

SUBDIVISION COMMITTEE  
Austin, Texas

February 24, 1970, 3:00 p.m.

PRELIMINARY PLANS

C8-68-111      Lakeside of University Hills  
Carol Ann Drive and Arnold Drive

The Staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Carol Ann Drive and Arnold Drive and consists of 23.8 acres with 65 lots, the average lot size being 70' x 125'.

The staff reviewed the following departmental comments:

- |                               |   |
|-------------------------------|---|
| 1. Water and Sewer            | - Water and sanitary sewer are available.   |
| 2. Storm Sewer                | - Additional easements required.  |
| 3. Traffic and Transportation | - O.K.  |
| 4. Electric Department        | - Additional easements required.  |
| 5. Telephone Company          | - Additional easements required.  |
| 6. Public Works               | - Show North arrow on vicinity map, basis for elevations, and adjoining property owner. |

Planning Department comments are as follows:

1. Area at corner of Manor Road and Carol Ann Drive required to be included in final plat.
2. Variance required on length of Block "C". Recommend variance be granted because of topography.
3. Tract "A" required to be included as part of an abutting lot in Block "C" for access to street.
4. Fiscal arrangement for sidewalks required in conjunction with final plat along West side of Manor Road and along North side of Carol Ann Drive from Manor Road to Lakeside Drive.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKESIDE OF UNIVERSITY HILLS, Revised, pending the requirements as indicated.



C8-70-11 Brushyridge Subdivision  
Cooper Lane North of Armadillo Road

The staff reported that this subdivision is single-family and is classified as urban. It is located on Cooper Lane North of Armadillo Road and consists of 15.1 acres with 73 lots, the average lot size being 60' x 120'.

The staff reviewed the following departmental comments:

- 1. Water and Sewer - Water and sanitary sewer available.
- 2. Storm Sewer - May require additional easements.
- 3. Traffic and Transportation - Sidewalks needed.
- 4. Electric Department - Additional easements required.
- 5. Telephone Company - Additional easements required.
- 6. Public Works - Show name of cross street.

Planning Department comments are as follows:

- 1. Additional right-of-way required for Cooper Lane to provide for 60' of total width.
- 2. Recommend street be extended southerly through Lot 5, Block "D" for access to the south and eliminate necessity for variance on block length.
- 3. Recommend that the eight lots located at the four corners of Brushyridge Drive and Emerald Forest Drive be platted facing Brushyridge Drive and be restricted to single-family or duplex uses.
- 4. Fiscal arrangements required for sidewalks in conjunction with final plat along both sides of Emerald Forest Drive, along the west side of Cooper Lane, and along the north side of Brushyridge Drive between Cooper Lane and Emerald Forest Drive.
- 5. Compliance with departmental requirements.

The Committee then

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

C8-70-12 Lakeway Townhouses Section 2  
Seawind

The staff reported that this subdivision is townhouse and is classified as suburban. It is located on Seawind and consists of 4.35 acres with 20 lots, the average lot size being 35' x 90'.

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C8-70-12 Lakeway Townhouses Section 2--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sanitary sewer not available.
2. Storm Sewer - O.K.
3. Traffic and Transportation - O.K.
4. Electric Department - Additional easements required.
5. Telephone Company - Additional easements required.
6. Public Works - Show all bearings, whether Seawind will be dedicated all of the way.

Planning Department comments are as follows:

1. Site plan required covering all sites within the boundaries of Section 2.
2. Legal opinion from an attorney required pertaining to status of common areas.
3. Schematic plan required on balance of tract on which townhouse sites are to be located.
4. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and septic tank system.
5. Compliance with departmental requirements.

The Committee then

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

C8-70-13 The Four Seasons  
Braker Lane and Cameron Road

The staff reported that this subdivision is single-family and is classified as urban. It is located on Braker Lane and Cameron Road, and consists of 61.72 acres with 191 lots, the average lot size being 75' x 130'.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water available from Water District #7. Sanitary sewer not available.
2. Storm Sewer - Additional easements required.
3. Traffic and Transportation - Sidewalks needed.

C8-70-13 The Four Seasons--contd.

- 4. Electric Department - Additional easements required.
- 5. Telephone Company - Additional easements required.
- 6. Public Works - O.K.

Planning Department comments are as follows:

- 1. Variance required on length of Block "H". Recommend variance be granted because of topography.
- 2. Fiscal arrangements required for sidewalks in conjunction with final plat along the east side of January Drive, along the west side of April Drive, along the northwest side of Cameron Road and along the north side of Braker Lane.
- 3. Additional R.O.W. may be required for Braker Lane to provide for a total width of 120' (60' from center line).
- 4. Suggest that October Drive be connected with August Drive through Block "E" and delete that portion of March Drive between June Drive and October Drive.
- 5. Compliance with departmental requirements.

The staff explained that due to one of the adjoining property owners not being notified, this preliminary plan should be postponed for 30 days, to give the adjoining owner, Mr. Peterson time to consult with the applicant on the final plan.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of THE FOUR SEASONS, for 30 days.

C8-70-14 Decker Lake Estates  
Decker Lane and Speed Circle

The staff reported that this subdivision is single-family and a mobile home park and is classified as urban. It is located on Decker Lane and Speed Circle and consists of 66.60 acres with 92 lots, the average lot size being 95' x 150'.

