

SUBDIVISION COMMITTEE

Austin, Texas
September 22, 1969

C8-69-82 Northwest Oaks II
 Rockpoint and Stoneridge Drives

The staff reported that this subdivision is residential and is classified as urban. It is located on Stoneridge Drive and Rockpoint Drive and consists of 37.81 acres with 88 lots, the average lot size being 100 feet by 115 feet.

- | | | |
|-------------------------------|---|---|
| 1. Water and Sewer | - | Water and sewer are available.
Annexation required for service. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Additional easements required. |
| 4. Public Works | - | Show complete boundary survey and full intersection of Myrick Drive and Rockridge Drive. Other street names subject to change. Change name of Stoneridge Drive. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

Planning Department comments are as follows:

1. Agreement required from adjoining owners to the north in relation to location of Myrick Drive as shown in schematic portion of plan.
2. Rockpoint Drive required to be dedicated to the east property line of subdivision, and remaining tract under same ownership each of lot 7, block F required to be included on final plat.
3. Show boundary survey on portion of plan excluding schematic.
4. Fiscal arrangements required for sidewalks in conjunction with final plat. Locations for sidewalks to be determined prior to final submission.
5. Compliance with departmental requirements.

After further discussion the Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST OAKS II, subject to the conditions as indicated.

C8-69-85 Highland Oaks, Section 2
 U. S. Highway 183

The staff reported that this subdivision is residential and is classified as urban. It is located on U. S. Highway 183 and consists of 9.16 acres with 31 lots, the average lot size being 80 feet by 150 feet.

The staff reviewed the following departmental comments:

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|-------------------------------|---|--|
| 1. Water and Sewer | - | Water is available from Water District #1. Sanitary sewer not available. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Drainage easements may be required. |
| 4. Public Works | - | Show complete boundary survey, street name, building setback lines, and north point on location map. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

Planning Department comments are as follows:

1. Recommend intersection at U. S. 183 be as near "right angle" as possible.
2. Show street name.
3. Show building lines on place.
4. Fiscal arrangements required for sidewalks in conjunction with final plat. Location to be determined prior to final submission.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGHLAND OAKS, Section 2, pending the requirements as indicated.

C8-69-86 Colonial Park
 Weidemar Lane

The staff reported that this subdivision is duplexes and commercial and is classified as urban. It is located on Weidemar Lane and consists of 17 acres with 55 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

- | | | |
|--------------------|---|---|
| 1. Water and Sewer | - | Water and sewer are available. Annexation required for service. |
| 2. Telephone Co. | - | Additional easements required. |

C8-69-86 Colonial Park--contd.

- | | | |
|-------------------------------|---|---|
| 3. Storm Sewer | - | Additional easements for drainage required. |
| 4. Public Works | - | Show street names, evidence of dedication of Weidemar Lane, and show contour on regular 2 foot intervals. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

Planning Department comments are as follows:

1. Recommend proposed commercial area be disapproved pending annexation and zoning.
2. Street names required.
3. Full right-of-way (80 feet) required for street connecting Weidemar Lane at time of final platting.
4. Full right-of-way (50 feet) required for street along south boundary of subdivision at time of final platting.
5. Fiscal arrangements required for sidewalks in conjunction with final plat. Location of sidewalks to be determined prior to final submission.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COLONIAL PARK, subject to the requirements as indicated.

C8-69-87 Village Oaks
 U. S. 183 and Shady Oaks Drive

The staff reported that the subdivision is residential and is classified as urban. It is located at U. S. Highway 183 and Shady Oaks Drive and consists of 62.18 acres with 170 lots, the average lot size being 75 feet by 150 feet.

The staff reviewed the following departmental comments:

- | | | |
|------------------------|---|--|
| 1. Water and Sewer | - | Water is available from Water District #1. Annexation to district may be required. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Drainage easements may be required. |
| 4. Public Works | - | Show building lines. Street names subject to change. |
| 5. Electric Department | - | Not represented. |

C8-69-87 Village Oaks--contd.

6. Traffic and Transportation - Not represented.

Planning Department comments are as follows:

1. Recommend modification of alignment of Charter Oaks Drive as indicated on Plat Review Print. (Alternate locations).
2. Recommend streets be constructed to urban requirements because of urban density.
3. Sixty (60) feet right-of-way required on entry portion of Shady Oaks Drive.
4. Recommend curve on Shady Oaks Drive be softened at intersection of Oakdale Drive.
5. Recommend Oak Terrace Court be extended to north property line to eliminate necessity for variance on length of Block D, and provide for future circulation in the area.
6. Show building lines on plan.
7. Variance required on length of Blocks A and E. Recommend variance be granted if alignment of Charter Oaks Drive as recommended by the staff is approved.
8. Compliance with departmental requirements.

