

SUBDIVISION COMMITTEE  
Regular Meeting -- July 27, 1970

PRELIMINARY PLANS

C8-70-63      Sovereign Plaza  
                 Highway 183

The staff reported that this subdivision is proposed for commercial use and apartments and is classified as urban. It is located on Research Boulevard and Jamestown Drive and consists of 12 acres with 2 lots and the average lot size is 6 acres.

The staff reviewed the following departmental comments:

- |                               |   |
|-------------------------------|---|
| 1. Water and Sewer            | - Water and Sanitary Sewer are available.   |
| 2. Electric Department        | - Okay  |
| 3. Telephone Company          | - Additional Easements required.  |
| 4. Parks and Recreation       | - Okay  |
| 5. Storm Sewer                | - Drainage easements required.  |
| 6. Traffic and Transportation | - No head-in back-out parking will be permitted along Jamestown Drive. Cul-de-sac required on end of Jamestown Drive. |
| 7. Public Works               | - Show scale on location map, contour datum and clarify contours.   |

Planning Department comments are as follows:

1. Arrangements must be made for the vacation of Ruth Ann Drive or cul-de-sac will be required.
2. Clarify contours.
3. Zoning requirements call for Jamestown Drive to be connected to U.S. Highway 183. If future street indicated on plan cannot be dedicated in conjunction with final plat, the street as indicated in blue on plat review print must be dedicated.
4. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOVEREIGN PLAZA, subject to the above conditions.

C8-70-64      Wood Shadows, Sec. 1-A  
                 Steck Avenue

The staff reported that this subdivision is proposed for apartments and is classified as urban. It is located on Steck Avenue, west of Balcones Drive and consists of 2.57 acres with one lot and the average lot size is acreage.

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C8-70-64 Wood Shadows, Section 1-A--contd.

The staff reviewed the following departmental comments.

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|--|---|
| 1. Water and Sewer                           | - Water and Sanitary Sewer are available.   |
| 2. Electric Department and Telephone Company | - Additional easements required.  |
| 3. Parks and Recreation                      | - Okay  |
| 4. Traffic and Transportation                | - Right-of-way must be dedicated from west property line of Balcones Drive. Sidewalks required. |
| 5. Storm Sewer                               | - Drainage easements may be required.   |
| 6. Public Works                              | - Acreage figures in preamble do not add up to total given in acreage note.                     |

Planning Department comments are as follows:

1. Dedication of Steck Avenue required to existing west property line of Balcones Drive.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Steck Avenue.
3. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of WOOD SHADOWS, SECTION 1-A, subject to the above conditions.

C8-70-66 Quail Creek West, Phase 2, Section 5  
Mearns Meadow Boulevard and Drive

The staff reported that this subdivision is proposed for residential use and is classified as urban. It is located on Rutland Drive and Crestbrook Drive and consists of 193 acres with 697 lots, and the average lot size is 60' x 125'.

The staff reviewed the following departmental comments.

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|--|---|
| 1. Water and Sewer                           | - Water and Sanitary sewer are available.   |
| 2. Electric Department and Telephone Company | - Additional easements required.  |
| 3. Parks and Recreation                      | - Okay  |
| 4. Traffic and Transportation                | - Sidewalks required. Island in intersection of Rutland Drive and Crestbrook Drive must be dedicated. |
| 5. Storm Sewer                               | - Drainage easements required.  |
| 6. Public Works                              | - Show lot dimensions and radii on cul-de-sacs.   |

Planning Department comments are as follows:

1. Identify proposed use of Lots 20, 21, and 36, Block "V". If other than

C8-70-66      Quail Creek West, Phase 2, Section 5--contd.

