

SUBDIVISION COMMITTEE

Regular Meeting - October 27, 1969

PRELIMINARY PLANS

C8-68-91 Phillips Mobile Home Estates
Doss Road

The staff reported that there has be a request to delete Quapaw Circle from this preliminary plan and recommended that it be approved.

The Committee then

VOTED: To APPROVE the withdrawal of Quapaw Circle from the preliminary plan of PHILLIPS MOBILE HOME ESTATES.

C8-69-46 Southridge - Revised
Southridge Drive east of Clawson Road

The staff reported that this subdivision is apartments and is classified as urban. It is located on Southridge Drive east of Clawson Road and consists of 15 acres with one lot.

The staff reviewed the following department comments:

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| 1. Water and Sewer Department | - Water and sewer are available. Additional easements required for sewer. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - No report. |
| 5. Traffic and Transportation Dept. | - No report. |

Planning Department comments are as follows:

1. Recommend approval subject to compliance with departmental requirements, and subject to the conditions outlined in letter from owner and purchaser.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Southridge Drive.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHRIDGE, Revised, subject to the conditions listed above and conditions outlined in letter from owner and purchaser.

C8-69-96 Cardinal Hill
F. M. 620 and Gebron Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on F. M. 620 and Gebron Drive and consists of 128.2 acres with 132 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 Department | - Water and sewer not available from the City of Austin. Water is available from independent District #17. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - No report. |
| 5. Traffic and Transportation Dept. | - No report. |

Planning Department comments are as follows:

1. Recommend Gebron Drive and Dave Drive be 60 feet in width as they will serve as collector streets.
2. Recommend schematic plan provide for the northerly extension of Dave Drive from Dorothy Street as indicated on Plat Review Print.
3. Full right-of-way (60 feet) required on Gebron Drive at time of platting of abutting lots.
4. Recommend Dorothy Drive be extended to the east line of subdivision to provide access to adjoining tract.
5. Variance required on length of Big Bill Court. Recommend variance be granted because of topography.
6. Variance required on several block lengths and on double frontage lots. Recommend variance be granted because of topography.
7. Fiscal letter from Water District #17 required prior to final approval.
8. Street intersections should be as near right angle as possible.
9. A no-occupancy restriction required on final plat concerning Health Department approval of septic tanks.
10. Further study required on schematic plan.
11. Cul-de-sac required at west end of Bannie Drive and Joseph Drive suggest preliminary plan and final plat include extension of these streets to northerly extension of Dale Drive.
12. Compliance with departmental requirements.

C8-69-96 Cardinal Hill--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CARDINAL HILL, subject to the conditions listed above, granting a variance on length of Big Bill Court, on several block lengths and on double frontage lots.

C8-69-97 Southwest Gate Addition, Section 2
Drew Lane and Manchaca Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Drew Lane and Manchaca Road and consists of 3 acres with 9 lots, the average lot size being 95 feet by 149 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available from City owned District #5. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Plat complies.
4. Public Works Department - No report.
5. Traffic and Transportation Dept. - No report.

Planning Department comments are as follows:

1. Street name (Womack Lane) required on proposed street.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the west side of Manchaca Road.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHWEST GATE ADDITION, Section 2, subject to the conditions listed above.

C8-69-98 Wood Shadows, Section 4
Spicewood Springs Road and Timber Valley Drive

The staff reported that this subdivision is residential or duplexes and is classified as urban. It is located on Spicewood Springs Road and Timber Valley Drive and consists of 4.94 acres with 4 lots, the average lot size varying.

C8-69-98 Wood Shadows, Section 4--contd.

The staff reviewed the following department comments:

1. Water and Sewer - Water and sewer are available. May require additional easements.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - No report.
5. Traffic and Transportation Dept. - No report.

Planning Department comments are as follows:

1. Recommend that lots be laid out and platted for single-family or duplex use, and that a restriction to this effect be required on the final plat.
2. Fiscal arrangements will be required in conjunction with final plat for sidewalks along both sides of Timber Valley Drive and along the north side of Spicewood Springs Road.
3. Street name required for stub street.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WOOD SHADOWS, Section 4, subject to the conditions listed above.

C8-69-99 Imperial Valley, Section 2
F. M. 969 and Imperial Drive North

The staff reported that this subdivision is residential and commercial and is classified as suburban. It is located on F. M. 969 and Imperial Drive North and consists of 114.83 acres with 286 lots, the average lot size being 90 feet by 140 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available from District #13. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - No report.
5. Traffic and Transportation Dept. - No report.

C8-69-99 Imperial Valley, Section 2--contd.

Planning Department comments are as follows:

1. Wayside Drive required to be 60 feet wide and be extended to the east line of subdivision for an east-west collector street.
2. Recommend Imperial Circle be the cross street instead of Cross Avenue, and that Cross Avenue terminate in a cul-de-sac on the east side and not be extended to the west to eliminate necessity for variance on length of blocks on both sides of Imperial Drive North, the north of Cross Avenue.
3. Additional right-of-way required for F. M. 969.
4. Variance required on length of Blocks D, L and N. Recommend variance be granted because of topography and adequate circulation is provided.
5. Show boundary survey.
6. Recommend modifications as indicated in blue on Plat Review Print.
7. Several street names subject to change.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of IMPERIAL VALLEY, Section 2, subject to the conditions listed above, granting a variance on length of Blocks D, L and N.

