan.
5. Recommend a restriction be required on final plat prohibiting access to Dale Drive, or effect vacation of stub portion of Dale Drive prior to final approval.
6. Compliance with departmental requirements.

C8-69-36 Anderson Square--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ANDERSON SQUARE, subject to the conditions listed above.

C8-69-38 Travis Landing No. 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 215.26 acres with 138 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Not represented. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements may be required. |
| 4. Public Works | - Show contour basis, north point on location map, street extension into Lot 136 and change name on west portion of McCormick Mt. Drive to Talihini Drive. |

Planning Department comments are as follows:

1. Variance required on block lengths. Recommend variance be granted on all blocks because of topography and low density.
2. Recommend south end of Timothy Circle be shortened, or show proposed extension into Lot 136.
3. Variance required on length of Timothy Circle and Poteau Circle. Recommend variance be granted because of topography.
4. Identify power line easement holder.
5. Recommend all intersections be as close to a right angle as possible.
6. Show street name of east of Lot 136.
7. Subdivision boundary required to include Lot 11, Block H, Travis Lane where Metumka Drive extends through said lot.
8. Lots 83-85 are extremely shallow for septic tank lots and should be deeper.
9. Fiscal letter required from Water District, if in the district, prior to final approval.

1. All lots required to be a minimum of 9,000 square feet in area and a minimum width of 60 feet at the building line, and comply with Health Department requirements for septic tanks.
2. Vacation of existing portions of Lakeview Drive required prior to final approval of this plan.
3. Balance of lots to waters edge should be included on final plat.
4. Lots 5 and 6 are extremely shallow for septic tank lots.
5. A no-occupancy restriction will be required on final plat pertaining to septic tank approval.

C8-69-40 Travis Vista--contd.

6. Fiscal letter required from Water District #17 required before final approval.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TRAVIS VISTA, subject to the conditions listed above.

C8-69-41 Wood Shadows, Section 2
Greenview Drive and Timber Valley Drive

The staff reported that this subdivision is single-family and duplex and is classified as urban. It is located on Greenview Drive and Timber Valley Drive and consists of 12 acres with 34 lots, the average lot size being 80 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements may be required.
4. Public Works - Show contour basis, north point on location map, and width of Greenview Drive.

Planning Department comments are as follows:

1. Recommend Timber Valley Drive be shifted easterly at north end of subdivision as indicated on plat review print to permit proper intersection with Steck Avenue in the proposed Westover Hills, Section 7 preliminary plan.
2. Recommend modification of Timber Crest at east end as indicated on plat review print to provide a better intersection with Baywood Drive cul-de-sac on Section 2.
3. Cul-de-sac required at north end of Timber Valley Drive unless provision for extension to Steck Avenue is made.
4. Identify proposed uses if other than single-family.
5. Compliance with departmental requirements.
6. Recommend Timber Valley Cove be extended to east property line of subdivision to line up on tie in with the northerly and westerly extension of Ceberry Drive, and Timber Valley Cove should be 60 feet wide.

C8-69-41 Wood Shadows, Section 2--contd.

7. Greenview Drive (name change) should be widened to 60 feet to tie with Crowncrest Drive.

After further discussion, the Committee then

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

C8-69-42 Wood Shadows, Section 3
Baywood Drive and Timber Crest

The staff reported that this subdivision is single-family and duplex and is classified as urban. It is located on Baywood Drive and Timber Crest and consists of 2.11 acres with 6 lots, the average lot size being 80 feet by 140 feet.

The staff reviewed the following departmental requirements:

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| 1. Water and Sewer | - Not represented. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements may be required. |
| 4. Public Works | - Show contour basis, north point on location map, and radius of cul-de-sac. |

Planning Department comments are as follows:

1. Recommend slight modification of the intersection of Baywood Drive and proposed Timber Crest as indicated on plat review print.
2. Identify proposed uses if other than single-family.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WOOD SHADOWS, Section 3, subject to the conditions listed above.

C8-69-43 Westover Summit Addition
Mesa Drive and Cima Serena Drive

The staff reported that this subdivision is single-family and duplexes and is classified as urban. It is located on Mesa Drive and Cima Serena Drive and consists of 20.88 acres with 63 lots, the average lot size being 90 feet by 130 feet.

C8-69-43 Westover Summit Addition--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements may be required.
4. Public Works - Show contour basis and north point on location map.

Planning Department comments are as follows:

1. Mesa Drive Street Dedication Plat required to be recorded prior to final approval of this plat.
2. Agreement from Austin Independent School District required on dedication of portions of Cima Serena Drive and Tallwood Drive, and full right-of-way required prior to final approval.
3. Recommend Cima Serena Drive be 70 feet in width to serve the elementary school and high school and possible apartment use to the east.
4. Indicate use of lots if other than single-family.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER SUMMIT ADDITION, subject to the conditions listed above.

