

SUBDIVISION COMMITTEE
Regular Meeting - November 24, 1969

PRELIMINARY PLANS

C8-69-103 Apache Shores, Section 3
 Geronimo Trail and Broken Bow Trail

The staff reported that this subdivision is residential and is classified as suburban. It is located on Geronimo and Broken Bow Trails and consists of 164.77 acres with 423 lots, the average lot size being 70' x 140'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Water and Sewer | - Water and sewer not available from City of Austin. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show street widths, radii of all cul-de-sacs, location map, adjoining property owners, and name of owner. Street names subject to change. |
| 5. Traffic and Transportation | - O.K. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Variance required on several block lengths. Recommend variance be granted because of topography on all blocks, except for the block containing lots 445-449 and the block along the northwest side of the subdivision. Recommend streets be required as shown in blue on plat review print to provide better circulation in the area.
2. Recommend lots 1516 and 1517 be combined as one lot and delete reference to lake and park designations.
3. Show name of owner.
4. Show location map.
5. Show adjoining ownership.
6. Show radii of all cul-de-sacs and all street widths.
7. Recommend that Running Deer Trail be widened to 60 feet to serve as a collector street which will eventually tie into entry collector from R. M. 620.
8. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and sewage disposal system.

1001

C8-69-103 Apache Shores, Section 3--contd.

9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of APACHE SHORES, Section 3, pending the requirements as indicated, granting a variance on several block lengths.

C8-69-104 South First Addition
South First and Dittmar Lane

The staff reported that this subdivision is residential and duplex and is classified as suburban. It is located on South First Street and Dittmar Lane and consists of 64.43 acres with 161 lots, the average lot size being 95' x 130'.

The staff reviewed the following departmental requirements:

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|-------------------------------|---|
| 1. Water and Sewer | - Water is available from City owned District #5. Sanitary sewer not available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Additional easements required. |
| 4. Public Works | - Show street names, complete boundary survey, owner and adjoining owners. |
| 5. Traffic and Transportation | - O.K. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Variance required to permit double frontage lots 1-5, Block C. Recommend variance be granted and also recommend said lots be developed with duplexes one unit facing each street.
2. Street names required.
3. Vacation of the two access streets to the school tract required by County Commissioners.
4. Vacation and relocation of access streets requires approval of the schools.
5. Boundary survey required.
6. Show ownership of subdivision.
7. Compliance with departmental requirements.

1002

C8-69-104 South First Addition--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTH FIRST ADDITION, pending compliance with departmental requirements, granting a variance on double frontage lots.

C8-69-105 El Tejas
Highway 71 and Halsey Avenue

The staff reported that this subdivision is apartments, commercial and mobile home park and is classified as urban. It is located on Highway 71 and Halsey Avenue and consists of 47 acres with 6 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Additional drainage easements required. |
| 4. Public Works | - Show building lines and north point on location map. |
| 5. Traffic and Transportation | - O.K. with sidewalks. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Recommend disapproval of Lots 1, 2 and 3 pending annexation and zoning for proposed apartment use.
2. Cul-de-sac required at east end of Halsey Avenue, or additional fiscal arrangements for the extension of the street in lieu thereof.
3. Vacation of portions of Halsey Avenue and Laura Street as existing required by County Commissioners Court prior to final approval.
4. Fiscal arrangements required in conjunction with final plat for sidewalks.
5. Identify proposed uses.
6. Compliance with departmental requirements.

After further consideration, the Committee then

VOTED: To APPROVE the preliminary plan of EL TEJAS subject to the requirements as indicated.