The staff reported that a request for postponement had been received, and recommended that it be postponed. After further discussion, the Committee

VOTED: To POSTPONE the preliminary plan of VILLAGE OAKS.

C8-69-88 Slaughter Creek Acres
Slaughter Creek Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Slaughter Creek Drive and consists of 175 acres with 38 lots, the average lot size is approximately 4.5 acres.

The staff reviewed the following departmental comments:

- | | | |
|-------------------------------|---|--|
| 1. Water and Sewer | - | Water is available from Water District #5. Sanitary sewer not available. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Drainage easements required. Show existing drainage structure. |
| 4. Public Works | - | Show building lines. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

C8-69-88 Slaughter Creek Acres--contd.

Planning Department comments are as follows:

1. Evidence of dedication and acceptance by County required on Slaughter Creek Drive from subdivision to Slaughter Lane prior to final approval.
2. Recommend Creek View Drive be extended to subdivision boundary line.
3. Recommend Slaughter Creek Drive and Chappell Lane be 60 feet in width to serve as collector streets for the area.
4. Cul-de-sac required at east end of Chappell Lane and Oak Ridge Drive.
5. Variance required on length of blocks A, B, C and E. Recommend variance be granted due to large tracts and low density at this time.
6. Variance required on scale of plan as submitted. Recommend variance be granted due to size of plat if drawn to scale required by ordinance.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SLAUGHTER CREEK ACRES, pending the requirements as indicated, granting a variance on the length of Blocks A, B, C and E and on the scale of the plan as submitted.

C8-69-89 Peppertree Park
Teri Road and Aspen Avenue.

The staff reported that this subdivision is residential, apartments, commercial and a school and is classified as urban. It is located on Teri Road and Aspen Avenue and consists of 234 acres with 569 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

- | | | |
|-------------------------------|---|---|
| 1. Water and Sewer | - | Water and sewer are available. Approach main and easements required for sewer. Annexation required for service. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Additional drainage easement may be required. |
| 4. Public Works | - | Show name for all streets, and radii of all cul-de-sacs. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

Planning Department comments are as follows:

1. Recommend postponement.

C8-69-89 Peppertree Park--contd.

S. A. Garza, engineer for the owner, appeared requesting partial approval as outlined in blue on the plat review print.

After further discussion, the Committee

VOTED: To APPROVE that portion of PEPPERTREE PARK outlined in blue on the plat review print subject to compliance with departmental requirements, holding in abeyance the balance of the tract to work out the problems regarding layout and proposed land use.

C8-69-90 Balcones Woods
U. S. 183 and Balwoods Drive

The staff reported that this subdivision is residential, apartments, commercial and industrial and is classified as urban. It is located on U. S. 183 and Balwoods Drive and consists of 196.93 acres with 562 lots, the average lot size being 65 feet by 115 feet.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Water and Sewer | - Water and sewer are available. Approach main and easements required for sewer. Annexation required for service. |
| 2. Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show basis for contours, round intersection corners. Street names subject to change. |
| 5. Electric Department | - Not represented. |
| 6. Traffic and Transportation | - Not represented. |

Planning Department comments are as follows:

1. Recommend Balwoods Drive be 70 feet in width and must be dedicated through proposed commercial area.
2. Recommend disapproval of tracts "A" and "B" pending annexation and zoning.
3. Recommend developer get Highway Department to shift location of crossover on 183 to line up with entry street.
4. Lots adjoining power line should be extended to center of power line with required easement, or L.C.R.A. required to join in dedication if separately owned right-of-way.
5. Waitomo Street required to be 60 feet in width.
6. Cul-de-sac required at east end of Thaxted Way and Perth Lane.
7. Round all intersection corners.

C8-69-90 Balcones Woods--contd.

8. Change name of one portion of Woomera Drive.
9. Annexation required.
10. Variance required on length of Blocks 7, 16, 17 and 19. Recommend variance be granted due to power line and because adequate circulation is provided.
11. Fiscal arrangements required for sidewalks in conjunction with final plat. Locations to be determined prior to final submission.
12. Recommend eastern portion of plan adjacent to railroad be held in abeyance pending an acceptable layout in relation to the industrial area of Master Plan.
13. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BALCONES WOODS, pending the requirements as indicated; granting a variance on the length of Blocks 7, 16, 17, and 19.

C8-69-91 Briar Crest Estates

Cameron Road and Glacier Drive

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located at Cameron Road and Glacier Drive and consists of 129.45 acres with 398 lots, the average lot size being 60 feet by 115 feet.