C8-69-45 Westover Hills, Section 7
Balcones Drive and Steck Avenue

The staff reported that this subdivision is apartments, townhouse, and cluster and is classified as urban. It is located on Balcones Drive and Steck Avenue and consists of 108.9 acres with 97 plus lots, the average lot size varying.

The staff reviewed the following department comments:

1. Water and Sewer - Water and sewer are available.
Easements required for sewer.
2. Electric and Telephone - Additional easements required.
3. Storm Sewer - Drainage easements required.
4. Traffic and Transportation - No report.

C8-69-45 Westover Hills, Section 7--contd.

5. Public Works

- Evidence of dedication of all of Cima Serena required prior to final approval. Additional right-of-way required for MoPac. Possible street name changes required. Elementary school site incorrectly shown.

Planning Department comments are as follows:

1. All lots required to meet ordinance requirements for width and area.
2. All of area within cul-de-sacs required to be dedicated and islands required to be approved by Director of Public Works.
3. Restriction required on final plat prohibiting access from the apartment area to Cima Serena.
4. Variance required on length of Holmes Circle and on width of streets located within the "BB" Residence zoning for the condominiums. Recommend both Variances be granted subject to the density restrictions of six (6) units per acre as recommended in the Westover Hills Master Plan, and subject to approval of a special permit.
5. Variance required on length of Blocks A, B and C. Recommend variance be granted due to limited access to MoPac Boulevard and the no access restriction to Cima Serena.
6. Clay Wood Circle and Short Lane required to be 60 feet in width to serve the proposed apartments.
7. Alternate residential layout required for Block D.
8. Full right-of-way for Steck Avenue required in connection with final platting of Blocks A, B and C.
9. Additional right-of-way required for MoPac Boulevard and the eastern portion of Clay Wood Circle will be required to be shifted to the west.
10. Location of Short Lane intersection with MoPac Boulevard required to be approved by the Highway Department.
11. Compliance with department requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 7, subject to the conditions listed above, and granting a variance on the length of Holmes Circle and on width of streets located within the "BB" Residence zoning for the condominiums and granting a variance on the length of Blocks A, B and C.

C8-69-46 Southridge - Revised
Clawson Road and Southridge Drive

The staff reported that this subdivision is duplexes and apartments and is classified as urban. It is located on Clawson Road and Southridge Drive and consists of 58 acres with 201 lots, the average lot size being 75 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Not represented.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easements required.
4. Public Works - Show boundary survey of revised area.

Planning Department comments are as follows:

1. Zoning Ordinance required to be passed on apartment area prior to final approval.
2. Valleyridge Drive and Southgate Drive required to be 60 feet in width.
3. Variance required on length of Block E. Recommend variance be granted based on zoning established and due to the railroad abutting this block.
4. Width of drainage and sanitary sewer easements required to determine additional public utility easements needed by Electric and Telephone Company.
5. Identify proposed use of Blocks K and T.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHRIDGE, Revised, subject to the conditions listed above, and granting a variance on the length of Block E.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-69-80 Lakeway Townhouses, Resub.
Seawind

The staff reported that this is the first appearance of this short form plat stating that a revision of plat is required and departmental requirements have not been completed, and recommended that it be accepted for filing and disapproved.

C8s-69-80 Lakeway Townhouses, Resub.--contd.

After further discussion, the Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of LAKEWAY TOWNHOUSES, Resub., pending revision of plat and compliance with departmental requirements.

C8s-69-81 Kingdom Hall Addition
Taylor Street and Waller Street

The staff reported that this is the first appearance of this short form plat stating that all departmental requirements have not been complied with, and recommended that it be accepted for filing and disapprove pending completion of departmental reports. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of KINGDOM HALL ADDITION, pending completion of departmental reports.

C8s-69-82 Miracle Hill, Resub.
Intersate Highway 35

The staff reported that this short form plat has not complied with departmental requirements and tax certificates are needed. The staff recommends that this short form be disapproved pending the items as indicated. It is also recommended that a variance be required on the signature requirements of the adjoining owner. The Committee then

VOTED: To DISAPPROVE the short form plat of MIRACLE HILL, Resub., pending completion of departmental reports, granting a variance on the signature requirements of adjoining owner.

ADMINISTRATIVE APPROVAL

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

C8s-69-74	N.W. Hills, Mesa Oaks, Phase 5A, Resub. Lot 17-20,	
	West Rim Drive and Tallwood Drive	Block "N"
C8s-69-66	N.W. Hills, Section 9, Block C, Lot 3	
	North Hills Drive	
C8s-69-76	Gullett Gardens #2, Resub., Block 2	
	Mansell Avenue and Lyons Road	
C8s-69-77	Acme Subdivision	
	San Antonio Street and Nueces	
C8s-69-78	Emerald Forest, Section 1, Resub.	
	Cardiff Drive and Vinsen Drive	
C8s-69-79	Vintage Hills, Section 2, Resub.	
	Meadowood Drive	