1003

C8-69-106 Country Club Gardens, Section 6
Carnation Terrace and Begonia Terrace

The staff reported that this subdivision is residential and is classified as urban. It is located at Carnation Terrace and Begonia Terrace and consists of 6 acres with 30 lots, the average lot size being 60' x 110'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements may be required. Facilities as proposed on Section 3 should be shown. |
| 4. Public Works | - Show adjoining property owners, contour basis, north arrow on location map, acreage, and radius on cul-de-sac. |
| 5. Traffic and Transportation | - O.K. with sidewalks. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Show acreage of subdivision.
2. Show adjoining ownership.
3. Show basis for contours.
4. Show radius of cul-de-sac.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along Montopolis Drive and Carnation Terrace, if not already provided on Section 3.
6. The area between lots 4 and 5 required to be platted with Community Center site for access to Carnation Terrace.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE The preliminary plan of COUNTRY CLUB GARDENS, Section 6, pending the requirements as indicated.

C8-69-107 Vista West

Greystone Drive west of West Rim Drive

The staff reported that this subdivision is residential and a park and is classified as urban. It is located at Greystone Drive west of West Rim Drive and consists of 88 acres with 210 lots, the average lot size being 90' x 120'.

The staff reviewed the following departmental requirements:

1. Water and Sewer
 - Water and sewer are available. Lift station required for sewer. Annexation to city required for service.
2. Electric Department
 - Additional easements required.
3. Storm Sewer
 - Additional drainage easements may be required.
4. Public Works
 - Change name of Valley Dale Drive. Possible street name changes required on other street. Clarify cul-de-sac location on Long Point Drive.
5. Traffic and Transportation
 - O.K. with sidewalks.
6. Telephone Company
 - Not present.

Planning Department comments are as follows:

1. Variance required on length of Blocks A, F, J and K. Recommend variance be granted on all blocks because of topography except for Block A. Access to balance of Dorothy Hart tract should be provided through Block A, if topography will permit acceptable grades.
2. Schematic plan on balance of Hart tract required.
3. Agreement required between Fawnridge Development Corporation and the Austin Corporation on relocation of common property line along north boundary of subdivision prior to final approval.
4. Variance required on length of Step Down Cove. Recommend variance be granted because of topography.
5. Park and Recreation area should have additional access to street system.
6. Cul-de-sac required at north end of Long Point Drive rather than at the location submitted.
7. Recommend slight modification at intersection of Long Point Drive and Valley Dale Drive as indicated in blue on Plat Review Print.
8. Fiscal arrangements required in conjunction with final plat for sidewalks.
9. Compliance with departmental requirements.

1005

C8-69-107 Vista West--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of VISTA WEST, subject to the requirements as indicated, granting a variance on the lengths of Blocks A, F, J and K and on the length of Step Down Cove.

C8-69-108 Barton Terrace, Section 7
Barton Hills Drive and Trailside Drive

The staff reported that this subdivision is residential and apartments and is classified as urban. It is located at Barton Hills Drive and Trailside Drive and consists of 27.66 acres with 35 lots, the average lot size being 80' x 150'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer | - Water and sewer are available.
Annexation required for service. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. Street grades are too steep on Trailside Drive and on Spring Creek Drive. |
| 4. Public Works | - Possible name change required on Spring Creek Drive. |
| 5. Traffic and Transportation | - O.K. with sidewalks. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Street grades on Trailside Drive and Spring Creek Drive requires approval by Director of Public Works prior to final approval.
2. Recommend disapproval of Lots 30-34 pending annexation and zoning for the proposed apartments.
3. Recommend restriction be placed on final plat prohibiting erection of any structures within the flood plain area of Barton Creek as determined by the City's Drainage Engineer and Director of Public Works.
4. Variance required on length of block adjoining Barton Creek. Recommend variance be granted because of topography.
5. Show building lines on plan.
6. Identify proposed uses other than single family.

C8-69-108 Barton Terrace, Section 7--contd.

1006

7. Fiscal arrangements required in conjunction with final plat for sidewalks.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BARTON TERRACE, Section 7, pending the requirements as indicated and granting a variance on the length of the block adjoining Barton Creek..

