

SUBDIVISION COMMITTEE
Austin, Texas

June 22, 1970, 3:00 p.m.

PRELIMINARY PLANS

C8-70-49 Buckingham Estates
 South 1st Street
 William Cannon Drive

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on South 1st Street and William Cannon Drive and consists of 27.92 acres with 136 lots, the average lot size being 60' x 110'.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer | - Water is available. Northern portion of subdivision to be served with sewer by gravity to the north and by future lift station to the south. |
| 2. Electric and Telephone Company | - Additional easements required. 7½' along rear of all lots. |
| 3. Storm Sewer | - Additional drainage easements required. |
| 4. Public Works | - Show scale on location map. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - Show existing street intersection on west side of Cooper Lane. Sidewalks required. |

Planning Department comments are as follows:

1. Recommend disapproval of proposed commercial and apartment areas pending annexation and zoning.
2. Balance of C. F. Hoerling tract required to be included to provide street access to lots 15-26, Block K, and Blocks F, G and H, on property line agreement and actual trade between the two owners is required prior to final platting.
3. All corner lots required to contain a minimum area of 6,900 square feet.
4. Show survey tie across South 1st Street and Cooper Lane.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of William Cannon Drive, along the east side of Cooper Lane, along the West side of South 1st Street, and along the north side of Buckingham Place.

C8-70-49 Buckingham Estates--contd.

6. Compliance with departmental requirements.
7. Recommend modification of plan to eliminate lots fronting onto South 1st Street as indicated on plat review print.

The Committee discussed the various requirements and then

VOTED: To POSTPONE the preliminary plan of BUCKINGHAM ESTATES for 30 days, to permit the developer and staff to work out the problem involved.

C8-70-50 Damon Estates
Daffon Lane

The staff reported that this subdivision is residential and is classified as urban. It is located on Daffon Lane and consists of 17.92 acres with 63 lots, the average lots being 80' x 100'.

The staff reviewed the following departmental requirements:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water is available from Water District #13. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements required. |
| 4. Public Works | - Show north arrow on location map. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - O.K. with provision for sidewalks. |

Planning Department comments are as follows:

1. Additional right-of-way required for widening of Daffon Lane to comply with the Arterial Plan. (60' from center line of existing right-of-way.)
2. All lots required to contain a minimum area of 9,000 square feet because sanitary sewer is not available, and approval of septic tank system must be approved by Health Department prior to final approval.
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Daffon Lane.
4. Compliance with departmental requirements.
5. Potential conflict between location of Loren Drive and existing drainage structure in Daffon Lane.

C8-70-50 Damon Estates--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of DAMON ESTATES subject to the conditions as listed above.

C8-70-52 Quail Creek, Phase 2, Section 3
Rutland Drive and Parkfield Drive

The staff reported that this subdivision is residential and apartments and is classified as urban. It is located on Rutland Drive and Parkfield Drive and consists of 15.3 acres with 28 lots and one tract, the average lot size being 75' x 115'.

The staff reviewed the following departmental requirements:

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 location map, name of Rutland Drive, all block numbers, and alignment of Parkfield to the south of Rutland Drive.
5. Parks and Recreation - Area adjacent to Little Walnut Creek should be designated for private open space and preserved in a natural state.
6. Traffic and Transportation - O.K. with provision for sidewalks.

Planning Department comments are as follows:

1. Show existing right-of-way of Rutland Drive.
2. Parkfield Drive required to line up with location approved on preliminary plan south of Rutland Drive (Quail Creek, Phase 2).
3. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Parkfield Drive and along the north side of Rutland Drive.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, Phase 2, Section 3, subject to the requirements as indicated.

C8-70-53 Barton Hills, Section 7
 Glencliff Drive and Brookhaven Drive

The staff reported that this is a residential subdivision and is classified as urban. It is located on Glencliff Drive and Brookhaven Drive and consists of 40.2 acres with 89 lots, the average lot size being 80' x 100'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer | - Water is available. Sanitary sewer will require approach main. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easement may be required. |
| 4. Parks and Recreation | - Consideration should be given to the area adjacent to the creek as public open space. |
| 5. Traffic and Transportation | - Sidewalks required as shown with dashed red lines. |
| 6. Public Works | - Show owner on north side, radii of cul-de-sacs, widths of all streets. |

Planning Department comments are as follows:

1. Variance required on length of Block "A". Recommend variance be granted because of topography.
2. Show dimensions of all streets and cul-de-sacs.
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Glencliff Drive, south side of Edgedale Drive, west side of Cresthaven Drive and north and west sides of Brookhaven Drive.
4. Compliance with departmental requirements.
5. Change name of Brookhaven Drive.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BARTON HILLS, Section 7, granting a variance on the length of Block "A".

C8-70-55 Walnut Place, Section 4
 Springdale Road and Vara Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Springdale Road and Vara Lane and consists of 23 acres with 33 lots, the average lot size being 80' x 200'.

C8-70-55 Walnut Place, Section 4--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer
 - Water is available from Water District #8. Sanitary Sewer not available.
2. Electric and Telephone Company
 - Additional easements required.
3. Storm Sewer
 - Drainage easements required.
4. Parks and Recreation
 - Walnut Creek is designated for Public open space in the Austin Development Plan.
5. Traffic and Transportation
 - O.K.
6. Public Works
 - Show original survey tract.

