

SUBDIVISION COMMITTEE
Regular Meeting -- July 26, 1971

PRELIMINARY PLANS

C8-71-93 Thomas Subdivision of Angus Valley
 Angus Road and DuVal Road

The staff reported that this subdivision is residential and classified as suburban. It is located along DuVal Road and Angus Road and consists of six acres with one lot. It is intended that this lot be used as a Mobile Home Park in the future.

The staff reviewed the following departmental comments:

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| 1. Storm Sewer Department | - OK |
| 2. Water and Sewer Department | - Water and waste water available |
| 3. Public Works (Eng.) | - Show name of owner and the survey from which this is to be subdivided. |
| 4. Parks and Recreation Department | - Remaining trees on the tract should be preserved to maintain the character of the area. |
| 5. Traffic and Transportation | - OK |
| 6. Electric and Telephone Company | - Easements required. |
| 7. Public Works (Director) | - OK |
| 8. Health Department | - No report |

Planning Department comments are as follows:

1. Recommend that original plan be adhered to and that this tract be platted into lots comparable to lots in the area.
2. Recommend that final plat be required to restrict use of lots to single or two-family dwellings.
3. In the interest of good planning the department must call attention to that portion of the Austin Development Plan pertaining to street systems, densities and established policies for completing development of existing neighborhoods and in building new neighborhoods. The following excerpt from the Austin Development Plan was read:

"Street system - major streets should by-pass rather than penetrate the neighborhood. Internal streets should consist of collectors and residential streets with design based on anticipated traffic load. Densities for residential development are; dwelling units per gross acre, suburban 0.5 to 1.0, low 3.0, medium 8.0, high 15.0.

Suburban densities will occur where topography, sewage facilities, and demand dictate large lot sizes. The low density areas are typical urban single-family neighborhoods. Medium density areas will have a considerable number of duplexes and garden apartments. High density areas will be characterized by larger apartments, dormitories, and apartment hotels. The standards represent an average or the predominant type of development. A neighborhood may have a range of densities. For instance, a low density

C8-71-93 Thomas Subdivision of Angus Valley - contd.

single-family area may also have a limited amount of duplex or garden apartment development.

In completing the development of existing neighborhoods and in building new neighborhoods, the following policies are established as guides:

1. In the interest of the homeowner, the developer, and the City, great care should be exercised in the timing, location, and quality of residential development. Development that barely meets minimum standards, skip development, and conflicting land use can severely limit the soundness of a residential area.
2. Existing and future residential areas should be protected against the encroachment of undesirable and unsuitable uses. In turn, residential development should not encroach upon land set aside for commercial or industrial development."
4. No sidewalks required (suburban).
5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To DISAPPROVE the preliminary plan of THOMAS SUBDIVISION OF ANGUS VALLEY as submitted for the use as proposed and to reapprove the plan as originally approved for eight lots for residential use.

C8-71-95 Granada Hills
Granada Hills Drive and Espanola Trail

The staff reported that this subdivision is residential and classified as suburban. It is located on U. S. 290 and El Rey Boulevard and consists of 168 acres of land with 181 lots with an average lot size of 130' x 250'.

The staff reviewed the following departmental comments:

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| 1. Storm Sewer Department | - Easements required. |
| 2. Electric and Telephone Company | - Easements required. |
| 3. Public Works (Eng.) | - Change name of Granada Drive. |
| 4. Parks and Recreation Department | - The south portion of the subdivision, along the drainage easement could become a commons area with the development and maintenance conducted by the individual lot owners. Recommend use of natural channel and flood plain for these purposes. |
| 5. Traffic and Transportation | - OK |
| 6. Public Works (Director) | - OK |
| 7. Water and Waste Water Department | - Water and waste water service is not available. |

C8-71-95 Granada Hills - contd.

Planning Department comments are as follows:

1. Variance required on scale of plat. Recommend approval because of size of tract. Variance required for all block lengths except those blocks containing Lot 31 thru 36, 8 thru 14 and 2 thru 7. Recommend variance be granted because of existing conditions (recorded plat).
2. Lot 177 should be platted as a part of lot 178. The adjacent property owner, Mr. Hudson, may be interested in purchasing this lot.
3. Show building set back lines - 25' in front - 15' on side - 25' on back of thru lots such as exist on Highway 290.
4. Show use of lot 1 on the southeast corner of 290 and El Rey Blvd.
5. No sidewalks required (suburban).
6. Request that access be acquired into the E. A. Hudson tract from Candelaria Drive as indicated on the print.
7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of GRANADA HILLS subject to the above conditions but allowing the owner to convey Lot 177 to Mr. Hudson, as it is on the plat, also allowing the developer to reach an agreement with the Sotrm Sewer Department concerning the drainage; granting a variance on scale of plat and for all block lengths except those blocks containing Lot 31 thru 36, 8 thru 14 and 2 thru 7.