C8-69-109 Lakeway, Section 17
Lohmans Crossing Road and Hurst Creek Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on Lohmans Crossing Road and Hurst Creek Road and consists of 98.75 acres with 210 lots, the average lot size being 100' x 150'.

The staff reviewed the following departmental requirements:

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|-------------------------------|---|
| 1. Water and Sewer | - Water and sewer not available from City of Austin. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show names and widths of all streets. Show radius of partial cul-de-sac or "bubble". Show location map. |
| 5. Traffic and Transportation | - O.K. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Show building lines on plan.
2. Variance required on length of several blocks. Recommend variance be granted because of topography.
3. Recommend Hurst Creek Road and Lohmans Crossing Road be widened to 60 feet as these are the access roads for the area.
4. Cul-de-sac required at north ends of Robbin and Challenger.
5. Recommend that Raven or Robbin be widened to 60 feet to serve as a collector street.
6. Portions of Snapper and Bermuda required to be vacated by County Commissioners Court prior to final approval.

1007C8-69-109 Lakeway, Section 17--contd.

7. Show location map on plan.
8. Show dimensions of all streets.
9. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and sewage disposal system.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKEWAY, Section 17, subject to the requirements as indicated, granting a variance on the length of several blocks.

C8-69-110 Mobile ValleyF. M. 973 and Pearce Road

The staff reported that this subdivision is for mobile homes and is classified as suburban. It is located on F. M. Road 973 and Pearce Road and consists of 135.5 acres with 461 lots, the average lot size being 60' x 150'.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Water and Sewer | - Water is available from Water District #12. May require annexation to District. Sanitary sewer not available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show adjoining property owners and building lines. Street names subject to change. |
| 5. Traffic and Transportation | - O.K. with widening Pearce Road. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Lots 7-15, Block A cannot be platted in final form until and unless Health Department approves thereof for septic tank use, or until connected to a sewage disposal system approved by the Health Department.
2. Variance required on length of Block A, B, D, E, L and M. Recommend variance be granted because of topography adjacent to creeks, and because of the relationship to new location of F. M. 973.

C8-69-110 Mobile Valley--contd.

1008

3. Show building lines on plan. Twenty-five feet required from both streets on through lots and 15 feet from side streets.
4. Block A should be broken with a street if an intersection location can be approved by the Highway Department.
5. A no-occupancy restriction required on final plat pertaining to Health Department approval of septic tank and lateral systems.
6. Round intersection corners at Mobile Valley Drive and F. M. 973.
7. All lots affected by gas line required to have a building site exclusive of setbacks and easements for the gas line.
8. Owner of gas pipeline will be required to sign final plat for dedication of streets across such line and easement therefore.
9. Show location of property line between Ola Ross tract and Claude Berdoll tract. An access street to the Berdoll tract may be required.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MOBILE VALLEY, subject to the requirements as indicated, granting a variance on the length of Blocks A, B, D, E, L and M.

C8-69-111 Dessau Estates

Dessau Road and Crystal Bend Drive

The staff reported that this subdivision is mobile home and is classified as suburban. It is located on Dessau Road and Crystal Bend Drive and consists of 146 acres with 500 lots, the average lot size being 60' x 150'.

The staff reviewed the following departmental comments:

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|------------------------|---|
| 1. Water and Sewer | - Water and sewer not available at present time. Water can be made available from Water District #8 by annexation to the district and a main extension. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show complete boundary survey, building lines, all street names, radii of all cul-de-sacs, and adjoining property |

1009C8-69-111 Dessau Estates--contd.

