

Subdivision Committee Meeting
Austin, Texas
February 23, 1971

PRELIMINARY PLANS

C8-71-16 Brodie Lane Estates
Brodie Lane and Rocky Creek Drive

This subdivision, located on Brodie Lane and Rocky Creek Drive, is classified as suburban and consists of 56.619 acres, with 65 lots, the average lot size being 120' x 250'. The proposed use is for residential.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer Department | - Water is available from Water District #9. Sanitary sewer is not available from the City of Austin. Annexation into Water District #9 may be necessary. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Easements required. |
| 4. Public Works (Engineering) | - Change name of Rocky Creek Drive. Show radius on all curves, bearings on streets and radii on cul-de-sacs. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - Brodie Lane required to have 90' right-of-way. |
| 7. Health Department | - O.K. |

Planning Department comments are as follows:

1. Brodie Lane is designated as major arterial on the Expressway and Major Arterial plan. Additional R.O.W. of 45 feet from existing center line required.
2. Full R.O.W. of 50 feet required for Ranch Road at time of final platting.
3. Recommend revision of layout to eliminate the fronting of lots onto Brodie Ln.
4. Show building lines on plan.
5. Variance required on length of block adjoining Slaughter Creek. Recommend variance be granted because of topography and low density.
6. Compliance with departmental requirements.
7. Recommend street access be provided to Robert Baurle tract.
8. No sidewalks required. (suburban)

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BRODIE LANE ESTATES, subject to departmental requirements and subject to leaving the cul-de-sac street out and not moving the street unless the cul-de-sac is moved.

C8-70-5 Northcape, Section 4 (Revised)
Middle Fiskville Road and Northcape Drive

The staff reported that this subdivision is residential, apartments and commercial and is classified as urban. It is located on Middle Fiskville Road and Northcape Dr., and consists of 27.5 acres with 17 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Some problems along Middle Fiskville Rd., to be worked out. Additional easements may be required. Fiscal arrangements will be required. |
| 4. Public Works (Engineering) | - Require ties across Middle Fiskville Rd. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - O.K. Sidewalks required. |

Planning Department comments are as follows:

1. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Middle Fiskville Road; along the north side of Northcape Dr.
2. Final approval cannot be given until zoning is acted on by the City Council on Lots 18, 19, 23, 24, and 25.
3. Show access drives through Lots 19, and 24 as required by zoning consideration.
4. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of NORTHCAPE, Section 4 (Revised), subject to compliance with departmental requirements.

C8-71-13 Cardinal Hills Resub.
Lariat Trail at Lariat Cove

The staff reported that this subdivision is residential, and is classified as suburban. It is located on Lariat Trail at Lariat Cove, and consists of 2.44 acres

with 9 lots, the average lot size being 60' x 105'.

The staff reviewed the following departmental requirements:

- | | |
|-----------------------------------|--|
| 1. Water and Sewer Department | - Water and sanitary sewer not available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Easements required. |
| 4. Public Works (Engineering) | - Identify location map with title. Show bearings and distances on street. Show all lengths on curves. |
| 5. Parks and Recreation | - O.K. |
| 6. Traffic and Transportation | - O.K. |

Planning Department comments are as follows:

1. All lots required to be 60' wide at the building line and contain a minimum area of 9,000 square feet.
2. Compliance with departmental requirements.
3. No sidewalks required (suburban).
4. No occupancy restriction on final plat based on Health Department.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CARDINAL HILLS RESUB., subject to departmental requirements and subject to a no-occupancy restriction based on the Health Department, and that telephone and electrical easement information be placed on the preliminary plat.

C8-71-19 Coronado Square
Coronado Hills Drive and Creekside Drive

The staff reported that this subdivision is apartments and is classified as urban. It is located on Coronado Hills Drive and Creekside Drive and consists of 14.8 acres with 51 lots, the average lot size being 80' x 105'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer is available from the City of Austin. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Additional easements required. Fiscal arrangements required on final plat. |
| 4. Public Works (Engineering) | - Show boundary survey and bearing on all streets, and show radius on all curves. |

- 5. Parks and Recreation - O.K.
- 6. Traffic and Transportation - O.K. Sidewalks required.
- 7. Health Department - O.K.

Planning Department comments are as follows:

1. Recommend a restriction be required on final plat prohibiting erection of any building on the east 240 feet of Lot 21, Block "C".
2. Show building line on east 240 feet of Lot 21, Block "C".
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Coronado Hills Drive, along the east side of Creekside Drive and along the north, east and south sides of Creekside Circle.
4. Fiscal arrangements required for construction of Holmes Drive in conjunction with final plat.
5. All lots within the "BB" zoned area required to have a minimum area of 8,000 square feet.
6. Show R.O.W. of Holmes Drive.
7. Compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CORONADO SQUARE subject to departmental requirements, with deletion of the sidewalk requirement on the inner tract and subject to the conditions as indicated.

C8-71-21 Salem Walk, Section III
Radam Circle

The staff reported that this subdivision is residential and is classified as urban. It is located on Stassney Lane and Radam Circle, and consists of 14.9 acres with 39 lots, the average lot being 75' x 120'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer is available from the City of Austin. No annexation required.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer - Easements and fiscal arrangements required.
4. Public Works (Engineering) - Show name of owners or developer. Identify 100 foot R.O.W. or easement. Needs legend, radius on all cul-de-sacs, bearing and distance on the perimeter, bearing and on streets and lengths on curves.