C8-71-96 Vista Hermosa
 Loop 360 and Bee Caves Road

The staff reported that this subdivision is proposed for commercial, apartment and residential use and is classified as urban. It is located on Loop 360 and Bee Caves Road and consists of 126.88 acres with 295 lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Storm Sewer Department | - Easements required. |
| 2. Public Works (Engineer) | - OK |
| 3. Parks and Recreation Department | - The natural drainage area could be developed and maintained by individual lot owners. Preservation of the dense wooded areas and areas with 20% or greater slope would enhance the site and permit its residents to directly relate to a natural environment in an urban setting. |
- NOTE: This area drains into the same watershed as the proposed natural Science center in Zilker Park. Adherence to the above would assist in reducing the amount of run off and promote water quality.

C8-71-96 Vista Hermosa - contd.

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| 4. Water and Waste Water | - Water available |
| 5. Electric and Telephone Company | - Easements required. |
| 6. Traffic and Transportation Dept. | - Lomas should be a 50 foot street, or if it remains a 60 foot street, then Atardecer should also be 60 feet. |
| 7. Public Works (Director) | - OK |
| 8. Health Department | - Conditionally approved, subject to waste water treatment plant being available. |

Planning Department comments are as follows:

1. Recommend revision of plan (see overlay.)
2. Variance required on Block lengths for Blocks A, C, D, E, and H. Recommend variance be granted because of topography.
3. Show all building setback lines, 25 feet on the front and 15 feet on the side.
4. Indicate full street name.
5. Fiscal arrangements required in conjunction with final plat for sidewalks as indicated on overlay.
6. Compliance with Departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of VISTA HERMOSA subject to the above conditions, deleting the sidewalks along Bee Caves Road and allowing the engineer to relocate the sidewalks within the subdivision with approval of the Planning Department, variance granted on block lengths of Blocks A, C, D, E, and H.

C8-71-97 Cliffbrook Estates, Section Two (2)
F. M. 1625 and Maha Road

The staff reported that this subdivision is residential and is classified as suburban. It is located on F. M. 1625 and Maha Road and consists of 400 acres with 122 lots of varying size.

The staff reviewed the following departmental comments:

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| 1. Storm Sewer Department | - Easements required. |
| 2. Health Department | - Septic Tanks built and maintained in accordance with State Department of Health plans and specifications should operate satisfactorily. A quantity supply of potable water must be available. |
| 3. Public Works (Eng.) | - Show all street names. Change street name of Somerset Avenue and Applegate Drive. |

C8-71-97 Cliffbrook Estates, Section Two (2) - contd.

- 4. Parks and Recreation Department - OK
- 5. Water and Waste Water Department - No water or sewer. (in Water District)
- 6. Traffic and Transportation Dept. - Redesign Crestwind Drive to eliminate unnecessary curves.
- 7. Electric Department - Beyond city service area.
- 8. Public Works (Director) - Recommend that Valley High Drive and Canterfield Road be widened 10 feet to make 70 foot right-of-way.

Planning Department comments are as follows:

- 1. Variance required on following: A.) Block lengths. Recommend approval because of existing conditions. B.) Length of Cul-de-sac on South Hill Terrace. Recommend consideration be given to the possibility of extending street into the Alfredo Vallejo tract. C.) Scale of plan submitted. Recommend approval because of size of property involved in preliminary.
- 2. Show existing 183 in relation to subdivision.
- 3. Show width of all streets and radius of cul-de-sacs.
- 4. Show all building setback lines.
- 5. No sidewalks required. (Suburban)
- 6. Recommend five feet dedication of additional right-of-way be required on final plat for the widening of Maha Road to 60 feet.
- 7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of CLIFFBROOK ESTATE, SECTION TWO subject to the above conditions, deleting the recommendation of Public Works and granting variances on the following: block lengths, length of cul-de-sac on South Hill Terrace, and scale of plan submitted.