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|-------------------------------|--|
| 4. Public Works--contd. | - owners. Street names subject to change. |
| 5. Traffic and Transportation | - Redesign of intersection of Dessau Road and Crystal Bend Drive required. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Variance required on length of Crooked Creek Drive. Recommend variance be granted as provision for extension is made.
2. Variance required on length of Blocks A, E, F, H and J. Recommend variance be granted because of topography (creek), railroad, and L.C.R.A. power line.
3. Recommend stub street north side of a subdivision be off-set a minimum of 150', centerline to centerline, from Hytop Drive.
4. An additional setback of 5 feet over required setback line the 90 foot portion of Dessau Road to allow for the additional 5 foot widening required for the ultimate width of 90 feet; (i.e. 20 foot setback on lots siding and 30 foot setback on lots fronting and through lots).
5. Show building lines on plan.
6. Excess portion of the wide bend in existing Dessau Road (at Crystal Bend Drive) should be vacated in conjunction with final plat dedicating intersection.
7. Health Department approval is subject to a public water supply or an acceptable water distribution system.
8. Show boundary survey.
9. Cul-de-sac required at north end of Dewberry Drive.
10. A no-occupancy restriction required on final plat pertaining to Health Department approval of septic tank and system.
11. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of DESSAU ESTATES, pending the requirements as indicated, granting a variance on the length of Crooked Creek Drive and on the lengths of Blocks A, E, F, H and J.

1011C8-69-113 Burton Terrace--contd.

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| 4. Public Works | - Show complete boundary survey and tract or lot designation. |
| 5. Traffic and Transportation | - O.K. with sidewalks. |
| 6. Telephone Company | - Not present. |

Planning Department comments are as follows:

1. Recommend curves on Burton Drive be softened. Recommend minimum center-line radius of 250 feet.
2. Full right-of-way of Burton Drive (70 feet) required at time of final platting.
3. Fiscal arrangements will be required in conjunction with final plat for sidewalks.
4. Show building lines on plan.
5. Compliance with departmental requirements.
6. Recommend approval of that portion of the subdivision from the south line of Woodland Avenue northerly to Riverside Drive, pending Council action zoning request. Recommend balance of plan be held in abeyance pending Council action on Master Plan request on adjoining property to the west.

After further discussion, the Committee then

VOTED: To APPROVE the portion of the preliminary plan of BURTON TERRACE from the south line of Woodland Avenue northerly to Riverside Drive, pending the requirements as indicated, action on zoning request, and holding the balance of the plan in abeyance until Council action on the Master Plan request is acted upon on the adjoining property to the west.

C8-69-114 Colorado Hills Estates, Section 6
Briar Hill Drive south of Crooked Lane

The staff reported that this subdivision is apartments and is classified as urban. It is located on Briar Hill Drive south of Crooked Lane and consists of 12.25 acres with one lot.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water and sewer are available. Easement required for sewer. Mariposa Drive should be connected to cul-de-sac for water distribution. |
|--------------------|--|

1012

C8-69-114 Colorado Hills Estates, Section 6--contd.

2. Electric Department - Additional easements required.
3. Storm Sewer - Drainage easements may be required.
4. Public Works - Show boundary survey, street names, lot designation, contour basis, and adjoining property owners.
5. Traffic and Transportation - Require Mariposa Drive to extend through Reeves tract to connect to cul-de-sac. Sidewalks required.
6. Telephone Company - Not present.

Planning Department comments are as follows:

1. Recommend postponement pending Council consideration on request for change in Master Plan on subject tract.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of COLORADO HILLS ESTATES, Section 6, pending the requirements as indicated.

C8-69-115 Cardinal Hills Estates Units 11-16
R. M. 620

The staff reported that this subdivision is residential and is classified as suburban. It is located on R. M. 620 and consists of 688 acres with 457 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. Water is available from independent Water District #17.
2. Electric Department - Additional easements required.
3. Storm Sewer - Drainage easements required.
4. Public Works - Show owner, contour datum, block designations, and building lines. Street names subject to change.
5. Traffic and Transportation - No street widths shown.
6. Telephone Company - Not present.

Planning Department comments are as follows:

1013C8-69-115 Cardinal Hills Estates Units 11-16--contd.