- 5. Parks and Recreation - O.K.
- 6. Traffic and Transportation - Realign Radam Circle to tie in with existing 60' street on the east. Radam Circle to be 60' R.O.W. Sidewalks required along the west R.O.W. on Radam Circle through subdivision.
- 7. Health Department - O.K.

Planning Department comments are as follows:

- 1. Recommend disapproval of plan. Recommend existing approved preliminary plan be adhered to.

After further discussion, the Committee unanimously

VOTED: To DISAPPROVE the preliminary plan of SALEM WALK, Section III and RE-APPROVE the original preliminary plan.

C8-71-20 Georgian Square
 Guadalupe Street

The staff reported that this subdivision is multi-family and is classified as urban. It is located on Guadalupe Street and consists of 10.04 acres, with 2 lots, the average lot size being 5 acres.

The staff reviewed the following department comments:

- 1. Water and Sewer Department - Water and sewer available from the City of Austin.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer - Easements and fiscal arrangements required on final plat.
- 4. Public Works (Engineering) - Show bearing on street lines and indicate radius of all curves.
- 5. Parks and Recreation - O.K.
- 6. Traffic and Transportation - Minimum of 300' radius required on curves. Cul-de-sac at north end of subdivision required. Sidewalks required.

Planning Department comments are as follows:

- 1. Cul-de-sac required at north end of Guadalupe Street.
- 2. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Guadalupe Street.
- 3. Request for withdrawal of existing subdivision (Georgian Estates) required.
- 4. Compliance with department requirements.

5. Requirement of dedicating street from Guadalupe to Georgian Drive.

After further discussion, the Committee unanimously

VOTED: APPROVE the preliminary plan of GEORGIAN SQUARE, subject to departmental requirements, and subject to Guadalupe street being in place as shown, and subject to dedication of a 60 foot street between Guadalupe and Georgian Drive, and granting a variance on the cul-de-sac if the driveway is limited to a depth of 100'.

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 approved, as all requirements have been complied with.

The Committee then unanimously

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

<u>C8s-71-38</u>	<u>Resub. Lot 3, Anderson Square, Section 2</u>
	Anderson Lane and I.H. 35
<u>C8s-71-44</u>	<u>Walsh Place, Resub. of Part of Block 2</u>
	Robin Hood Tr. and Enfield Road
<u>C8s-71-37</u>	<u>Nancy Knop Borders Subd. Amended</u>
	W. Lynn Street and W. 6th Street
<u>C8s-71-42</u>	<u>Resub. #3, Block 2, Jamestown, Section 4</u>
	North Lamar Boulevard and Fairfield Drive

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

The Committee then

VOTED: To APPROVE the following short form plats:

<u>C8s-71-163</u>	<u>Mountain Shadows</u> <i>Resub BKE</i>
	Mountain Shadows Drive
<u>C8s-71-34</u>	<u>Slaughter Creek Acres, Resub. of Lot 2, Block "G"</u>
	Creekview Drive
<u>C8s-71-36</u>	<u>Slaughter Creek Acres, Resub. of Lot 4, Block "E"</u>
	Slaughter Creek Drive
<u>C8s-71-33</u>	<u>North Meadows, Resub. Lots 7-11, Block "A"</u>
	North Meadows Drive
<u>C8s-71-19</u>	<u>Oasis Village, Section 4</u>
	Gobi Drive

<u>C8s-71-39</u>	<u>Capital Plaza Office Center</u>
	Interregional and East 50th Street

The staff reported that this short form plat has been accepted for filing and disapproved pending the receipt of current County Tax Certificates.

The Committee then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of CAPITAL PLAZA OFFICE CENTER pending the receipt of current County Tax certificates.

C8s-71-40 Southridge, Section 2, Resub. of Lots 5 & 6, Block C
 Southway Drive

The staff reported that this short form plat has been accepted for filing and disapproved, pending compliance with departmental reports.

The Committee then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of SOUTHRIDGE, Section 2, pending compliance with departmental reports.

The staff reported that the following short form plats have not complied with all departmental requirements and are being accepted for filing and disapproved pending compliance with departmental requirements and the signature of the adjoining owner on evidence that he will not sign.

The Committee then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats, pending the requirements as indicated:

C8s-71-41 Resub. of Lot 6 and a portion of Lot 8, Cameron Acres
 Leisure Drive
C8s-71-43 Reed Enterprises Addition
 Anderson Lane & Watson Street

C8s-71-45 Resub. Lots 12 & 13 Walnut Place, Section 4
 Quietie Drive

The staff reported that this short form plat has complied with all departmental requirements except for a problem on the creation of irregular lot lines, and it is recommended that it be accepted for filing and approved, granting a variance on the creation of irregular lot lines.

The Committee then unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the short form plat of WALNUT PLACE, Section 4, Resub. Lots 12 and 13, granting a variance on the creation of irregular lot lines.

C8s-71-46 "Britt-Fiske Addition"
 Woodrow Avenue & Ruth Avenue

The staff reported that this short form plat has been accepted for filing and disapproved, pending compliance with departmental reports.

The Committee then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of "BRITT-FISKE ADDITION" pending the requirements as indicated.

C8s-71-47 Resub. of Lots 3 & 4, Block 1, Windsor Hills, Section 1
Marlborough Drive & Marlborough Circle

The staff reported that this is the first appearance of this short form plat and that all departmental reports are lacking. The staff recommends that it be accepted for filing and disapproved pending compliance with departmental reports and lots 4-A and 4-B being 33 feet wide at the front property line. After further discussion the Committee then unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of WINDSOR HILLS, Section 1, Resub. of Lots 3 & 4, Block 1, pending compliance with the above conditions.