C8-71-98 East Rim, Section One (1)
West Lake Drive and Sparks Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on West Lake Drive and Sparks Drive and consists of 12.140 acres with 12 lots of varying sizes.

The staff reviewed the following departmental comments:

- 1. Storm Sewer Department - Easements required.
- 2. Water and Waste Water Department - Easements required, water and sewer available.
- 3. Public Works (Eng.) - Question the need to change the name of Lake Shore Drive and Sparks Avenue.
- 4. Parks and Recreation Department - Recommend reconsideration of developing Lot #1 or possible using specialized construction to preserve slopes and vegetation of slopes.

C8-71-98 East Rim, Section One (1) - contd.

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| 5. Electric and Telephone Company | - Easements required. |
| 6. Traffic and Transportation | - OK |
| 7. Public Works (Director) | - OK |
| 8. Health Department | - No report. |

Planning Department comments are as follows:

1. Request a letter of acceptance from the County be required for West Lake Drive prior to final approval.
2. Recommend lost 8 and 9 be combined and that portion of Lakeshore Drive north of Sparks Avenue be vacated. Recommend also that lots 10 and 11 be combined.
3. Recommend this subdivision not be approved for septic tank use.
4. Show building set back lines. Recommend 25' on all streets.
5. No sidewalks required. (Suburban)
6. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To POSTPONE the preliminary plan of EAST RIM, SECTION ONE until next month.

C8-71-99 Lost Hills Subdivision
Lost Hills Drive and Yaupon Road

The staff reported that this subdivision is residential and classified as suburban. It is located on Lost Hills Drive and Yaupon Road and consists of 19.25 acres with 36 lots of varying sizes.

The staff reviewed the following departmental comments:

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| 1. Storm Sewer Department | - Easements required. |
| 2. Public Works (Eng.) | - Show name of survey out of which this is being subdivided. |
| 3. Parks and Recreation Department | - The existing entrance through neighboring countryside dictates the preservation of native brush, oaks, pecan, sumac and cedars in this subdivision. |
| 4. Water and Waste Water Department | - Water available. |
| 5. Traffic and Transportation | - Need name on short street between Lots 25 & 27 and it should terminate with a turn-around. Yaupon Road should extend to the south along the utility easement. Property corners should be rounded. |
| 6. Electric and Telephone Company | - Easements required. |
| 7. Public Works (Director) | - OK |
| 8. Health Department | - No report. |

C8-71-99 Lost Hills Subdivision - cont'd.

Planning Department comments are as follows:

1. Dedicated and accepted access required to be provided to this subdivision prior to final approval of any portion thereof.
2. Cul-de-sac required at west end of Yaupon Drive. Also name of Yaupon Drive to be changed.
3. If the 50' strip between Lots 25 & 27 is intended to be a street, it is required to terminate in a cul-de-sac or be extended. If it is to be part of Lot 26 to provide frontage onto Lost Hills Drive, it is required to be 60' in width.
4. Property line agreement required between subdivision and adjoining owner to north to establish lot lines as indicated.
5. Show all lot dimensions.
6. Suggest consideration of the easterly extension of Yaupon Drive so as to place existing water line in a public right-of-way.
7. No sidewalks required (suburban).
8. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of LOST HILLS SUBDIVISION subject to compliance with departmental requirements with the exception of the Parks and Recreation Department, this recommendation is to be taken as a comment not a regulation.

C8-71-100 Quail Creek West, Phase II - Commercial
Mearns Meadow Boulevard and Rundberg Lane

The staff reported that this subdivision is proposed for commercial and multi-family use and is classified as urban. It is located on Mearns Meadow Boulevard and Rundberg Lane and consists of 123.3 acres which has not been divided into lots as yet.

The staff reviewed the following departmental comments:

1. Storm Sewer - Drainage easements required.
2. Public Works (Engineer) - Show name of Engineer and survey out of which this is to be subdivided.
3. Public Works (Director) - OK.
4. Health Department - OK.
5. Traffic and Transportation - Blocks E and F are too large to provide adequate access. It is recommended that these lots be divided by extending Neatherby to Rundberg Lane. Townhouses and four-plexes should not be permitted on Mearns Meadow Boulevard between Rutland and Rundberg. This would isolate and limit access to the commercial and multi-family uses. Sidewalks required.
6. Electric Department - Easements required.
7. Telephone Company - No report.
8. Parks and Recreation - No report.
9. Water and Waste Water - Water and sewer available.

