

SUBDIVISION COMMITTEE  
Austin, Texas

April 27, 1970, 3:00 p.m.

PRELIMINARY PLANS

C8-69-78      Thurman Addition, Section 2  
Emerald Forest Drive and Stassney Lane

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

The Committee then

VOTED: To RE-APPROVE the preliminary plan of THURMAN ADDITION, Section 2.

C8-69-87      Village Oaks - Revised  
U. S. 183 and Shady Oaks Drive

The staff reported that this subdivision is residential and classified as suburban. It is located on U. S. Highway 183 and Shady Oaks Drive and consists of 62.2 acres with 245 lots, the average lot size being 60' x 120'.

The staff reviewed the following departmental comments:

- |                                   |  |
|-----------------------------------|--|
| 1. Water and Sewer                | - Water is available from Water District #1. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - Drainage easements required.   |
| 4. Traffic and Transportation     | - O.K.   |
| 5. Parks and Recreation           | - O.K.   |
| 6. Public Works                   | - Show radii on all cul-de-sacs.   |

Planning Department comments are as follows:

1. Subdivision required to be served by a package sewer plant as lots do not meet Ordinance requirements for septic tank usage.
2. Recommend modification of alignment of Shady Oaks Drive and property owner attempt to effect a property trade as shown in blue crosshatching on Plat Review Print to allow for a full 60 feet of right-of-way into the subdivision.
3. Show radii on all cul-de-sacs.
4. Side street setback on corner lots may be reduced to 15 feet.
5. No sidewalks are required.

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C8-69-87 Village Oaks - Revised--contd.

6. Show all lots numbers.
7. Compliance with departmental requirements.
8. Show tie across U. S. 183.

After further consideration, the Committee then

VOTED: To APPROVE the preliminary plan of VILLAGE OAKS - Revised,  
pending the requirements as indicated.

C8-70-26 Apache Shores, Section 4  
Big Horn Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Big Horn Drive and consists of 18.6 acres with 49 lots, the average lot size being 70' x 200'.

The staff reviewed the following departmental comments:

- |                                   |  |
|-----------------------------------|--|
| 1. Water and Sewer                | - Water and sewer not available from City of Austin.                         |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - O.K.   |
| 4. Traffic and Transportation     | - O.K.   |
| 5. Parks and Recreation           | - Recommend provisions of access to lake front to enhance total subdivision. |
| 6. Public Works                   | - Show location map and basis for contours.                                  |

Planning Department comments are as follows:

1. Recommend lot lines be perpendicular to street along Big Horn Drive.
2. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and septic tank system.
3. Show location map on plan.
4. No sidewalks are required.
5. Compliance with departmental requirements.

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C8-70-26 Apache Shores, Section 4--contd.

After Further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of APACHE SHORES, Section 4, pending provision for access to the lake.

C8-70-28 Allandale North, Section 8  
Brockman Street and Pompton Drive

The staff reported that this subdivision is for a day care center and is classified as urban. It is located on Brockman Street and Pompton Drive, and consists of 1.85 acres with 2 lots, the average lot size varies.

The staff reviewed the following departmental comments:

- |                                   |  |
|-----------------------------------|--|
| 1. Water and Sewer                | - Water and sewer are both available.  |
| 2. Electric and Telephone Company | - Additional easements required.   |
| 3. Storm Sewer                    | - Drainage facilities not completed and accepted by the city in Allandale North, Section 7 and 8. Situation should be rectified prior to approval of this subdivision. Area appears to be low and subject to standing water. |
| 4. Traffic and Transportation     | - O.K. with sidewalks as indicated.  |
| 5. Parks and Recreation           | - O.K.   |
| 6. Public Works                   | - Show tie across Burnet Road to Highway marker, fence or iron pin.  |

Planning Department comments are as follows:

1. Fiscal arrangements for sidewalks along the east side of Burnet Road, along the east side of Brockman Street, and along the south side of Pompton Drive required in conjunction with final plat.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ALLANDALE NORTH, Section 8, pending the requirements as indicated.

