

SUBDIVISION COMMITTEE

Regular Meeting - June 23, 1969

PRELIMINARY PLANS

C8-69-38 Travis Landing Number 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:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water and sewer not available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show contour basis, north point on location map, change name of west portion of McCormick Mt. Drive to Talihini Drive, and show extension of street into Lot 136. |

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. Variance required on length of Timothy Circle, Poteau Circle, Pryor Circle and Checotah Drive. Recommend variance be granted because of topography and low density.
3. Recommend south end of Timothy Circle be extended into Lot 136 as indicated on plat review print to provide for a further division of said lot.
4. Identify power line easement as L.C.R.A., R.E.A. or other.
5. Approval required by holder of power line easement as pertaining to streets which coincide with or overlap such easement.
6. Recommend modification as shown in blue on plat review print.
7. Recommend Watumba Road be 60 feet wide from Hudson Bend Road to its intersection with McCormick Mt. Drive and the southern portion of McCormick Mt. Drive could be reduced to 50 feet.
8. Lots 83-85 are extremely shallow for septic tank lots. Should be deeper.
9. Fiscal letter required from Water District if in the district, prior to final approval.

C8-69-38 Travis Landing Number 2--contd.

10. A no-occupancy restriction required on final plat pertaining to Health Department approval of septic tanks and system.
11. Several street names are subject to change.
12. Show width of all streets.
13. Compliance with departmental requirements.
14. Recommend deletion of Lots 84 and 169.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TRAVIS LANDING NUMBER 2, subject to the conditions listed above, granting a variance on the block lengths and on the length of Timothy Circle, Poteau Circle, Pryor Circle and Checotah Drive.

C8-69-46 Greenleaf Estates, Section 2
Dittmar Road and Forest

The staff reported that this subdivision is residential and commercial and is classified as suburban. It is located on Dittmar Road and Forest Road and consists of 17.7 acres with 45 lots, the average lot size being 90 feet by 135 feet.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water is available. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Plan complies. |
| 4. Public Works | - Okay. |

Planning Department comments are as follows:

1. Recommend lots abutting Dittmar Road be restricted (by plat) to no more than duplex use to discourage strip development along Dittmar Road.
2. All lots required to have a building site exclusive of pipeline easements.
3. Fiscal arrangements required in connection with final plat for sidewalks along the north side of Dittmar and along the east side of Forest Road.
4. Compliance with departmental requirements.
5. Pipeline companies may be required to sign final plat.

C8-69-46 Greenleaf Estates, Section 2--contd.

After further discussion, the Committee then

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

C8-69-49 Parsons Subdivision - Revised
Kramer Lane and Plains Trail

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Kramer Lane and Plains Trail and consists of 14.9 acres with 59 lots, the average lot size being 75 feet by 120 feet.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water is available. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Plan complies. |
| 4. Public Works | - Show boundary survey of subdivision excluding Sections 1 and 2. |

Planning Department comments are as follows:

1. Ten feet additional right-of-way required for the widening of Pecusa Drive.
2. Identify proposed use of Lot 58.
3. Show all building lines, 25' from front and 15 feet from the side streets, instead of the 10 feet shown.
4. Fiscal arrangements required in connection with final plat for sidewalks along the north side of Kramer Lane, along the south side of Braker Lane, along the west side of Plains Trail, and along the east side of Pecusa Drive.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PARSONS SUBDIVISION, Revised, subject to the conditions listed above.

The staff reported that this subdivision is single-family and is classified as suburban. It is located on Blueridge Trail and Grey Fox Trail and consists of 27 acres with 60 lots, the average lot size being 100 feet by 140 feet.

C8-69-51 Westwood, Section 5--contd.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water is available. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show boundary survey and contour basis. |

Planning Department comments are as follows:

1. Cul-de-sac required at north end of Bulian Lane.
2. Recommend a stub street through Lot 9, Block T, be provided as an extension of Indian Springs or further to the north if necessitated by topography for access to the north portion of J. R. Crosby tract, and to eliminate necessity of variance on block length.
3. Round all intersection corners.
4. Show boundary survey and contour basis.
5. Show all lot dimensions.
6. Show all building lines, not less than 25' from the front and not less than 15' from the side streets.
7. A no-occupancy restriction required on final plat pertaining to Health Department approval of septic tank and system.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTWOOD, Section 5, subject to the conditions listed above.

