

SUBDIVISION COMMITTEE

Regular Meeting - June 21, 1971

PRELIMINARY PLANS

C8-70-127 Tallwood Subdivision
Tallwood Drive and Balcones Drive

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Tallwood Drive and Balcones Drive and consists of 26.33 acres with 3 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department. - Water and sewer are available.
2. Electric and Telephone Company - Additional easements will be required.
3. Storm Sewer Department - Drainage easements may be required.
4. Parks and Recreation Department - Apartment development proposed on Tract "A" should include adequate open space for recreational use of the tenants.
5. Public Works, Director - OK
6. Public Works, Engineer - Change name of Section 2; change name of Overlook Drive and show tie across existing streets and their widths.
7. Traffic and Transportation Dept. - Overlook Drive is considered to be essential for circulation when MoPac and U. S. 183 interchange is constructed. Layout okay with provision for sidewalks.

Planning Department comments are as follows:

1. Show tentative location of MoPac across Lot "C".
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the west side of Overlook Drive and the north side of Tallwood Drive.
3. Change subdivision name to Tallwood Subdivision, Section 2.
4. Sidewalk location note required on final plat.
5. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of TALLWOOD SUBDIVISION, Section 2, subject to the conditions listed above.

C8-71-79 Cortez Heights
Manchaca Road and Valleyview Road

The staff reported that this subdivision is multi-family apartments and is classified as urban. It is located on Manchaca Road and Valleyview Road and consists of 10.306 acres with 1 lot.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available from the city.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easement required. Off-site easement may be required.
4. Public Works, Engineer - Show radius of cul-de-sac.
5. Public Works, Director - OK
6. Traffic and Transportation Dept. - Relocate or extend Valleyview Road as shown on plat. Sidewalks required.
7. Parks and Recreation Department - OK
8. Health Department - No objections. Sewer line to be available.

Planning Department comments are as follows:

1. Recommend Valleyview Road be extended as shown on Plat Review Print so as to provide for a 60 foot inside radius and a 120 foot outside radius on the curve to tie into proposed alignment to the south of this subdivision.
2. Recommend variance be granted on cul-de-sac requirement for Valleyview Road because tract is to be developed in its entirety as one lot under a special permit site plan.
3. Show building setback lines from all streets on plan.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Manchaca Road.
5. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of CORTEZ HEIGHTS, subject to conditions listed above, granting a variance on cul-de-sac requirement for Valleyview Road.

C8-71-80 Travis Vista, Section 2
Travis View Loop and Lakeview Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Travis View Loop and Lakeview Drive and consists of 10.969 acres with 17 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Traffic and Transportation Dept. - OK
2. Parks and Recreation Department - Consideration should be given to providing access to shore line in the master plan for this area for the benefit of the public and individual lot owners at large in this subdivision.
3. Water and Sewer Department - Water and waste water not available from city.
4. Public Works, Engineer - OK
5. Storm Sewer Department - Easements required.
6. Public Works, Director - OK
7. Electric and Telephone Company - Additional easements required.
8. Health Department - No report.

Planning Department comments are as follows:

1. Fifteen foot setback line required from Travis View Loop on Lot 7.
2. Subdivision requires approval of Health Department for septic tank use.
3. Show subdivision boundaries with solid line.
4. No sidewalks required (suburban).
5. Show right-of-way width on F. M. 620.
6. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of TRAVIS VISTA, Section 2, subject to the conditions listed above.

C8-71-81

Rabb View EstatesRabb Road and Fortune Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Rabb Road and Fortune Drive and consists of 8.536 acres with 26 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Health Department - No objections.
2. Electric and Telephone Company - Easements required. Show existing easements.
3. Parks and Recreation Department - OK
4. Water and Sewer Department - Water and waste water available from city.
5. Public Works, Engineer - Give name of proposed new street. Show radius in cul-de-sacs and width of streets.
6. Storm Sewer Department - OK
7. Public Works, Director - OK
8. Traffic and Transportation Dept. - Realign Rae Dell Avenue - Rabb Road at Rabb Glenn to eliminate roadway offset in the middle of an intersection.