C8-69-100 Brookwood
 Alf Avenue east of Berger Street

The staff reported that this subdivision is residential and is classified as urban. It is located on Alf Avenue east of Berger Street and consists of 14 acres with 61 lots, the average lot size being 50 feet by 162 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Additional drainage required. |
| 4. Public Works Department | - No report. |
| 5. Traffic and Transportation Dept. | - No report. |

921C8-69-100 Brookswood--contd.

Planning Department comments are as follows:

1. Master Plan change may be required on the southern portion of subdivision adjacent to railroad.
2. Recommend Alf Avenue be curved northerly at the east side of the subdivision as indicated on Plat Review print.
3. Variance required to exclude balance of tract at northwest corner of subdivision. Recommend variance be granted subject to receipt of a letter from owner agreeing to provide for the connection of Berger Street and Prock Lane at the time this property is developed.
4. Variance required on length of the northern portion of Brookswood Drive.
5. Lots 18-21 and 28-29 must comply with Ordinance requirements for width.
6. Variance required on width of Sara Drive. Recommend variance be granted due to the fact that additional widening from subject tract would be in Tannehill Branch of Boggy Creek.
7. Recommend Lot 15 be omitted and the area of such lot be included in Lots 14 and 16 because of the gas line easement.
8. Owner of the gas line easement will be required to join in dedication on final plat.
9. Walkway easement.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BROOKSWOOD, subject to the conditions listed above, granting a variance to exclude the balance of the tract at northwest corner of subdivision, on length of the northern portion of Brookswood Drive and on width of Sara Drive.

C8-69-101Emerald Forest, Section 3Emerald Forest Drive and Vinson Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Emerald Forest Drive and Vinson Drive and consists of 27 acres with 107 lots, the average lot size being 65 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer Department - Drainage easements required. Show elevation on contours.

C8-69-101 Emerald Forest, Section 3--contd.

4. Public Works Department - No report.
5. Traffic and Transportation Dept. - No report.

Planning Department comments are as follows:

1. Recommend that zoning be reverted to "A" Residence.
2. Alignment of Lansing Drive required to tie into existing right-of-way of Lansing Drive on east side of railroad.
3. Location of intersection of Hill Drive with Lansing Drive undesirable in relation to possible grade separation at railroad.
4. Vacation of Vinson Drive required prior to final approval.
5. Boundary survey required.
6. Show width of all streets and radii of all culs-de-sac.
7. Fiscal arrangements for a portion of the bridge structure at Williamson Creek will be required in conjunction with final plat.
8. Fiscal arrangements will be required in conjunction with final plat for sidewalks along the west side of Emerald Forest Drive and along the south side of Lansing Drive.
9. All lots required to meet ordinance requirements for width and area.
10. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-69-102 Johnson Terrace, Section 4
Arthur Stiles Road and Bolm Road

The staff reported that there has been a request to withdraw this preliminary plan and recommended that it be approved.

The Committee then

VOTED: To APPROVE the withdrawal of the preliminary plan of JOHNSON TERRACE, Section 4.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that the following short form plats have complied with all departmental reports and recommended they be approved.

The Committee then

VOTED: To APPROVE the following short form plats:

C8s-69-65 Berkman Drive Addition, Section 2
Berkman Drive and Patton Lane
C8s-69-176 1969 Replat, Church Addition
Cameron Road

C8s-69-143 Olander Subdivision
U. S. Highway 290 and Berkman Drive

The staff recommended approval of this short form plat, pending gas note being on the plat.

The Committee then

VOTED: To APPROVE the short form plat of OLANDER SUBDIVISION,
pending gas note being on plat.

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-69-184 Menefee Subdivision
Ferguson Lane and Brown Lane
C8s-69-186 Kenneth Bell Addition
Research Boulevard

C8s-69-185 Fairfield Drive Addition
Fairfield Drive and Research Boulevard

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

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat
of FAIRFIELD DRIVE ADDITION, pending completion of departmental reports and granting a variance on the signature requirement of the adjoining property owner.

C8s-69-187 Brooks Subdivision and Duval Heights Resub.
Brooks Street and Clayton Lane

The staff recommended that this short form plat be accepted for filing and disapprove pending completion of departmental requirements and clearance from Highway Department.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of BROOKS SUBDIVISION AND DUVAL HEIGHTS RESUB., pending completion of departmental requirements and clearance from Highway Department.

C8-69-83 Third Resub., South Congress Square
South Congress and Oltorf Street

The staff recommended that this short form plat be approved.

The Committee then

VOTED: To APPROVE the short form plat of THIRD RESUB., SOUTH CONGRESS SQUARE without the no-access restriction.

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-69-126 Travis Howard
Springdale Road

C8s-69-183 Henry Hall Subdivision, No. 5, Resub.
Victor Street