

SUBDIVISION COMMITTEE
Regular Meeting - December 22, 1969

1096

PRELIMINARY PLANS

C8-69-117 Oak Plantations
 Brodie Lane and Thomas Kincheon Street

The staff reported that this subdivision is residential and is classified as suburban. It is located on Brodie Lane and Thomas Kincheon Street and consists of 54.89 acres with 137 lots, the average lot size being 90' x 150'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Water and Sewer | - Water is available from Water District #9. Sanitary sewer not available. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer | - Additional easements required. Clarify contours. |
| 4. Traffic and Transportation | - Increase curve radius on Oak Plantations Boulevard to minimum of 300'. |
| 5. Public Works | - Show adjoining property owners and scale on location map. |

Planning Department comments are as follows:

1. Additional widening required for Brodie Lane (45 feet from center line.)
2. Five feet additional widening required for the county road on east side of subdivision.
3. Evidence of dedication and acceptance by the county required for county road.
4. Recommend revision of plan as indicated on plat review print.
5. Compliance with departmental requirements.
6. Lots must face on residential streets.

Mr. Foxworth indicated that if the developer wanted to annex to the City of Austin, the area must be first released by Sunset Valley.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of OAK PLANTATIONS, subject to the conditions as indicated above.

C8-69-118 Perkins Park

Bluff Springs Road and Cheryl Lynn Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Bluff Springs Road and Cheryl Lynn Drive and consists of 20.41 acres with 76 lots, the average lot size being 70' x 130'.

The staff reviewed the following departmental reports:

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| 1. Water and Sewer | - Water is available from Water District #5, annexation to district may be required. Sanitary sewer not available. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Additional easements required. |
| 4. Storm Sewer | - O.K. |
| 5. Traffic and Transportation | - Additional right-of-way required for Bluff Springs Road. |
| 6. Public Works | - Show scale on location map. Possible street name change on Karen Ann Court. |

Planning Department comments are as follows:

1. Additional right-of-way required for widening of Bluff Springs Road (45 feet from center line).
2. Increase size of lots and reduce number of lots to maximum of 51 lots for suburban classification.
3. Full right-of-way (50 feet) required for Jimmy Drive at time the abutting lots are platted.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PERKINS PARK, subject to the conditions as indicated.

C8-69-119 Summit Mountain Subdivision

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 50 acres with 13 lots, the average lot size being 4.5 acres.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water and sanitary sewer not available |
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C8-69-119 Summit Mountain Subdivision--contd.

1. Water and Sewer -- contd. - from City of Austin.
2. Electric Department - Additional easements required.
3. Telephone Company - Additional easements required.
4. Storm Sewer - Additional easements required. Existing street grades appear to be excessive.
5. Traffic and Transportation - Recommend curves be softened to minimum radius of 300 feet.
6. Public Works - Show access road, street names, and usage of triangular shaped tract on north edge of subdivision.

Planning Department comments are as follows:

1. Adjust alignment of Summit Mountain Drive to coincide with property line on the north and west sides of subdivision.
2. Stub street required from Summit Mountain Drive to the south property line for access to the Spillman tract.
3. Street grades must be approved by county.
4. A no-occupancy restriction required on final plat pertaining to Health Department's approval of water supply and septic tank systems.
5. Show lot numbers.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SUMMIT MOUNTAIN SUBDIVISION, subject to the above conditions.

C8-69-120 Travis Landing No. 2, Phase 3, 4, & 5
Beacon Drive and Checotah Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Beacon Drive and Checotah Drive and consists of 145.11 areas, with 301 lots, the average lot size being 100' x 150'.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sanitary sewer not available from the City of Austin.
2. Electric Department - Additional easements required.

C8-69-120 Travis Landing, No. 2, Phases 3, 4, & 5--contd.

- 3. Telephone Company - Additional easements required.
- 4. Traffic and Transportation - Suggest all intersections be as near 90° as possible and that all curves be softened as much as possible.
- 5. Public Works - Show boundary survey, scale and adjoining property owner to the south.
- 6. Storm Sewer - Additional easements required.

Planning Department comments are as follows:

- 1. Recommend modification of Pryor Lane and Pryor Cove to eliminate double frontage lots in Block 4-M.
- 2. Letter required from L. C. R. A. on the overlapping of streets and the powerline easement.
- 3. Recommend Pawnee Drive be shifted to allow deeper lots between Pawnee Drive and McCormick Mountain Drive.
- 4. Recommend lots 16 and 43 and lots 3 and 7, Block 1, Phase 3, be combined because of the shallow depth.
- 5. A no-occupancy restriction required on final plat pertaining to Health Department's approval of water supply and septic tank systems.