1. Oral report will be given at meeting.

The staff reported that there are several problems connected with this subdivision layout, including excess block lengths, excessive lengths of dead-end streets and layout problems connected with topography. Billy Priest, surveyor for the applicant, stated that at this time the developer was interested in obtaining approval of Unit 11 only.

After further discussion, the Committee then

VOTED: To POSTPONE Units 12-16 of CARDINAL HILLS ESTATES and to REFER Unit 11 to the Planning Commission to allow the staff an opportunity to work out the problems pertaining just to Unit 11.

C8-69-91 Briar Crest Estates - Revised
Cameron Road and Rundberg Lane

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on Cameron Road and Rundberg Lane and consists of 33.63 acres with 100 lots, the average lot size being 65' x 120'.

The staff reviewed the following departmental comments:

1. Water and Sewer
 - Water is available from City owned District #7, if annexed to the district. Sanitary sewer is available. Annexation to City required for service.
2. Electric Department
 - Additional easements required.
3. Storm Sewer
 - Additional easements required.
4. Public Works
 - Show adjoining property owners, contour datum, location maps, and complete boundary survey. Round all intersection corners. Glacier Drive should be Glacier Drive. Street names subject to change.
5. Traffic and Transportation
 - Recommend Brighton Lane and Brighton Circle be widened to 60 feet and be extended to west property line to serve as a collector street to the school site to the west.
6. Telephone Company
 - Not present.

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

1014

Planning Department comments are as follows:

1. Recommend modifications as shown in blue on Plat Review Print to serve as a collector street to the school and provide adequate circulation around the proposed retail areas.
2. Recommend disapproval of proposed apartment and retail areas pending annexation and zoning.
3. Variance required on length of Blocks 1 and 3. Recommend variance be granted for Block 3 as adequate circulation is provided. Recommend variance not be granted for the reasons stated in Number 1 above.
4. Show adjoining property owners.
5. Show contour basis.
6. Round all intersection corners.
7. Show location sketch.
8. Show complete boundary survey.
9. Compliance with departmental requirements.
10. Fiscal letter required in conjunction with final plat for sidewalks.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BRIAR CREST ESTATES - Revised changing the name to Windsor Hills and granting a variance on the length of Blocks 1 and 3, pending the requirements as indicated.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-69-199 First Federal Addition
Frontier Trail and Taos Boulevard

The staff reported that this short form subdivision is recommended for disapproval pending evidence that the adjacent property owner will not sign the plan and pending compliance with departmental requirements.

The Committee then

VOTED: To DISAPPROVE the short form plat of FIRST FEDERAL ADDITION, pending the requirements as indicated.

C8s-69-198 Oltorf Village, Section 1, Third Resub.
Interstate Highway 35

The staff reported that this is the first appearance of this short form plat.

1015C8s-69-198 Oltorf Village Section 1, Third Resub.--contd.

before the Committee and recommended that it be accepted for filing and disapproved, pending compliance with departmental requirements.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of OLTORF VILLAGE, Section 1, Third Resub., pending the requirements as indicated.

The staff reported that the following short form plats have complied with all departmental requirements and are now being recommended for approval.

The Committee then

VOTED: To APPROVE the following short form plats:

+C8s-69-195	<u>Gary G. Patterson Subdivision</u>
	Patterson Lane
C8s-69-196	<u>Dora Schmidt Subdivision</u>
	U. S. Highway 290 West
C8s-69-197	<u>Oak Ridge Section 3, Resub.</u>
	Tedford Street
C8s-69-148	<u>C. R. Johns Subdivision Resub.</u>
	East 16th Street
+C8s-69-157	<u>Newman Addition</u>
	Del Curto Road
+C8s-69-166	<u>North West Hills Section 1, Resub.</u>
	Lookout Mountain Drive and Small Drive
+C8s-69-179	<u>Parkwood in University Hills Section 3</u>
	Loyola Lane and Willamette Drive
C8s-69-185	<u>Fairfield Drive Addition</u>
	Fairfield Drive and Research Boulevard