1. single-family or duplex, zoning change will be required.
2. Show complete boundary survey.
3. Show building setback lines.
4. Show lot dimensions.
5. Change name of Spring Oak Drive to Parkfield Drive.
6. Show names on all streets.
7. Stub street required between Lots 10 and 11, block "R" to match proposed street in adjoining subdivision and to eliminate necessity for a variance on length of block "R".
8. Variance required on length of blocks A, D, F, S, P, U, X and Y. Recommend variance be granted on all blocks except A and F because of Little Walnut Creek and because adequate circulation is being provided. Blocks A and F to be held in abeyance.
9. Recommend the northern portion of the plan not enclosed by blue line on plat review print be held in abeyance pending further consideration of additional street access to the north.
10. Mearns Meadow Boulevard is not an arterial street and is not required to be wider than 70 feet and the City will not participate by purchase of right-of-way over 70 feet in width.
11. Suggest that Crestbrook Drive north of Mearns Meadow Boulevard be reduced from 70 feet to 60 feet in width.
12. Change Parkfield Drive to Desert Quail Lane.
13. Extend lot lines to center of creek in block S, T, and U.
14. Show width of existing sanitary sewer easements.
15. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Mearns Meadow Boulevard, southeast side of Crestbrook Drive, southwest side of Clearbrook Drive northwest side of Mountain Quail Road, both sides of Parkfield Drive, west side of Chuckar Drive and northeast side of Oak Hollow Drive.
16. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, PHASE 2, SECTION 5, subject to the above conditions.

C8-70-68      Quail Creek West, Phase 2, Section 4  
Rutland Drive and Parkfield Drive

The staff reported that this subdivision is proposed for townhouses and is classified as urban. It is located on Rutland Drive and Parkfield Drive and consists of 7 acres with 61 lots and open space, and the average lot size is 90' x 25'.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sanitary sewer are available.

C8-70-68 Quail Creek West, Phase 2, Section 4--contd.

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| 2. Electric Department and Telephone Company | - Additional easements required.   |
| 3. Parks and Recreation                      | - Okay   |
| 4. Storm Sewer                               | - Drainage easements required.   |
| 5. Traffic and Transportation                | - No head-in parking will be permitted along Rutland Drive or Parkfield. Access must be provided from rear or common area. |
| 6. Public Works                              | - Show contour datum, number of lots, index contour elevations.  |

Planning Department comments are as follows:

1. Name proposed street.
2. Variance required on length of cul-de-sac. Recommend variance be granted because adequate circulation is provided.
3. Clarify contours.
4. Show tie across Rutland Drive.
5. Fiscal arrangements required in conjunction with final plat for sidewalk along north side of Rutland Drive.
6. Right-of-way width and construction of cul-de-sac as proposed requires approval at Traffic and Transportation and Public Works.
7. Parking in cul-de-sac cannot be counted as parking area as required under Zoning Ordinance.
8. Special Permit required for construction of townhouses.
9. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, PHASE 2, SECTION 4, subject to the above conditions.

C8-70-58 Apache Shores, Section 5  
Red Fox Road

The staff reported that this subdivision is proposed for residential use and is classified as suburban. It is located on Red Fox Road and Running Deer Trail and consists of 167.75 acres with 573 lots and the average lot size is 115' x 80'.

The staff reviewed the following departmental comments.

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|--|---|
| 1. Water and Sewer                           | - Water and sanitary sewer not available from City of Austin.               |
| 2. Electric Department and Telephone Company | - Additional easements required.  |
| 3. Parks and Recreation                      | - Recommend provision for private open space as City will probably not have |

C8-70-58      Apache Shores, Section 5--contd.

3. Parks and Recreation--contd.      - any recreational facilities in this area in the near future.
4. Storm Sewer      - Drainage easements required.
5. Traffic and Transportation      - Okay
6. Public Works      - Show owner's name and location map.  
Change name of Winchester Road.

Planning Department comments are as follows:

1. All lots required to contain minimum area of 9,000 square feet.
2. Variance required on length of blocks B, C, E, H, J, K, L, N, O and P. Recommend variance be granted because of topography and adequate circulation being provided.
3. Variance required for length of Shawnee Circle and Sharps Road cul-de-sacs. Recommend variance be granted because of topography and adequate circulation being provided.
4. Compliance with departmental requirements.

After further discussion, the Committee

VOTED:      To APPROVE the preliminary plan of APACHE SHORES, SECTION 5, subject to the above conditions.

C8-70-65      Southern Hills  
                 Blue Bell Street

The staff reported that this subdivision is proposed for residential use and is classified as suburban. It is located on Thaxton Road and Crawford Street and consists of 39.5 acres with 11 lots, and the average lot size is acreage.