The staff reported a letter from Dr. A. D. Pattilla had been received, and stated that he was concerned about possible contamination from the septic tanks inasmuch as his lot is downhill from the lots in the subdivision. The staff reported that all septic tanks will have to be inspected and approved by the Health Department prior to occupancy.

- 6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TRAVIS LANDING, No. 2, Phases 3-5, pending the requirements as indicated.

C8-69-121 Missouri-Pacific Industrial Park
Burleson Road and Drossett Drive

The staff reported that this subdivision is industrial and residential and is classified as urban. It is located on Burleson Road and Drossett Drive and consists of 200.98 acres, with 140 lots, the average lot size being 200' x 400' and 100' x 150'.

C8-69-121 Missouri-Pacific Industrial Park--contd.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer | - Water available from Water District #4. Sanitary sewer available. Will require approach main from Williamson Creek. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Additional easements required. |
| 4. Traffic and Transportation | - O.K. |
| 5. Storm Sewer | - Additional easements required, subject to construction plans. |
| 6. Public Works | - Show adjoining property owners, radius of Villa Vega Court, and usage of tract at southeast corner. Change street name of Monarch. |

Planning Department comments are as follows:

1. Recommend postponement for 30 days.

The applicant requested postponement for 30 days to allow the owners to study the proposed plan.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of MISSOURI-PACIFIC INDUSTRIAL PARK for 30 days.

SHORT FORM PLATS - FILED

The staff reported that all departmental reports have not been received and recommend that they be accepted for filing and disapproved, pending completion and compliance with departmental requirements.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending the requirements as indicated:

C8s-69-206	<u>Burnet Road Terrace Res. #2</u>
	Penny Lane
C8s-69-208	<u>Herman Brown Addition, No. 2, Section 5, Resub.</u>
	Maria Anna and Pecos Street
C8s-69-209	<u>N. W. Hills Mesa Oaks Phase 4-A, Resub.</u>
	Mesa Drive
C8s-69-213	<u>Brawners Sub., Section 2, Resub.</u>
	Glen Ora

C8s-69-207 Alice T. King Subdivision
East 12th Street and San Bernard

The staff reported that this short form plat has a problem, in that a variance is required on the signature of the adjoining owners. A letter has been received stating that the adjoining owners refuse to sign and the staff recommends that the variance be granted.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of ALICE T. KING SUBDIVISION, pending completion of departmental requirements, granting a variance on the signature of the adjoining owners.

C8s-69-211 Scenic View West
The High Road

The staff reported that this short form plat has a problem in that a variance is required on the signature of the adjoining owners. A letter has been received stating that the adjoining owners have refused to sign and the staff recommends that the variance be granted.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of SCENIC VIEW WEST, granting a variance on the signature of the adjoining owners.

C8s-69-210 Industrial Terrace, Section 3
Longhorn Boulevard

The staff reported that this is the first appearance of this short form plat before the Committee and recommended that it be accepted for filing and disapprove, pending completion of departmental reports and evidence of dedication and acceptance for Longhorn Boulevard.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of INDUSTRIAL TERRACE, Section 3, pending the requirements as indicated.

C8s-69-212 Pfaefflin Subdivision, Resub.
East 51st Street and Pecan Springs Road

The staff reported that this is the first appearance of this short form plat before the Committee and recommended that it be accepted for filing and approved as all departmental reports have been complied with.

C8s-69-212 Pfaefflin Subdivision, Resub.--contd.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of
PFAEFFLIN SUBDIVISION, Resub..

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

The Committee then

VOTED: To APPROVE the following short form plats:

<u>C8s-69-203</u>	<u>Thomas-Burns-Spurlock Subdivision</u>
	F. M. 973
<u>C8s-69-200</u>	<u>Downey & Johnson Addition</u>
	Bolm and Gardner Roads

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:

<u>C8s-69-45</u>	<u>University Hills, Section 4, Phase 5</u>
	Bluestein Boulevard and Charlton Drive
<u>C8s-69-202</u>	<u>Lee's Hills, Res. Lots 25-28, Block 3</u>
	Marathon Boulevard
<u>C8s-69-205</u>	<u>The Highlands of University Hills Resub.</u>
	Auburn Drive and Northeast Drive