Planning Department comments are as follows:

1. Clarify contours, minimum interval of 5' required.
2. Show complete boundary survey.
3. Show tie across U. S. Highway 290 and Springdale Road.
4. Suggest keeping lot numbers in sequence.
5. Lot 10 required to be 60 feet wide at property line for septic tank lot.
6. Compliance with departmental requirements.

After further discussion the Committee then

VOTED: To APPROVE the preliminary plan of WALNUT PLACE, Section 4, subject to the above listed conditions.

C8-70-51 Western Hills Subdivision
R. R. 2222

The staff reported that this subdivision is residential, apartment and commercial and is classified as suburban. It is located on R. R. 2222 and consists of 139.24 acres with 252 lots, the average lot size being 100' x 140'.

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.

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C8-70-51 Western Hills Subdivision--contd.

3. Storm Sewer - Drainage easements required.
4. Public Works - Show all lot, block and tract designations.
5. Parks and Recreation - Provision should be made for private open space until city recreation facilities are available.
6. Traffic and Transportation - Bella Vista and Ranchero Drive would intersect at 90 degrees.

Planning Department comments are as follows:

1. Recommend postponement to permit further consideration of a possible revised plan for the following reasons:
 - a. Major access should be provided from R. R. 2222 because of the possibility of no access to West Loop.
 - b. Many street grades appear excessive.
 - c. Excessive grades from streets to lots.
 - d. Excessive cross slope on several streets.
 - e. Probable septic tank problems because of slope on lots.
 - f. Lane use as proposed adjacent to West Loop is questionable because of access problems.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of WESTERN HILLS SUBDIVISION, as a result of the above stated conditions.

C8-70-56 Quail Creek, Section 6
Peyton Gin Road and Galewood Road

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Peyton Gin and Galewood Roads, and consists of 31.9 acres with 4 tracts, the average tract size being 8 acres.

The staff reviewed the following departmental requirements:

1. Water and Sewer - Water and sanitary sewer available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Additional drainage easements required.

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C8-70-56 Quail Creek, Section 6--contd.

4. Parks and Recreation - O.K.
5. Traffic and Transportation - Use larger radius on curve along Colony Creek Drive and create 90 degree intersection. Sidewalks required.
6. Public Works - Show surveyor and all adjacent property owners.

Planning Department comments are as follows:

1. Galewood Drive and Colony Creek Drive should intersect at approximately 90 degrees.
2. Show ties across Rutland Drive and Peyton Gin Road.
3. Show building setback lines from Rutland Drive.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Rundberg Lane, south side of Rutland Drive, north side of Peyton Gin Road and Colony Creek Drive and the east side of Galewood Drive.
5. Round intersection corner of Galewood Drive and Peyton Gin Road.
6. Compliance with departmental requirements..
7. Show 25' setback line along east side of Tracts B, C and D as required on zoning.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of QUAIL CREEK, Section 6, pending the requirements as indicated.

SHORT FORM PLATS - FILED

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 compliance with departmental reports.

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SHORT FORM PLATS - FILED--contd.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending compliance with departmental reports:

✓C8s-70-86 Shurtleff and Jenkins Addition
I. H. 35 and Bluff Springs Road

C8s-70-108 Bluff Bend Addition
Bluff Bend Drive

C8s-70-105 Puschman Subdivison
Stassney Lane and Humming Bird Lane

C8s-70-110 L. G. Dement Subdivision
I. H. 35

C8s-70-102 Northwest Hills, Section 9-B
Far West and Hart Lane

The staff reported that this is the first appearance of this short form subdivision before the Committee and recommended that it be accepted for filing and disapproved pending required fiscal arrangements.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of NORTHWEST HILLS, Section 9-B, pending required fiscal arrangements.

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 requirements and granting a variance to omit the remainder of the tract.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats pending compliance with departmental reports and granting a variance to omit the remainder of the tract in the short form:

✓C8s-70-106 John Brewington Subdivision
Barge Street

C8s-70-108 Addition to Highland Club Village, Section 2
Highland Drive

ADMINISTRATIVE APPROVAL

The staff reported that nine 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-69-165 Lunsford Addition
Research Boulevard
- C8s-69-180 Broz Addition
Dungan Lane
- ✓ C8s-70-64 Mueller's North Lamar Subdivision
North Lamar and North Loop
- ✓ C8s-70-95 5th Resub. Frontier Village, Section 3
Frontier Trail and Ben White Boulevard
- ✓ C8s-70-77 T. W. and Ophelia Kincheon Subdivision
Hackberry and Angelica Street
- ✓ C8s-70-71 Congress Square
South Congress and Ben White Boulevard
- ✓ C8s-70-97 A. B. Dittmar Subdivision #2
W. Dittmar Road
- C8s-70-104 Douglas Terry Subdivision
Ben White Boulevard and Billis Street
- C8s-70-107 Dismukes and Glass Addition
U. S. 183 and Clearfield Drive