The staff reviewed the following departmental comments:

- | | | |
|-------------------------------|---|--|
| 1. Water and Sewer | - | Water and sewer are available. Annexation required for service. Easements may be required for sewer. |
| 2. Telephone Company | - | Additional easements required. |
| 3. Storm Sewer | - | Drainage easements required. |
| 4. Public Works | - | Show all street names. Round all intersection corners. Street names subject to change. |
| 5. Electric Department | - | Not represented. |
| 6. Traffic and Transportation | - | Not represented. |

Planning Department comments are as follows:

1. Recommend disapproval of proposed commercial and apartment areas pending annexation and zoning.
2. Recommend double frontage lots adjoining Cameron Road be increased in depth.
3. Recommend Chaumont Drive be 60 feet in width as it will serve as a collector street.

C8-69-91 Briar Crest Estates--contd.

4. Full right-of-way (80) feet required for Applegate Drive at time of platting of abutting lots.
5. Fiscal arrangements will be required for a portion of drainage structure required in Applegate Drive at northwest corner of subdivision when platted.
6. Suggest Lots 1-3, Block 2 be excluded from approved plan to provide for a possible alternate intersection for better access to the school site.
7. The T. Sansom tract required to be included in final plat with provision for additional right-of-way for Cameron Road.
8. Recommend stub portion of Richelieu Lane be deleted and that a stub street be provided southerly off Glacier Drive for access and circulation into A. R. Tisdale tract, and to eliminate necessity for variance on length of Block L.
9. Variance required on length of Blocks M, S, and 11. Recommend variance be granted due to platted property and private lake and relationship to Cameron Road (Major Arterial).
10. Fiscal arrangements required for sidewalks in conjunction with final plat. Location to be determined prior to final submission.
11. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BRIAR CREST ESTATES subject to the requirements as indicated, granting a variance on the length of Blocks M, S, and 11.

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

The staff reported that this subdivision is apartments, townhouses, and clusters 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 departmental 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. Public Works | - | Evidence of dedication of all of
Cima Serena required prior to final
approval. Additional right-of-way
required for Mo-Pac. Possible
street name changes required.
Elementary school site incorrectly
shown. |

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

5. Traffic and Transportation - No report.

Planning Department comments are as follows:

1. All lots required to meet Ordinance requirements for width and area.
2. All of area within culs-de-sac 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" 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 Mo-Pac 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 Mo-Pac 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 Mo-Pac Boulevard required to be approved by the Highway Department.
11. Compliance with departmental requirements.

After further discussion, the Committee then

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

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 that it be approved.

The Committee then

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

The staff reported that this is the first appearance of the following short form plats and recommended they be accepted for filing and approved.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the following short
 form plats:

C8s-69-154 Joe P. Jekel Subdivision, Resub.
 Jekel Circle
C8s-69-156 T. Z. Evans Subdivision
 Cooper Lane and Dittmar
C8s-69-158 Townlake Plaza Resub.
 Towncreek Drive
C8s-69-162 Heritage Hills, Resub.
 Hermitage Drive
C8s-69-164 First Resub., Barnhart Addition
 St. Johns Avenue

C8s-69-87 Bar S Ranch Subdivision #2
Bar S Ranch Road

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 BAR S RANCH SUBDIVISION
 #2.

C8s-69-159: Mulholland's Subdivision
Burnet Road

The staff recommended this short form plat be accepted for filing and approved granting a variance on the signature requirements of adjoining property owner.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of
 MULHOLLAND'S SUBDIVISION, granting a variance on the
 signature requirement of adjoining property owner.

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SHORT FORM PLATS - FILED AND CONSIDERED

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 completion of departmental reports.

C8s-69-155 Ford Oaks Annex, Resub.

Riddle Road west of Womack

C8s-69-157 Newman Subdivision

Del Curto Road

C8s-69-161 Peyton Park

U. S. Highway 183 and Ohlen Road

The staff recommended this short form plat be disapproved pending completion of departmental reports and a 10 foot right-of-way required on Peyton Gin Road.

The Committee then

VOTED: To DISAPPROVE the short form plat of PEYTON PARK, pending the completion of departmental reports and a 10 foot right-of-way required on Peyton Gin Road.

C8s-69-163 Eubank Acres, Section 1, Resub.
North Lamar Boulevard

The staff recommended approval of this short form plat granting a variance on width of Lot 5-B.

The Committee then

VOTED: To APPROVE the short form plat of EUBANK ACRES, Section 1, Resub., granting a variance on width of Lot 5-B.

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 record in the minutes of this meeting the administrative approval of the following short form plats:

C8s-68-179 N.W. Hills, Section 9, Block C, Lot 2

North Hills Drive

✓ C8s-69-153 Lane-Balke Subdivision

Ann Arbor Avenue

C8s-69-160 Springdale Hills, Section 2, Resub.

York Hill Drive