Planning Department comments are as follows:

1. Variance required on depth of cul-de-sacs. Recommend variance be granted because of topography and platted property abutting this subdivision.
2. Show building setback lines on plan.
3. Correct the spelling of Rabb Glen.
4. Fiscal arrangements required in conjunction with the final plat for sidewalks along the west side of Rae Dell Avenue - Rabb Road
5. Compliance with department requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of RABB VIEW ESTATES, subject to the conditions listed above, granting a variance on depth of cul-de-sacs.

C8-71-56 Castlewood Forest, Section 6 and 7
Queenswood Drive and Toulouse Drive

The staff reported that there has been a request for the vacation of a stub street east of Oak Ledge Drive and switching the sidewalks from the west side to the east side of Oak Ledge Drive. The staff recommends this be approved.

After further discussion, the Committee then

VOTED: To APPROVE the vacation of the stub street east of Oak Ledge Drive in the preliminary plan of CASTLEWOOD FOREST, Section 6 and 7, and to switch the sidewalks from the west side to the east side of Oak Ledge Drive.

C8-71-82 Oak Valley Park, Section 3
Oak Lodge Drive and Davis Lane

The staff reported that this subdivision is single-family and is classified as urban. It is located on Oak Lodge Drive and Davis Lane and consists of 11.73 acres with 40 lots, the average lot size being 80 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Health Department - OK
2. Traffic and Transportation Dept. - Sidewalks required.
3. Parks and Recreation Department - OK
4. Water and Sewer Department - Water available from Water District #5. Incorporation into the district may be required. Waste water services not available.
5. Public Works, Engineer - Show radius lengths in cul-de-sacs.
6. Storm Sewer Department - Easements may be required.
7. Electric and Telephone Company - Easements required.
8. Public Works, Director - OK

Planning Department comments are as follows:

1. Recommend that the excess portions of the cul-de-sac at south end of Oak Ledge Drive be vacated by Commissioner's Court of the county prior to final approval to allow for adequate lot width and building site for Lot 40.
2. Show all street names.
3. Show building setback lines on plan (25' from front street and 15' from side streets).

C8-71-82 Oak Valley Park, Section 3--contd.

4. Show lot dimensions.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the east side of Oak Ledge Drive.
6. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of OAK VALLEY PARK, Section 3, subject to the conditions listed above.

C8-71-83 Quail Creek West, Phase II, Commercial
Rutland Drive and Lamar Boulevard

The staff reported that this subdivision is multi-family, residential and commercial and is classified as urban. It is located on Rutland Drive and Lamar Boulevard and consists of 123 acres.

The staff reviewed the following departmental comments:

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| 1. Health Department | - Approve subject to Waste Water System being available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Traffic and Transportation Dept. | - Extend Mearns Meadow to Rundberg, a 70' street. Extend Collingfield to Rutland as 60' street for circulation between Rutland and Rundberg. Sidewalks required. |
| 4. Water and Sewer Department | - Water and waste water available from city. |
| 5. Public Works, Engineer | - Show name of Engineer or Surveyor. Show name of survey out of which this is being subdivided. Give bearings and distances on all courses of out boundary. |
| 6. Storm Sewer Department | - Easements required. |
| 7. Public Works, Director | - OK |

Planning Department comments are as follows:

1. Mearns Meadow Boulevard required by prior Subdivision Committee action to extend from Rutland Drive to Rundberg Lane. Conditions in this area have not changed which would warrant the deletion of this street, and instead,

C8-71-83 Quail Creek West, Phase II, Commercial--contd.

indicates all the more greatly the need for this street to provide for adequate circulation of traffic to the arterial street (Rundberg Lane) for the more densely proposed development within this tract north of Rutland Drive.

