

SUBDIVISION COMMITTEE

Regular Meeting -- October 26, 1971

PRELIMINARY PLANS

C8-71-132 Partial Revision of The Village
Blarwood Drive at Berkett Drive

The staff reported that this subdivision is residential and is classified as urban. It is located at Blarwood Drive and Berkett Drive and the section being revised consists of .823 of an acre with three lots, the average lot size being 65 feet by 135 feet.

The staff reviewed the following departmental comments:

1. Electric Department - Additional easements required.
2. Water and Waste Water Department - Water and waste water services available from the City.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - Easements required.
5. Traffic and Transportation Dept. - The centerline of Berkett Drive must be a continuous line without angles or an offset. Redesign to meet this requirement. Sidewalks required.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Okay.
9. Public Works (Engineer) - Show name of survey out of which this is being subdivided.

Planning Department comments are as follows:

1. Berkett Drive required to line up with existing Berkett Drive on the final plat of The Village, Section Two at Blarwood Drive intersection.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Berkett Drive.
3. New schematic plan required on the balance of property to the west.
4. Compliance with departmental requirements.

After further discussion, the Committee then

C8-71-133 Westover Hills, Section 3, Phase 6
U. S. Highway 183 and Mesa Drive

The staff reviewed the following departmental comments:

- Planning Department comments are as follows:

1. Alignment of Mesa Drive at U. S. 183 intersection may be required to be shifted southerly as may be determined by the Highway Department. Oral statement to be given at the meeting. Mrs. Butler reported that a letter from the Highway Department has been received and the alignment is satisfactory with the Highway Department.
2. Approval of this plan does not constitute approval of zoning necessary of existing or proposed uses for Lots 4 and 5. Annexation and zoning consideration required for any use other than those uses permitted in the "A" Residence district or for the existing uses, (non-conforming).
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Mesa Drive and along the west side of U. S. 183.

C8-71-133 Westover Hills, Section 3, Phase 6--contd.

4. Suggest that developer negotiate a property swap with adjoining owner to the southeast to provide more useable area than is provided by Lot 5.
5. Compliance with departmental requirements.

After further disscussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section Three, Phase Six, subject to the conditions listed above, keeping number four as a suggestion.

C8-71-135 Apache Shores, Section 6
Ranch Road and Big Horn Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located at Ranch Road and Big Horn Drive and consists of 116.37 acres with 294 lots of varying sizes.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Waste Water Department - Water and sewer not available.
3. Parks and Recreation Department - No report.
4. Storm Sewer Department - Easements required.
5. Traffic and Transportation Dept. - Okay.
6. Public Works (Director) - Okay.
7. Health Department - No report.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Need locations sketch, name of owner, name of survey out of which this is to be subdivided and topographical datum.

Planning Department comments are as follows:

1. A package sewer plant will be required unless specific approval is given by state and local Health Department for use of septic tanks and systems which must be obtained prior to any recommendation of preliminary approval by the Planning Department for the use of any sewage disposal facility other than a package plant.
2. Variance required on the length of Platte Pass cul-de-sac. Recommend that

C8-71-135 Apache Shores, Section 6--contd.

variance not be granted and that the street be extended to the south property line to provide access and circulation into adjoining property.

3. Variance required on length of Blocks T, W and X. Recommend variance be granted except as indicated in #2 above because of topography.
4. A 25 foot building setback line required along the entire frontage of Lot 18, Block Y; Lot 78, Block T; Lot 31, Block V; and Lot 49, Block W.
5. No sidewalks required. (Suburban)
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of APACHE SHORES, Section 6 pending contact with Health Department and granting a variance on the length of Platte Pass cul-de-sac and on the length of Block T, W and X.

C8-71-137 Angus Valley Annex
Shetland Chase and Pony Chase

The staff reported that this subdivision is residential and is classified as suburban. It is located on Shetland Chase and Pony Chase and consists of 30.06 acres with 62 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------------|---|
| 1. Electric Department | - Easements required. |
| 2. Water and Sewer Department | - Waste water services available from the City. Water services available from Water District #1. Annexation into the district may be required. |
| 3. Parks and Recreation Department | - No report. |
| 4. Storm Sewer Department | - Requires changes. |
| 5. Traffic and Transportation Dept. | - All streets should intersect at a 90 degrees \pm 5 degrees. Since Black Angus Drive parallels the railroad, it should be a 60 foot street because of its potential for being a long collector street extending to Duval Road. |
| 6. Public Works (Director) | - Okay. |
| 7. Health Department | - No report. |

C8-71-137 Angus Valley Annex--contd.