C8-71-100 Quail Creek West, Phase II - Commercial - cont'd.

Planning Department comments are as follows:

1. Ten feet additional right of way required on North Lamar Boulevard.
2. Minimum radius for curves is 300 feet for collector streets.
3. Twenty-five foot building setback line required from Rutland Drive and Rundberg Lane in Blocks F and G.
4. Fiscal arrangements required in conjunction with final plat for sidewalks along the north and east of Mearns Meadow Boulevard along the north sides of Rutland Drive and Rundberg Lane and along the west side of North Lamar Boulevard and along the north and west side of Neatherby Circle.
5. Mearns Meadow Boulevard should be changed to Collinfield Drive since it lines up with and is a continuation thereof.
6. This plan requires approval of Walter Carrington and N.P.C. inasmuch as it affects their approved preliminary plans.
7. Recommend that fourplex or townhouse lots as indicated on preliminary plan not be platted along Mearns Meadow Boulevard between Rutland Drive and Rundberg Lane, and that the resulting narrow strips of land be required to be platted as a part of Lot 1, Block F and Lot 2, Block 6 to create more usable property providing greater separation of street and buildings and eliminate individual driveways onto the street.
8. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST, PHASE II - COMMERCIAL, subject to departmental requirements, requiring the extension of Neatherby Circle through Block E to Rutland Drive, and granting a variance in the construction of a culvert across the creek on Neatherby awaiting matched monies from the City of Austin, with the road to be built up to the rights-of-way on either side of the creek, and requiring Lots 2-8, Block F to be combined with Lot 1, Block F and lots 3-10, Block G to be combined with Lot 2, Block G.

C8-71-101 South Creek, Section II - Revised
Old Lockhart Highway and North Bluff Drive

The staff reported that this subdivision is classified as urban. It is located on Old Lockhart Highway and North Bluff Drive and consists of 28.168 acres with 137 lots of varying sizes.

The staff reviewed the following departmental comments:

1. Water and Waste Water - Easements required, water and waste water available.
2. Public Works (Engineer) - Give basis for elevations, survey out of which this is being subdivided and scale of location map.
3. Parks and Recreation - The north portion of tract "B" could be developed into a common open space recreation area maintained by the individual residents of lots A, B, and C.
4. Storm Sewer Dept. - Easements required.
5. Traffic and Transportation - Inadequate information on street widths and curves.

C8-71-101 South Creek, Section II - Revised - contd.

6. Health Department - OK
7. Public Works (Director) - OK
8. Electric and Telephone Companies - Easements required.

Planning Department comments are as follows:

1. Annexation required.
2. Indicate land use for lots A1, A, and B.
3. Recommend the easterly extension of Ashcreek Drive or Beechcreek Road to proposed collector street.
4. Show all building setback lines, 25 feet in front and 15 feet on the side.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along south side of North Bluff Drive and the east side of Elm Creek Drive.
6. All lots must comply with the ordinance for width and area.
7. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of SOUTH CREEK, SECTION TWO, Revised, subject to departmental requirements and eliminate the sidewalks along North Bluff Drive.

C814-71-03 Great Hills - "A" - PUD No. 1
Great Hills Trail and Adirondack Trail

The staff reported that this subdivision is to be a Planned Unit Development and is classified as urban. It is located on Great Hills Trail and Adirondack Trail and consists of 8.087 acres with 43 lots and the average lot size is 100' x 30'.

The staff reviewed the following departmental comments:

1. Public Works (Eng.) - Give basis for elevation, clarify topography and indicate name of survey out of which this is to be subdivided.
2. Parks and Recreation Department - Pedestrian access to the common area, designation of a natural preserve, use of buffers, and the adequate designation of open space, all reflect good land use management.
3. Water and Waste Water Department - OK
4. Electric and Telephone Companies - Easements required.
5. Traffic and Transportation Dept. - Private street entering public streets should have a standard driveway approach to discourage through traffic from entering the private development. The design of curbs and medians on Great Hills Drive must be approved by the Traffic and Transportation Dept.

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C814-71-03 Great Hills - "A" - PUD No. 1 - contd.