2. Rutland Drive is only 60 feet in width (R.O.W.) instead of the 70 feet as shown on this plan which further points out the need to extend Mearns Meadow Boulevard (70' in width) to the arterial street rather than terminating it at a 60 foot street.
3. Cul-de-sac required at east end of Quail Boulevard and Neatherly Circle unless the preliminary plan on the balance of the Walter Carrington tract is approved prior to submission of a final plat dedicating said streets.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of Rundberg Lane, Rutland Drive and Neatherly Circle, along the north and west side of Quail Boulevard, and along the east and northeast side of Mearns Meadow Boulevard, including that portion to Rundberg Lane.
5. Ten feet additional right-of-way required on North Lamar Boulevard.
6. Compliance with departmental requirements except for the extension of Collingfield Drive to Rutland Drive.

The staff reported that there has been a request for withdrawal of this application and recommend it be accepted.

The Committee then

VOTED: To ACCEPT the withdrawal of the preliminary plan of QUAIL CREEK WEST, Phase II, Commercial.

C8-71-84 Balcones Village, Section X
Jolly Hollow Drive and Spring Creek Drive

The staff reported that this subdivision is single-family and is classified as urban. It is located on Jolly Hollow Drive and Spring Creek Drive and consists of 18.03 acres with 37 lots, the average lot size being 100 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Electric and Telephone Company - Additional easements required at a later date.
2. Health Department - Due to the density (509 lots) and terrain of the subdivisions in this area and the trouble with septic tanks, it is felt that there should

C8-71-84 Balcones Village, Section X--contd.

2. Health Department--contd. - be a waste water treatment plant provided.
3. Traffic and Transportation Dept. - OK
4. Water and Sewer Department - Water available from Water District #1. Annexation to Water District may be required. Waste water services not available.
5. Public Works, Engineer - Show name of survey. Change street name of Spring Creek Drive and Spring Hollow Drive.
6. Storm Sewer Department - Easements required.
7. Parks and Recreation Department - Greater care and consideration should be given to preserving natural drainage channels and their associated amenities.
8. Public Works, Director - OK

Planning Department comments are as follows:

1. Variance required on length of Block "F". Recommend variance be granted because of topography.
2. No sidewalks required (Suburban).
3. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, Section X, subject to the conditions listed above, and take note of comments by Health Department, granting a variance on length of Block "F", approval of preliminary plan only.

C8-71-85 Springdale Hills, Section 5
Springdale Road and East 19th Street

The staff reported that this subdivision is single-family and is classified as urban. It is located on Springdale Road and East 19th Street and consists of 62.9 acres with 273 lots, the average lot size being 60 feet by 110 feet.

The staff reviewed the following departmental comments:

1. Health Department - No objections.

C8-71-85 Springdale Hills, Section 5--contd.

2. Traffic and Transportation Dept. - Recommend that short cul-de-sac not be permitted along any collector or arterial street. Redesign street system to eliminate these cul-de-sac's on Bundyhill Drive and Carsonhill Drive. Sidewalks required.
3. Parks and Recreation Department - Consideration should be given to the advantages of preserving the natural channel and flood plain of Fort Branch of Boggy Creek for use as a green belt possibly under private control and maintenance for residents of the subdivision. This area is designated as a green belt in the Austin Development Plan.
4. Water and Sewer Department - Water and waste water are available.
5. Public Works, Engineer - Show north arrow on plan. Show scale and legend. Show name of survey out of which this is being subdivided.
6. Electric and Telephone Company - Easements required.
7. Storm Sewer Department - Additional easements may be required.
8. Public Works, Director - OK

Planning Department comments are as follows:

1. Recommend revision of plan as shown on Plat Review Print to eliminate the partial culs-de-sac along Bundyhill Drive and to eliminate necessity for a variance on length of Woodhill Circle.
2. Owner of gas easement in Bundyhill Drive required to approve and join in the dedication on the final plat.
3. Variance required on length of Knighthill Drive. Recommend variance be granted with provision for future extension to Springdale Road.
4. The proposed location of Burgewood Circle would necessitate the joinder of the adjoining tract in the final plat to provide full right-of-way and development of cul-de-sac.
5. Lots 33-47, Block "I" do not have desirable building site as related to existing and proposed relocation of sewer line.
6. All lots must comply with ordinance requirements for width and area.

