

SUBDIVISION COMMITTEE
Austin, Texas

January 26, 1970, 3:00 p.m.

PRELIMINARY PLANS

C8-69-114 Colorado Hills Estates, Section 6
 Burton Drive and Valley Hill Drive

The staff reported that this subdivision is residential and apartments and is classified as urban. It is located on Burton Drive and Valley Hill Drive and consists of 12.25 acres with 21 lots, the average lot size being 75' x 120'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---------------------------------------------------------------------------------|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show scale on location map, complete boundary survey and adjoining ownership. |
| 5. Traffic and Transportation | - No report. |

Planning Department comments are as follows:

1. Variance required on length of Valley Hill Circle. Recommend variance be granted due to Master Plan change and zoning change on subject tract.
2. Vacation of south end of Briar Hill Drive and a portion of Cedar Ridge Drive required prior to final approval.
3. Agreement required between subdivider and adjoining owner to the (Al Craus) on provision for the intersection of Burton Drive and Valley Hill Circle.
4. Show complete boundary survey.
5. All of lots 8 and 9, Block D, Colorado Hills Estates, Section 2 required on final plat.
6. Fiscal arrangements for sidewalks required in conjunction with final plat.
7. Lot lines must correspond to zoning lines.
8. Compliance with departmental requirements.

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

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COLORADO HILLS ESTATES,
Section 6, granting a variance on the length of Valley Hill Circle.

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'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Water and Sewer | - Water is available from Water District #4. May require annexation to district. Approach main from Williamson Creek required for sewer. Annexation required on residential portion only for sewer service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show north arrow on plan. Show street, drive, lane, etc. designation on all street names. Show name of cul-de-sac off Zarca and Frontera. |
| 5. Traffic and Transportation | - No report. |

Planning Department comments are as follows:

1. Variance required on length of Block B, E and H. Recommend variance be granted because of the relationship of the proposed industrial uses to existing and proposed residential uses.
2. The area at southeast corner of subdivision required to be platted with one of the lots on Casper Court for access.
3. A 25 foot setback line required from both streets on all through lots.
4. A 15 foot setback line required from the side street for all residential corner lots.
5. Recommend Villa Vegas Court be deleted and lots 1-3, Block N front onto St. Elmo Road.

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

6. Fiscal arrangements for sidewalks required in conjunction with final plat on residential portion of plan.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MISSOURI-PACIFIC INDUSTRIAL PARK, granting a variance on the length of Block B, E and H.

C8-70-3 Phillips Subdivision
Manchaca Road and Gathright Cove

The staff reported that this subdivision is residential and is classified as urban. It is located on Manchaca Road and Gathright Cove and consists of 3.45 acres with 13 lots, the average lot size being 55' x 145'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|----------------------------------|
| 1. Water and Sewer | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - O.K. |
| 4. Public Works | - Show owners name on plan. |
| 5. Traffic and Transportation | - No report. |

Planning Department comments are as follows:

1. Recommend Gathright Cove be extended to west property line for future extension to eliminate necessity for variance on length of cul-de-sac and prevent necessity for variance on adjoining tract. (Developer can gain one lot by doing this.)
2. Show owners name on plan.
3. Show existing row width of Manchaca Road.
4. Compliance with departmental comments.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PHILLIPS SUBDIVISION, pending the requirements as indicated.

C8-70-4 North Creek East
North Creek Drive and Falcon Drive

The staff reported that this subdivision is residential, apartments and commercial, and is classified as urban. It is located on North Creek Drive and Falcon Drive and consists of 61.73 acres with 153 lots, the average lot size being 65' x 115'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|----------------------------------------------------------------|
| 1. Water and Sewer | - Water and sewer are available. Easements required for sewer. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Additional easements required. |
| 4. Public Works | - Show all block designations and lot dimensions. |
| 5. Traffic and Transportation | - No report. |

Planning Department comments are as follows:

1. Recommend disapproval pending consideration of zoning change request.

After further discussion, the Committee then

VOTED: To REFER TO THE PLANNING COMMISSION the preliminary plan of NORTH CREEK EAST pending the Commission recommendation on the zoning so that the zoning and subdivision could be considered simultaneously.