- 6. Health Department - OK
- 7. Public Works (Eng.) - OK
- 8. Public Works (Director) - OK

Planning Department comments are as follows:

1. Owner of the C. Moerbe tract will be required to participate in the final plat.
2. Show dimensions on all lots.
3. Fiscal arrangements required along with final plat for sidewalks along the west side of Great Hills Trail.
4. Identification of "Planned Unit Development No. 1" should be confined within the boundaries of the tract identified on the approved preliminary plan and special permit site plan for that purpose.
5. Compliance with departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of GREAT HILLS - "A" - PUD NO. 1, subject to departmental requirements.

FINALS

C8-69-60 Turner Addition, Section One
Thomas Springs Road

The staff reported that a request has been made to withdraw this preliminary and final and recommended that the request be granted. The Committee then

VOTED: To WITHDRAW the preliminary and final plats of TURNER ADDITION, SECTION ONE.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-65-95 Jonea Addition
South Congress Avenue at Alpine Drive

The staff reported that a request has been made to withdraw this short form subdivision and recommended that the request be granted. The Committee then

VOTED: To WITHDRAW the short form plat of JONEA ADDITION.

C8s-71-109 Colorado Hills Estate, Section 7
Crooked Lane and Cedar Ridge Drive

The staff reported that as a condition of rezoning, Master Plan Change and a revised preliminary of adjoining property it will be necessary to vacate Briar Hill Drive and a portion of Cedar Ridge Drive. The Committee then

C8s-71-109 Colorado Hills Estate, Section 7 - contd.

VOTED: To RECOMMEND vacation of Briar Hill Drive and a portion of Cedar Ridge Drive. *

*Due to the fact that only Mr. Milstead, Mr. Becker, and Mr. Kinser were in attendance it was necessary to poll other members of the Commission in order to have a quorum. Mr. Crier and Mr. Goodman were contacted and recommended the street vacation request.

The staff recommended that this short form be disapproved pending the fiscal arrangements, other departmental requirements, and the council action on the street vacation. The Committee then

VOTED: To DISAPPROVE the short form plat of COLORADO HILLS ESTATE, SECTION 7, pending fiscal arrangements, other departmental requirements and the council action on the vacation of Briar Hill Drive and a portion of Cedar Ridge Drive.

The staff reported that the following short form subdivisions have been before the committee in the past and have complied with all departmental requirements, therefore the staff's recommendation is that they be approved. The Committee then

VOTED: To APPROVE the following short form plats.

C8s-71-124	Resub. of Lots 23, 24 & 25, Block A, Wooten Park Square
C8s-71-127	Mullin Drive and Wooten Park Drive Thunderbird Village
C8s-71-131	F. M. 969 Resub. of Tract "A", Highland Hills, Section 5, Phase 4
C8s-71-148	F. M. 2222 and Highland Pass Lakeway, Section 7A
C8s-71-151	Lakeway Drive South Creek, Section 3
C8s-71-153	Bluff Springs Road and Chunn Lane Duval Oaks Addition
C8s-71-154	U. S. 183 and Duval Road Resub. Lots 28 and 29, Block F, Balcones Village, Section 6
	Spring Hollow Drive

C8s-71-139 Safeway Addition
East Riverside Drive and Parker Lane

The staff reported that a variance was required on the request of signature of adjoining owner and also requested that the name of the subdivision be changed from Safeway Addition to River Hills Addition, the staff recommended approval of both. The Committee then

VOTED: To REFER the short form subdivision on SAFEWAY ADDITION to the Planning Commission as Mr. Becker disqualified himself due to the fact he is involved with an adjacent tract.

C8s-71-155 Schofield Addition
 Duval Road

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 SCHOFIELD ADDITION, pending completion of departmental requirements, granting a variance on signature requirements of adjoining owner.

C8s-71-159 Bill and Mikki's Subdivision
 Dungan Lane

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 BIL AND MIKKI'S SUBDIVISION, pending completion of departmental requirements, granting a variance on signature requirements of adjoining owner.

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 completion of departmental requirements. The Committee then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plats pending completion of departmental requirements:

<u>C8s-71-156</u>	<u>McGinnis Subdivision</u>
	Scenic Drive
<u>C8s-71-157</u>	<u>Southridge, Section 4, Resub.</u>
	Valley Ridge and Dalphin Drive
<u>C8s-71-158</u>	<u>A. C. Clark Subdivision</u>
	Carver Avenue