C8-71-85 Springdale Hills, Section 5--contd.

Several lots do not comply with these requirements as submitted.

7. Round all intersection corners.
8. Cul-de-sac required at the west end of Martinwood Drive.
9. Show all building setback lines on plan. (25' from front street, 15' from side street and 25' from rear street on through lots)
10. Show intended use and future division of area between Lot 15, Block "K" and Springdale Road. This tract cannot be included in a final plat until provision for extension of full right-of-way on Knighthill Drive is made.
11. Variance required on length of Block "I". Recommend variance be granted because of topography.
12. Fiscal arrangements required in conjunction with final plat for sidewalks along the north side of East 19th (F. M. 969); along the east and north side of Woodhill Drive; along the east side of Bundyhill Drive and Springdale Road.
13. Additional right-of-way 120 feet on Springdale Road.
14. Compliance with departmental requirements.

Mr. and Mrs. Ed Brooks were present at the meeting and stated that they do not want a cul-de-sac on their property.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the area to the north and east of the drainage channel in the preliminary plan of SPRINGDALE HILLS, Section 5, deleting the requirement for sidewalks on 19th Street, granting a variance on the length of Block "I" and the length of Knighthill Drive.

C8-71-86 Westover Hills, Section 6, Phase II - Revised
Mesa Drive and Steck Avenue

The staff reported that this subdivision is for a church site and is classified as urban. It is located on Mesa Drive and Steck Avenue and consists of 8.138 acres with 1 lot.

The staff reviewed the following departmental comments:

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| 1. Health Department | - No objections. |
| 2. Traffic and Transportation Dept. | - Sidewalks required. |
| 3. Parks and Recreation Department | - OK |
| 4. Water and Sewer Department | - Water and waste water services available from city. |

C8-71-86 Westover Hills, Section 6, Phase II - Revised--contd.

5. Public Works, Engineer - OK
6. Public Works, Director - OK
7. Electric and Telephone Company - OK
8. Storm Sewer Department - No report.

Planning Department comments are as follows:

1. The Plat of Mesa Drive Street Dedication #2 must be recorded prior to the recording of this plat for provisions of a full intersection at Mesa Drive and Steck Avenue.
2. Identify proposed use on plan.
3. Fiscal arrangements required along with final plat for sidewalks along the north side of Steck Avenue and along the west side of Mesa Drive.
4. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 6, Phase II (Revised), subject to the above requirements, however Mesa Drive Street Dedication #2 must be recorded prior to approval of this, for full intersection.

C8-71-87 Commerce Park
Rutland Drive and Commerce Terrace

The staff reported that this subdivision is for manufacturing and related uses and is classified as suburban. It is located on Rutland Drive and Commerce Terrace and consists of 29.752 acres with 43 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and waste water are available from the city.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works, Engineer - Show scale and name of survey out of which this is to be subdivided.
Change name of Commerce Terrace.
5. Public Works, Director - OK

C8-71-87 Commerce Park--contd.

- 6. Traffic and Transportation Dept. - OK
- 7. Parks and Recreation Department - OK
- 8. Health Department - No objections. Sewer line to be available.

Planning Department comments are as follows:

- 1. Recommend a 25' setback line be required on all lots abutting Commerce Terrace to maintain a continuous setback along this street.
- 2. Show lot and block numbers.
- 3. No sidewalks required because this tract and property to the west is designated industrial in the Master Plan.
- 4. Letter has been received from adjoining owner to the west (Mrs. J. M. Boyer) stating that she has no disagreement or objections to the location of Mearns Meadow Boulevard as it affects her property (N. E. corner).
- 5. Alignment of east end of Mearns Meadow Boulevard may shift slightly depending on location and alignment in the Quail Creek West subdivision to the east.
- 6. Show all lot dimensions.
- 7. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of COMMERCE PARK, subject to the above requirements.