C8-69-52 Crockett Commercial Area, Section 2
Stassney Lane and Manchaca Road

The staff reported that this subdivision is commercial and is classified as urban. It is located on Stassney Lane and Manchaca Road and consists of 10.8 acres with 4 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. |
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C8-69-52 Crockett Commercial Area, Section 2--contd.

- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer - Show existing culvert. Additional easements required.
- 4. Public Works - Show Section 1 of Crockett Commercial Area.

Planning Department comments are as follows:

- 1. Recommend a partial cul-de-sac be provided at the bend in Brittany Boulevard to provide better maneuverability relating to paving.
- 2. Fiscal arrangements required in connection with final plat for sidewalks along the east side of Manchaca Road, along the north side of Stassney Lane, and along the west side of Brittany Boulevard.
- 3. Compliance with departmental requirements.
- 4. Show building lines on plat.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CROCKETT COMMERCIAL AREA, Section 2, subject to the conditions as listed above.

C8-69-55 Quail Creek West, Phase II, Section 1
Rutland Drive

The staff reported that this subdivision is single-family and duplex and is classified as urban. It is located on Rutland Drive and consists of 50.6 acres with 187 lots, the average lot size being 70 feet by 130 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer - Water and sewer are available.
- 2. Electric and Telephone Company - Additional easements required. Possible underground construction.
- 3. Storm Sewer - Additional drainage easements may be required.
- 4. Public Works - Okay

Planning Department comments are as follows:

- 1. Oral report to be given at meeting regarding plan and schematic.

C8-69-55 Quail Creek West, Phase II, Section 1--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, Phase II, Section 1, subject to the conditions listed above.

C8-61-11 Community of Fairview
South First Street and Stassney Lane

The staff reported that this preliminary plan was brought back to them for review and recommended that it be approved, pending departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COMMUNITY of FAIRVIEW, subject to the departmental requirements.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-69-88 Roe Addition
Rockwood Lane

The staff reported that there has been a request for withdrawal of this short form and recommended its approval.

The Committee then

VOTED: To ACCEPT the withdrawal of the short form plat of ROE ADDITION.

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

The Committee then

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

C8s-69-101 R. F. Jones Subdivision
Windsor Road and Vista Lane
C8s-69-103 Hampton Place
East Croslin Street
C8s-69-104 Summit Oaks, Section 2, Resub.
Bell Avenue

C8s-69-96 James W. Brown, Resub.
West 39½ Street and Seiders Avenue

The staff reported that this short form plat has complied with all departmental requirements and recommended that it be approved, granting a variance on the signature requirements of the adjoining property owner.

C8s-69-96 James W. Brown, Resub.--contd.

The Committee then

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

C8s-69-100 Westlake Highlands
The High Road

The staff reported that this short form plat has complied with all departmental requirements and recommended it be approved, granting a variance to exclude balance of tract.

The Committee then

VOTED: To APPROVE the short form plat of WESTLAKE HIGHLANDS, granting a variance to exclude balance of tract.

C8s-69-105 Park Forest, Section 1, Resub.
Philco Drive

The staff recommended that this short form plat be accepted for filing and disapproved pending completion of departmental reports and a variance on the signature requirements of the adjoining property owner.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of PARK FOREST, Section 1, Resub., pending completion of departmental reports and granting a variance on the signature requirement of the adjoining property owner.

C8s-69-84 R. E. Austin, Resub.
Loop 111

The staff reported that this short form plat has complied with all departmental requirements and recommended that it be approved.

The Committee then

VOTED: To APPROVE the short form plat of R. E. AUSTIN, Resub.

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 this meeting the administrative approval of the following short form plats:

<u>C8s-69-97</u>	<u>Angus Valley #4, Resub.</u>
	Cactus Bend
<u>C8s-69-95</u>	<u>Travis County Subdivision #1</u>
	Burnet Road and Burnet Lane
<u>C8s-69-99</u>	<u>Avah Subdivision, Resub.</u>
	I. H. 35 and Mariposa Drive
<u>C8s-69-98</u>	<u>Vintage Hills Terrace</u>
	Meadowood Drive
<u>C8s-69-102</u>	<u>Pharis Subdivision</u>
	South Congress Avenue