The staff reviewed the following departmental comments:

1. Water and Sewer      - Water and sanitary sewer are not available.
2. Electric Department and Telephone Company      - Additional easements required.
3. Parks and Recreation      - Okay
4. Traffic and Transportation      - Okay
5. Storm Sewer      - Drainage easements required.
6. Public Works      - Show owner, datum, distances on Lot 2, Block "B". Change name of Crawford Street.

Planning Department comments are as follows:

1. 15' radius required at street corners.
2. Show building set back lines.
3. Show developers name.

C8-70-65      Southern Hills--contd.

4. Recommend revision of lot lines as indicated in solid blue lines on plan.
5. Recommend final plat be restricted to further subdivision except as indicated with dashed blue lines.
6. Variance required on length of Blue Bell Street and Crawford Street. Recommend variance be granted as provision for extension is being made.
7. Variance required on length of blocks A, B, and C. Recommend variance be granted because of low density.
8. Show tie across Thaxton Road.
9. Additional right-of-way required to provide for ultimate width of 90' for Thaxton Road. (45' from center line to comply with Master Plan).
10. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTHERN HILLS, subject to the above conditions.

## SHORT FORM PLATS - FILED AND CONSIDERED.

C8s-70-119      Replat of Lot 15, Block B, Northwest Hills, Section 5  
Sierra Drive

The staff reported that this is the first appearance of this short form plat, stating that all departmental requirements have been complied with, and recommended that it be accepted for filing and approved and recommended a variance be granted to exclude balance of tract. It was then

VOTED: To ACCEPT FOR FILING AND APPROVE the short form plat of REPLAT OF LOT 15, BLOCK B, NORTHWEST HILLS, SECTION 5 pending completion of departmental reports and granting a variance to exclude balance of tract.

C8s-70-120      H & H Addition  
Ben White Boulevard

The staff reported that this is the first appearance of this short form plat stating that all departmental requirements have not been complied with and recommended that it be accepted for filing and disapproved pending fiscal arrangements as required and recommended a variance be granted on signature requirements of adjoining owner. It was then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of H & H ADDITION pending fiscal arrangements as required, granting a variance on the signature requirements of the adjoining owner.

C8s-70-121      Mayberry Addition  
West 35th Street

The staff reported that this is the first appearance of this short form plat, stating that all departmental requirements have been complied with, and recommended that it be accepted for filing and approved pending consideration of irregular lot lines. It was then

VOTED:      To ACCEPT FOR FILING AND APPROVE the short form plat of MAYBERRY ADDITION.

C8s-70-122      Circle S Ridge Res. Lot 18, Block B  
Chaparral Road

The staff reported that this is the first appearance of this short form plat stating that all departmental requirements have been complied with, and recommended that it be accepted for filing and approved, indicating that a variance was requested on the signature of the adjoining owner. It was then

VOTED:      To ACCEPT FOR FILING AND APPROVE the short form plat of CIRCLE S. RIDGE RES. LOT 18, BLOCK B, granting a variance on the signature of the adjoining owner.

C8s-70-123      Westlake Madrones, Section 2  
The High Road & Toro Canyon

The staff reported that this is the first appearance of this short form plat stating that all departmental requirements have not been complied with, and recommended that it be accepted for filing and disapproved pending completion of departmental reports. The Committee then

VOTED:      To ACCEPT FOR FILING AND DISAPPROVE the short form plat of WESTLAKE MADRONES, SECTION 2, pending completion of departmental reports.

C8s-70-124      Carla Hector Subdivision  
F. M. 620

The staff reported that this is the first appearance of this short form plat stating that all departmental requirements have not been complied with, and recommended that it be accepted for filing and disapproved pending completion of departmental reports and recommended a variance be granted on the signature of adjoining owner. The Committee then

VOTED:      To ACCEPT FOR FILING AND DISAPPROVE the short form plat of CARLA HECTOR SUBDIVISION, pending completion of departmental reports, granting a variance on signature requirements of adjoining owner.

ADMINISTRATIVE APPROVAL

The staff reported that the following short form plat received administrative approval under the Committees 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 plat:

C8s-70-115      Castlewood Forest, Section 2, Resub.  
                                 Queenswood Drive