C814-71-02 Indian Point at Point Venture (PUD)
 Venture Boulevard at Augusta South Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Venture Boulevard at Augusta South Drive and consists of 14.19 acres with 60 lots, the average lot size being 24 feet by 60 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and waste water not available.
- 2. Public Works, Engineer - Show location map and name of survey out of which this is being subdivided.
- 3. Public Works, Director - OK.

C814-71-02 Indian Point at Point Venture (PUD)--contd.

4. Parks and Recreation Department - Plan reflects adequate consideration given to preserving desirable natural amenities of site. Common areas are well proportioned to number of units. Recommend preliminary plan be approved and that consideration be given to linking other private commons in future PUDs with those shown in preliminary.
5. Electric and Telephone Company - Electric indicates that this is out of City's service area. Telephone wants additional easements.
6. Storm Sewer Department - No comment.
7. Health Department - Private waste water system to be available.
8. Gas Company - Natural gas not available.

Planning Department comments are as follows:

1. Show building setback line from Venture Boulevard on plan. (25 feet)
2. Identify proposed use on plan.
3. Show location of proposed lift station which will provide to service this tract by package sewer plant.
4. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and sewage disposal.
5. Permit from Water Quality Board for package sewer plant required prior to approval of the final plat.
6. Show distances between buildings at the nearest point.
7. No sidewalks required (suburban).
8. Compliance with departmental requirements.

After further discussion, the Committee then unanimously

VOTED: To APPROVE the preliminary plan of INDIAN POINT AT POINT VENTURE - PUD, subject to the above requirements, deleting numbers 3 and 6.

PRELIMINARY PLANS--contd.

The staff reported that there has been a request for a six month extension on the following preliminary plans. The staff recommends the extension be approved.

After further discussion, the Committee then

VOTED: To APPROVE a six month extension on the following preliminary plans:

C8-70-22 South Crest Park #3
F. M. 812 and Clinger Road

C8-70-105 Walnut Hollow Business Park
F. M. 969 and Johnny Morris Lane

C8-70-117 Kenwill Addition
Lamar Boulevard and Shirley Drive

C8-70-77 Mesa Park
Duval Road and Hoover Road

The staff reported that this is a request to revise the preliminary plan by reducing Wind River Road from an 80 foot street to a 60 foot street. It has been recommended by the Traffic and Transportation Department that if this is done, Wind River Road should "T" into Hoover Road. The staff recommends that this be approved. The Committee then

VOTED: To APPROVE the preliminary plan of MESA PARK - Revised, subject to departmental comments as indicated.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff reported that all departmental reports have been completed and recommended that the following short form plats be approved.

The Committee then unanimously

VOTED: To APPROVE the following short form plats:

C8s-71-22 Rios Subdivision
Rogers Lane

C8s-71-88 Walnut Bend, Section 1
Ferguson Lane

C8s-71-135 Resub. Lots 4 and 5, Block B, Vista West - 1
Deepwoods Drive

C8s-71-136 Mitchell Wong Subdivision
East 39th Street at Harmon Avenue

C8s-71-94 Fort View Subdivision
Pecan Springs Road

C8s-71-137 Samon Addition
Manchaca 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.

The Committee then unanimously

VOTED: To ACCEPT for filing and APPROVE the short form plat of
SAMON ADDITION.

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

The Committee then unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the following short
form plats, pending completion of departmental require-
ments:

C8s-71-138 Fairway Club Addition

Grove Road and Hogan Avenue

C8s-71-139 Safeway Addition

East Riverside Drive and Parker Lane

C8s-71-140 Resub. Lot C, Sunny-Day Addition

Riverside Drive and Tinnin Ford Road

C8s-71-141 Second Resub. Lots 2 and 3, Simpson-Yates Addition

Buell Avenue

C8s-71-142 Hattie N. Marx Subdivision

Peaceful Hill Lane