- 8. Telephone Company - Okay.
- 9. Public Works (Engineer) - Okay.

Planning Department comments are as follows:

- 1. Letter of agreement required from adjoining owners on the south and north on the location of Black Angus Drive.
- 2. Recommend that subdivider attempt to get adjoining owner to the north to include the 50 foot strip adjoining railroad in this subdivision.
- 3. Cul-de-sac required at south end of Timber Wolf Trail.
- 4. Suggest that consideration be given to the possibility of a modification of Lots 4-10, Block F, as indicated on overlay sketch, to eliminate excessive lot depths.
- 5. Recommend that Black Angus Drive be widened to 50 feet because it will become a collector street when extended to Duval Road.
- 6. No sidewalks required. (Suburban)
- 7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the north part of the preliminary plan of ANGUS VALLEY ANNEX subject to the conditions listed above.

C8-71-138 Skyridge Subdivision
South Congress Avenue and William Cannon Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on South Congress Avenue and William Cannon Drive and consists of 135.53 acres with 491 lots, the average lot size being 65 feet by 120 feet.

The staff reviewed the following departmental comments:

- 1. Electric Department - Easements required.
- 2. Water and Waste Water Department - Water and waste water services available from the City of Austin. A lift station and/or approach main may be required.
- 3. Parks and Recreation Department - Okay.
- 4. Storm Sewer Department - Easements required.

C8-71-138 Skyridge Subdivision--contd.

5. Traffic and Transportation Dept. - William Cannon Drive and Skyrise must intersect South Congress at 90 degrees. Minimum radius on William Cannon must be 600 feet. At least one 60 foot collector is required for north-south movement. Recommend Lina Land extend north to Eberhart via Sunstrip Lane. Starstreak will provide circulation for commercial development and should be a 60 foot right-of-way. Sidewalks required.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Need location sketch.

Planning Department comments are as follows:

1. Recommend approval of revised plan which incorporates revisions recommended by Traffic and Transportation.
2. Show building setback lines on plan; 25 feet from front and rear streets and 15 feet from side streets.
3. Round all intersection corners using a minimum radius of 15 feet.
4. Variance required on length of Blocks A, G and T. Recommend variance be granted because of proposed commercial adjoining Block A, platted lots adjoining Block G, and because adequate circulation is provided.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of William Cannon Drive, along the south sides of Eberhart Lane and Crestridge Circle, along the north sides of Thelma Drive and Skyrise Drive, along the west side of Starstreak Drive and along the east side of Bill Hughes Road.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SKYRIDGE SUBDIVISION, subject to the conditions listed above and also approved the name change to BUCKINGHAM RIDGE.

C8-71-139 Oak Forest

U. S. Highway 183 and Oak Forest Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on U. S. Highway 183 and Oak Forest Drive and consists of 210.4 acres with 699 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Waste Water Department - Waste water services available from the City. A lift station and approach main may be required. Water available from Water District #1. Annexation into the district may be required.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - Easements required.
5. Traffic and Transportation Dept. - Oak Shadows should extend as a 60 foot collector into property to the South. Oak Forest Boulevard required to have 60 feet of paving through proposed commercial area to U. S. Highway 183. Redesign Hanging Oaks and Oakwood Drive; Fireoak and Oak Forest Boulevard. Forty-four feet of paving required in 60 and 70 foot streets. Locate existing streets on southeast property line. Sidewalks required.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Show name of owner, survey out of which this is being subdivided and contour datum (basis of elevations on plan).

Planning Department comments are as follows:

1. Recommend revision of plan as indicated on overlay sketch as agreed to by the Engineer, which incorporates revisions recommended by Traffic and Transportation.
2. Variance required on length of Blocks H, P and the northern portion of

C8-71-139 Oak Forest--contd.

Block J, which needs new block designation. Recommend variance be granted because of topography and because adequate circulation is provided.