C8-70-9 High Meadow Subdivision
McAngus Road and High Meadow Boulevard

The staff reported that this subdivision is residential and is classified as suburban. It is located on McAngus Road and High Meadow Boulevard and consists of 106.28 acres with 46 lots, the average lot size varying in acreage.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Water and Sewer | - Water is available from Water District #12. May require annexation to district. Approach main may be required for water. Sewer is not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |

C8-70-9 High Meadow Subdivision--contd.

4. Public Works - Show dimensions of all future streets and radii of all cul-de-sacs. Show all lot dimensions.
5. Traffic and Transportation - No report.

Planning Department comments are as follows:

1. Cul-de-sac required at north end of Mockingbird Trail.
2. Round intersection corners at High Meadow Boulevard and McAngus Lane.
3. Show existing right-of-way on McAngus Lane. Additional right-of-way may be required for widening.
4. Change names of Mockingbird Trail. Other street names subject to change.
5. Variance required on length of several blocks. Recommend variance be granted based on low density, location of pipe lines, and because adequate circulation is being provided.
6. Show name of surveyor or engineer on plan.
7. No sidewalks required.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGH MEADOWS SUBDIVISION, granting a variance on the length of several blocks.

C8-70-10 Austin Housing Authority, Project Tex-19
Bolm Road and Gardner Road

The staff reported that this subdivision is apartments and is classified as urban. It is located on Bolm Road and Gardner Road and consists of 35.47 acres with 3 lots, the average lot size varying in acreage.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer are available. Easements required for sewer.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Subdivision may be subject to flooding. Drainage easements required.

C8-70-10 Austin Housing Authority, Project Tex-19--contd.

4. Public Works - Show street names
5. Traffic and Transportation - No report.

Planning Department comments are as follows:

1. Vacation of Glissman Road required prior to final approval.
2. Determination and extent of flooding required prior to final approval.
3. Street names required.
4. Triangular shaped tract at southwest corner of subdivision is not to be used as a separate lot for building purposes. Should be dedicated as street right-of-way or restricted against use.
5. Adjustment of Gardner Road alignment at Bolm Road required on final plat. due to recent widening on the west side of Gardner Road.
6. Fiscal arrangements for sidewalks required in conjunction with final plat.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of AUSTIN HOUSING AUTHORITY, PROJECT TEX-19, pending the requirements as indicated.

C8-69-81 Balcones Village, Section 5, Phase A
Jolly Hollow and Balcones Club Drive

The staff reported that this subdivision is being reconsidered due to topographic problems in the immediate area, and it is recommended that it be approved granting a variance for 50 feet of right-of-way on Jolly Hollow with 40' of paving.

The Committee then

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section 5, Phase A, granting a variance on the right-of-way requirements, subject to providing 40' of paving.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-70-9 J. B. Fords Resub. of Ford Oaks Annex
 Gail Road

The staff reported that this is the first appearance of this short form plat before the Committee and recommends that it be accepted for filing and disapprove pending compliance with departmental reports.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of
J. B. FORDS RESUB. OF FORD OAKS ANNEX pending the above conditions.

C8s-70-10 Omega Subdivision
 Deen Avenue and Lamar Boulevard

The staff reported that this short form plat has complied with all departmental requirements and is accepted for filing and approved.

The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form plat of
OMEGA SUBDIVISION.

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

The Committee then

VOTED: To APPROVE the following short form plats:

C8s-69-217 Kenneth E. Davis Clayton Lane Addition
 Clayton Lane and I. H. 35
C8s-70-7 London Square
 Town Lake Circle and Elmont

ADMINISTRATIVE APPROVAL

The staff reported that two 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:

C8s-69-142 Fitzgerald Estate
 Spicewood Springs Road
C8s-69-214 Gethsemane Lutheran Church Subdivision
 U. S. Highway 183