C8-70-31 Atkinson's Acres  
McNeil Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on McNeil Road and consists of 11.64 acres with 6 lots,

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C8-70-31 Atkinson's Acres--contd.

the average lot size varying in acreage.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water is available from Water District #11. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Drainage easement required.
4. Traffic and Transportation - Persia Place required to intersect McNeil Road at a 90 degree angle.
5. Parks and Recreation - O.K.
6. Public Works - Contour basis required to be City Standard or U.S.G.S. Show building lines and Judith Drive not completely dedicated by this plat.

Planning Department comments are as follows:

1. Recommend Persia Place intersect McNeil Road at right angles.
2. Full right-of-way (50') for Persia Place and Judith Drive required to be dedicated with final plat.
3. Show existing width of McNeil Road. Additional widening may be required.
4. Show building setback lines on plat.
5. Variance required on length of Persia Place and Judith Drive. Recommend variance be granted as provision for extension is being made.
6. No sidewalks are required.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ATKINSON's ACRES, granting a variance on the length of Persia Place and Judith Drive.

C8-70-32 Western Oaks Village  
Old Fredericksburg Road

The staff reported that this subdivision is residential and private parks and is classified as suburban. It is located on the Old Fredericksburg Road and consists of 47.61 acres with 119 lots, the average lot size being 80' x 150'.

C8-70-32 Western Oaks Village--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer
  - Water is available from Water District #9. Annexation to District required for service. Sanitary sewer is not available.
2. Electric and Telephone Company
  - Additional easements required.
3. Storm Sewer
  - Drainage easements may be required.
4. Traffic and Transportation
  - O.K.
5. Parks and Recreation
  - Recommend lots 1, blocks G and H be sold for community ownership rather than to one individual.
6. Public Works
  - O.K.

Planning Department comments are as follows:

1. Show intended use of lots 1, blocks G and H.
2. Alternate layout for lots 1, blocks G and H should be shown if later subdivision is intended.
3. Show dimensions on depth of building setback lines. (25' front and 15' side street setback required.)
4. No sidewalks are required.
5. Compliance with departmental requirements.
6. Old Stockade Road required to be 60 feet wide.

The Committee therefore.

VOTED: To APPROVE the preliminary plan of WESTERN OAKS VILLAGE, pending the requirements as indicated.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that this is the first appearance of the following short form plats before the Committee and recommended that they be accepted for filing and disapproved, pending completion of departmental requirements.

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SHORT FORM PLATS - FILED AND CONSIDERED

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending completion of departmental requirements:

C8s-70-70 1st Resub. Colorado Hills Estates, Section 5  
Royal Crest and Riverside Drive

C8s-70-71 Congress Square  
South Congress and Ben White

C8s-70-72 Northwest Estates, Resub. #1  
Wildridge Drive and Greenridge

\C8s-70-67 Morris Walden Addition  
Bluff Bend Drive

\C8s-70-68 Heritage Hills, Resub. #1  
Valley Forge Drive and Grayledge

\C8s-70-73 Snedeker Subdivision  
Maxwell Lane

The staff reported that this is the first appearance of this short form before the Committee and recommended that it be accepted for filing and disapprove, pending receipt of tax certificates, compliance of departmental requirements, and granting a variance on the signature requirements of the adjoining owners.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of SNEDECKER SUBDIVISION, granting a variance on the signature requirements of the adjoining owners

C8s-70-66 Eli Subdivision  
Boston Lane

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 disapproved pending additional right-of-way for the widening of Boston Lane and completion of departmental requirements.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of ELI SUBDIVISION pending the requirements as indicated.

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C8s-70-62     Strickler Addition  
U. S. 183 North

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 completion of departmental reports and granting a variance on signature requirements of adjoining owners.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of STRICKLER ADDITION, granting a variance on the signature requirements of the adjoining owners.

#### 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-70-43     Aaron P. Gardner Subdivision  
Old Bee Caves Road

C8s-70-69     Nesby Addition  
East 19th Street and Salina Street