3. Fiscal arrangements required in conjunction with final plat for sidewalks along the southeast sides of Oak Forest Boulevard, Broad Oaks Drive, and Woodcrest Drive, along the south and southeast side of Fireoak Boulevard, along the northwest side of Oak Knoll Drive, and along the northeast sides of Oak Shadows Drive and Willowick Lane.
4. Subdivision required to be served with sanitary sewer.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of OAK FOREST subject to the conditions listed above, not requiring sidewalks on Broad Oak Drive and subject to investigation with Legal Department into the possibility of refund on 70 feet to 80 feet right-of-way and when the property is brought into the City, and granting a variance on the length of Blocks H, P and the northern portion of Block J.

C8-71-140 Green Grove
F. M. 973 and Green Grove Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on F. M. 973 and Green Grove Drive and consists of 14.78 acres with 34 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Waste Water Department - Water services not available from the City.
3. Parks and Recreation Department - No report.
4. Storm Sewer Department - Okay.
5. Traffic and Transportation Dept. - Locate collector streets in the vicinity or provide a 60 foot street in this subdivision. Dedication required on F. M. 973.
6. Public Works (Director) - Okay.
7. Health Department - No report.

C8-71-140 Green Grove--contd.

8. Telephone Company - No report.
9. Public Works (Engineer) - Okay.

Planning Department comments are as follows:

1. Variance required on length of blocks containing Lots 1-12 and Lots 13-27. Recommend variance be granted because of relationship to adjoining tracts.
2. Recommend Lots 24-29 be platted to front on Green Grove Drive and Green Leaf Drive, and provide a continuous 25 foot setback line from said streets.
3. Recommend a 25 foot setback line be required from Green Grove Drive for Lot 1 to maintain continuous setback.
4. Lot size required to conform to the Health Department requirements for area for septic tank use.
5. Health Department approval of water supply and system required prior to final approval.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of GREEN GROVE, subject to the conditions listed above, granting a variance on length of blocks containing Lots 1-12 and Lots 13-27..

C8-71-141 Johnston Terrace, Section Eight
U. S. Highway 183 and Thurgood Avenue

The staff reported that this subdivision is residential and is classified as urban. It is located on U. S. Highway 183 and Thurgood Avenue and consists of 10.20 acres with 39 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Waste Water Department - Water and waste water available from City. Ten foot sewer easement required.
3. Parks and Recreation Department - No report.
4. Storm Sewer Department - Easements omitted on plan area.
5. Traffic and Transportation Dept. - Thurgood Avenue should be 60 foot of right-of-way since it will connect to U. S. Highway 183 and will act as

C8-71-141 Johnston Terrace, Section Eight--contd.

- 5. T. and T. Department--contd. - a collector street. Sidewalks required.
- 6. Public Works (Director) - Okay
- 7. Health Department - No objections.
- 8. Telephone Company - Easements required.
- 9. Public Works (Engineer) - Indicate number of lots. Show contour basis.

Planning Department comments are as follows:

- 1. Location of Thurgood Avenue at Ed Bluestein Boulevard requires approval by the Highway Department.
- 2. Lots 23 and 31 do not comply with ordinance requirements for area; 6900 square feet required.
- 3. Fifteen foot building setback line required from all side streets instead of the 10 feet shown.
- 4. Lot 22 does not comply with ordinance requirement for width; 60 foot width required, 50 feet behind building setback line.
- 5. A 25 foot building setback line required from Bluestein Boulevard for Lots 23-26; through lots.
- 6. A 15 foot building setback line required from Bluestein Boulevard for Lot 22; side street setback. Variance granted to permit 10 feet.
- 7. Fiscal arrangement required in conjunction with final plat for sidewalks along the south side of Thurgood Avenue.
- 8. Round corner at intersection of Thurgood Avenue and Bluestein Boulevard.
- 9. Compliance with departmenta requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of JOHNSTON TERRACE, Section Eight, subject to the conditions listed above, granting a variance on Lot 22 setback and not require 60 feet right-of-way on Thurgood Avenue.

C8-71-142 The Brook
Interstate Highway 35 and Woodland Avenue

The staff reported that this subdivision is duplex, apartment, and commercial and is classified as urban. It is located on Interstate Highway 35 and Woodland Avenue and consists of 9.87 acres with five lots, the lot size varying.

C8-71-142 The Brook--contd.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Sewer Department - Okay.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - Show existing storm sewers and channels.
5. Traffic and Transportation Dept. - Sidewalks required. Thirty foot radius required on property line in southeast corner of Woodland and Interstate Highway 35 for right turn lane.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Show number of lots.