The staff reviewed the following departmental comments:

- 1. Water and Sewer - Water available from Water District #13. Sanitary sewer not available.
- 2. Storm Sewer - Additional easements required.
- 3. Traffic and Transportation - O.K.

C8-70-14 Decker Lake Estates--contd.

- 4. Electric Department - Additional easements required.
- 5. Telephone Company - Additional easements required.
- 6. Public Works - Clarify contour lines. Show all bearings and distances on subdivision boundary and adjacent property owners.

Planning Department comments are as follows:

- 1. Schematic plan requires further consideration.
- 2. Recommend approval subject to compliance with departmental requirements and subject to sanitary sewer being available to subdivision.
- 3. 120' of right-of-way required on Decker Lane.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of DECKER LAKE ESTATES, pending the above listed conditions.

C8-70-15 Northwest Hills Section 15  
Cat Mountain Drive

The staff reported that this subdivision is single-family and is classified as urban. It is located on Cat Mountain Drive and consists of 22.11 acres with 56 lots, the average lot size being 100' x 130'.

The staff reviewed the following departmental comments:

- 1. Water and Sewer - Water is available, sanitary sewer not available.
- 2. Storm Sewer - O.K.
- 3. Traffic and Transportation - Sidewalks needed.
- 4. Electric Department - Additional easements required.
- 5. Telephone Company - Additional easements required.
- 6. Public Works - Show bearing and distances on subdivision boundary, adjoining property owners, name of street off Cat Mountain Drive.

Planning Departments comments are as follows:

- 1. Show boundary survey.

C8-70-15 Northwest Hills, Section 15--contd.

- 2. Variance required on length of Cat Mountain cul-de-sac. Recommend variance be granted because of topography.
- 3. Property line agreement between developer and Fred O. Clark required prior to final approval.
- 4. Variance required on length of Block "W", Block "T" and Block "Y". Recommend variance be granted because of topography.
- 5. Fiscal arrangements for sidewalks required in conjunction with final plat on the north side of Cat Mountain Drive and along the east side of Walnut Clay Drive.
- 6. Recommend cul-de-sac portion of Cat Mountain Drive be renamed.
- 7. Schematic plan requires further consideration.
- 8. Recommend sanitary sewer be required in conjunction with final plat.
- 9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, Section 15, granting a variance on the length of Cat Mountain cul-de-sac and on the length of Block "W", Block "T" and Block "Y".

C8-69-34 Green Oaks  
Brodie Lane and Riddle Road

The staff reported that this is a request to extend the approval time of Green Oaks preliminary and recommends that this be done.

After further discussion, the Committee therefore

VOTED: To APPROVE the request of GREEN OAKS for RE-APPROVAL.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that this is the first appearance of the following short form plats and recommended that they be accepted for filing and disapproved, pending compliance with departmental reports.

SHORT FORM PLATS - FILED AND CONSIDRED--contd.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending the above conditions:

C8s-70-27 Resub. Lots 2 & 3, Block C of Summit Oaks  
Bell Avenue

C8s-70-28 Resub. of Lot 9, Block D of Summit Oaks  
Arabian Trail and Hamrich Court

C8s-70-29 Resub. of Lots 2 & 3, Block B of Summit Oaks  
Bell Avenue

C8s-70-30 Resub. of Lots 2, 3, & 4, Block F of Summit Oaks  
Conrad Road

C8s-70-31 Hargraves Resub. of a portion of Block 1, Lorraine Heights  
Webb Road and Wayne Street

C8s-70-34 Townlake Plaza, Resub. Lots 1-4, Block C  
Riverside Drive and Tinnin Ford

The staff reported that the following short form plats have complied with all departmental reports and accepted for filing and approved.

The Committee then

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

C8s-70-32 Resub. of Lots 14-17, Bergstrom Terrace  
Dalton Lane and U. S. Highway 183

C8s-70-33 Resub. of Lot 11, Shier Cliff I  
William Cannon Drive and Manchaca Road

The staff reported that the following short form plats have been accepted for filing and disapproved pending compliance with departmental requirements and granting a variance on the signature requirements of the adjoining owners.

SHORT FORM PLATS - FILED AND CONSIDERED--contd.

The Committee then

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

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

C8s-70-37 Lambert Subdivision  
Steck Avenue and Shoal Creek Boulevard

C8s-70-35 Quail Creek West Phase 2, Section 2  
Rutland Drive

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 disapproved, pending compliance with departmental requirements and granting a variance to exclude the balance of the tract.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of  
QUAIL CREEK WEST, Phase 2, Section 2, granting a variance to  
exclude the balance of the tract.

ADMINISTRATIVE APPROVAL

The staff reported that ten 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-69-149 Pasadena Addition, No. 2  
Pasadena Drive

C8s-70-22 Bearden Acres  
East Ben White Boulevard

C8s-70-26 Raymond Johnson Subdivision  
River Hills Road

C8s-69-206 Burnet Road Terrace Resub. No. 2  
Penny Lane

C8s-70-18 1970 Resub. N.W. Hills, Section 4  
Dry Creek Drive and Mountain Climb

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

C8s-70-21 Emco Addition  
Harvey Street south of East 12th

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ADMINISTRATIVE APPROVAL--contd.

C8s-70-17 Y.M.C.A. 22nd and Nueces Replat  
West 22nd and Nueces Streets

C8s-69-192 Raymond Davis Subdivision #1  
McNeil Road

C8s-70-36 Balcones Village, Section 3, Phase CC Resub.  
Brookwood Road