Planning Department comments are as follows:

1. Tracts D and E are required to be platted for single-family on duplex lots. (Residential "A" zoned)
2. A restriction is required on final plat prohibiting vehicular access from Fairlawn Lane-Fairmount Avenue to Tract A.
3. A six foot privacy fence is required along the east line of Fairlawn Lane-Fairmount Avenue and along the east line of Tract E and along the south line of Tract A adjoining Lot 8, Mariposa Terrace.
4. A restriction is required on final plat prohibiting vehicular access, except emergency vehicles from Woodland Avenue to Tract A.
5. Fiscal arrangements required in conjunction with final plat for sidewalks along the south side of Woodland Avenue.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of THE BROOK, subject to the conditions listed above.

C8-71-143 Pioneer Trails - Revised
McCarty Road and Brodie Lane

The staff reported that this subdivision is single-family residence, residential, apartments and/or commercial and is classified as urban. It is located on McCarty Road and Brodie Lane and consists of 143.68 acres with 254 lots, the lot size varying.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Waste Water Department - Water is available from Water District #9. Annexation into the district may be required.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - Easements may be required. Show elevation on contours.
5. Traffic and Transportation Dept. - Show extension of William Cannon Drive beyond this subdivision. Sidewalks required. Provide street names for all streets.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Show name of Engineer or Surveyor submitting this plan and survey out of which this is being subdivided.

Planning Department comments are as follows:

1. Recommend revision of southern portion of plan as shown on overlay sketch to accommodate layout relative to proposed Jr. High School site and that balance of plan be held in abeyance pending further study and revision to include acceptable area for proposed commercial uses at the intersection of Brodie Lane and William Cannon Drive.
2. Recommend a 20 foot private access drive be provided along the rear and south end of lots facing on Brodie Lane as shown on overlay sketch.
3. Fiscal arrangements required in conjunction with final plat for sidewalks along the west side of Brodie Lane and Old Spanish Trail, along the north side of McCarty Road, along the west and north side of Butterfield Trail, and along the north and east side of Pioneer Trail.
4. Compliance with departmental requirements.

C8-71-143 Pioneer Trails - Revised--contd.

After further discussion, the Committee then

VOTED: To APPROVE part of the preliminary plan of PIONEER TRAILS, Revised south of red line, one tier of lots north of Pioneer Trails, subject to complete redistribution and compliance with departmental requirements.

PLANNED UNIT DEVELOPMENTS

C814-71-05 Block "C", Oakbrook
St. Elmo Road at Winnebago Lane

The staff reported that this planned unit development is residential and is classified as urban. It is located on St. Elmo Road at Winnebago Lane and consists of 28.5 acres with 288 lots, the average lot size being 140 feet by 72 feet.

The staff reviewed the following departmental comments:

1. Electric Department - Easements required.
2. Water and Sewer Department - Water and sewer services available from City.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - Easements required and centerline of drainage ways need to be moved so easements will clear building.
5. Traffic and Transportation Dept. - Okay. Sidewalks required.
6. Public Works (Director) - Okay.
7. Health Department - No objections.
8. Telephone Company - Easements required.
9. Public Works (Engineer) - Okay.

Planning Department comments are as follows:

1. Dedication of St. Elmo Road required on final plat to provide access to the site.
2. Fiscal arrangements required in conjunction with final plat for sidewalks along the southeast side of St. Elmo Road.
3. Compliance with departmental requirements.

C814-71-05 Block "C", Oakbrook--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of OAKBROOK, Block C,
subject to the conditions listed above.

C814-71-06 Rock Cove at Lakeway
Morning Cloud and Challenger

The staff reported that this planned unit development is residential and is classified as suburban. It is located on Morning Cloud and Challenger and consists of 22.9 acres with 138 lots, the average lot size being 25 feet by 85 feet.

The staff reviewed the following departmental comments:

1. Electric Department - Out of our service area - no easements required.
2. Water and Waste Water Department - Water and waste water not available from City.
3. Parks and Recreation Department - Okay.
4. Storm Sewer Department - No report.
5. Traffic and Transportation Dept. - Okay.
6. Public Works (Director) - Okay.
7. Health Department - Due to the proximity of Lake Travis, density of the area, type of soil and size of lots involved we will not recommend approval of this for septic tanks. It is our suggestion that the developer submit plans for a package treatment unit.
8. Telephone Company - Okay.
9. Public Works (Engineer) - Show name of Engineer or Surveyor submitting this plan. Show contour datum (basis of elevations).

Planning Department comments are as follows:

1. Dedicated access (public road) to this PUD site is required prior to or in conjunction with the final plat.
2. Knarr required to be dedicated prior to or in connection with the final plat of that portion of the site abutting Knarr.

C814-71-06 Rock Cove at Lakeway--contd.

3. Approval of package sewer plant by state and local Health Departments and issuance of a permit therefore by the Water Quality Board, required prior to final approval.
4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of ROCK COVE AT LAKEWAY,
subject to the conditions listed above.

SHORT FORMS - FILED AND CONSIDERED

The staff reported that the following short form plat have all complied with departmental requirements and recommended that they be approved. The Committee then

VOTED: To APPROVE the following short form plats:

<u>C8s-71-190</u>	<u>The Village, Section 1</u>
	Baxter Drive at Blarwood Drive
✓ <u>C8s-71-232</u>	<u>Scenic View West, Section 3</u>
	The High Road
✓ <u>C8s-71-231</u>	<u>Resub. of Austin Lake Hills, Section 1</u>
	Mami Drive and Saracen Road
✓ <u>C8s-71-234</u>	<u>Wooten Park Square, Section 6</u>
	Anderson Lane
✓ <u>C8s-71-233</u>	<u>ABC Truck Rental Addition</u>
	Ben White Boulevard
✓ <u>C8s-71-237</u>	<u>Willie G. Rodrigues Subdivision</u>
	Maxwell Lane and Riverside Drive
<u>C8s-71-221</u>	<u>Twin Acres</u>
	Hamilton Pool Road

The staff recommended that the following short form plats be accepted for filing and approved, granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To ACCEPT FOR FILING and APPROVE, granting a variance on
the signature requirement of the adjoining property owner,
the following short form plats:

<u>C8s-71-240</u>	<u>Sitra and C/C Addition</u>
	West 8th Street and Blanco Street
<u>C8s-71-239</u>	<u>Lone Star Subdivision</u>
	East St. Elmo Road
<u>C8s-71-243</u>	<u>Texas Properties Subdivision</u>
	Buell Avenue
<u>C8s-71-241</u>	<u>"Pacer Addition"</u>
	Ben White Boulevard and Clarke Street

C8s-71-222 Balcones Drive Addition
Balcones Drive

The staff reported that the short form has complied with departmental requirements and recommended that it be approved, granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To APPROVE the short form plat of BALCONES DRIVE ADDITION, granting a variance on the signature requirement of the adjoining property owner.

The staff recommended that the following short form plats be accepted for filing and approved, this being their first appearance before the Committee. The Committee then

VOTED: To ACCEPT FOR FILING and APPROVE the following short form plats:

<u>C8s-71-244</u>	<u>Price and Halton Addition</u>
	Loop 260
<u>C8s-71-238</u>	<u>Resub. Lot 11, Walnut Hills, Section 5</u>
	N. E. Drive and Jack Cook Drive
<u>C8s-70-206</u>	<u>Jacob Castillo Subdivision (Revised)</u>
	Johnson Road
<u>C8s-71-247</u>	<u>Resub. Lots 6,7 and 8, Block 1, Country Club Heights</u>
	Red River and 40th Street
<u>C8s-71-246</u>	<u>A. D. Stenger Addition, Section 3</u>
	Westridge Drive

C8s-71-242 Benoit - Bailey Addition
Lucksinger Lane and East St. Elmo Road

The staff reported that this short form plat has not complied with departmental requirements and current tax certificates are needed, and recommended that it be accepted for filing and disapproved. The Committee then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of BENOIT - BAILEY ADDITION pending compliance with departmental requirements and current tax certificates.

C8s-71-245 Molone Addition, Section 1
Slaughter Creek Drive and Slaughter Lane

The staff recommended that this short form plat be accepted for filing and disapproved pending compliance with departmental requirements. The Committee then

VOTED: To ACCEPT FOR FILING and DISAPPROVE the short form plat of MOLONE ADDITION, Section 1, pending compliance with departmental requirements.

C8s-71-236 Perkins Valley, Section Six
Austin - Lockhart Road

The staff reported that all departmental requirements have been complied with and recommended that this short form plat be approved, granting a variance to exclude the balance of the tract. The Committee then

VOTED: To APPROVE the short form plat of PERKINS VALLEY, Section Six, granting a variance to exclude the balance of the tract.