

SUBDIVISION COMMITTEE
Regular Meeting -- July 25, 1972

PRELIMINARY PLANS

C8-71-124 Chevy Chase South
Riverside Drive & Wickersham Lane

The staff reported that this subdivision consists of 176 acres with 9 lots, the average lot size being variable.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - May need additional R.O.W. for widening Riverside Drive.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - OK
5. Health Department - No objections. Wastewater system to be available.
6. Parks and Recreation - Developers will be responsible for maintenance of easements.
7. Traffic and Transportation - Round off property corners. Sidewalks required.
8. Telephone Company - Need additional easements.
9. Electric Department - 7½ foot P.U.E. off all property lines required. 100 foot L.C.R.A. electric easement to be dedicated as a Public Utility Easement.

Planning Department comments are as follows:

1. Cul-de-sac required at west end of Sheringham Drive and east and west end of Oltorf. Recommend variance be granted on Oltorf not requiring cul-de-sac.
2. Show all lot dimensions.
3. Variance required on the length of Block 2 and 3. Recommend variance be granted because of platted subdivision, and adequate circulation had been provided.
4. Uses consistent with zoning OK. Proposed commercial on Lot 1, Block 2, and Lot 3, Block 3, would require zoning consideration prior to final plat submission. Commercial zoning on Lot 3, Block 3 not recommended.
5. Show separate lot number for private recreation club unless club area is part of lot 3 and use of club is restricted to Lot 3.
6. Fiscal arrangements for sidewalks required on south side of Riverside Drive and Sheringham Drive, and both sides of Oltorf, both sides of Wickersham Lane and east side of Huntington Drive.
7. Final alignment of Oltorf Street required to be approved by the director of the Department of Public Works
8. Compliance with departmental recommendations and requirements.

After further discussion, the Committee unanimously

C8-71-124 Chevy Chase South contd.

VOTED: To APPROVE the preliminary plan of CHEVY CHASE SOUTH, pending compliance with departmental requirements.

C8-72-37 Oak Hollow
Greystone Drive & Shadow Park Drive

The staff reported that this subdivision consists of 20 acres with 1 lot.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - OK
3. Public Works (Drainage) - Easements required. Fiscal arrangements required; letter to follow.
4. Water and Sewer - \pm 900 foot wastewater approach main will be required along with a 10 foot easement.
5. Health Department - No objections. Wastewater system to be available.
6. Parks and Recreation - No report.
7. Traffic and Transportation - Shadow Mountain Dr. must have 70 feet of R.O.W. since it replaces Shadow Park Dr. which has 70 feet of R.O.W. Sidewalks are required on Shadow Mountain Dr. 44 feet of Paving are required on Shadow Mountain Drive.
8. Telephone Company - 7.5 foot P.U.E. as shown in red required.
9. Electric Department - Additional easements required.

Planning Department comments are as follows:

1. Revise subdivision boundary to include Shadow Mountain Drive from Greystone to Far West Boulevard. Full 70 feet required to be dedicated.
2. Show proposed use of land not to be used as single-family dwellings.
3. Recommend Shadow Park Drive be vacated south of Greystone Drive subject to a recorded access easement to owner of subject tract thru Mrs. Burns' property to Mo-Pac Boulevard (Balcones Drive).
4. Show all building setback lines.
5. Fiscal arrangements required for the construction of sidewalks on both sides of Shadow Mountain Drive.
6. Approval of this preliminary requires submission of revised preliminary plan of Northwest Hills, Section 9-D to relocate Shadow Mountain Drive.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

C8-72-37 Oak Hollow--contd.

VOTED: To APPROVE the preliminary plan of OAK HOLLOW, pending compliance with departmental requirements and a 50 foot radius on the cul-de-sac.

C8-72-66 CINCO

South Lamar Blvd. & Cinco St.

The staff reported that this subdivision consists of 4.98 acres with 9 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - No report.
3. Public Works (Drainage) - Easements may be required.
4. Water and Sewer - OK.
5. Health Department - No report.
6. Parks and Recreation - Ok.
7. Traffic and Transportation - No report.
8. Telephone Company - Additional easements required.
9. Electric Department - Easements required at a later date.

Planning Department comments are as follows:

1. Show existing R.O.W. and survey ties across Kinney Avenue and South Lamar Blvd.
2. Show building setback line on Lot 9.
3. Show date of plat.
4. Recommend 25 foot building setback line be required on Lots 4 and 5 from Cinco Street to maintain a continuous setback line along said street.
5. Fiscal arrangements along west side of South Lamar Blvd. and north side of Cinco Street and east side of Kinney Avenue.
6. Passage of Zoning Ordinance by the City Council required prior to final approval.
7. Identify proposed lot use for other than single-family dwelling.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CINCO, pending compliance with departmental requirements.

C8-72-78 Salem Walk Sub-station Subdivision
Salem Hill Drive

The staff reported that this subdivision consists of 5.03 acres with one lot.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.

C8-72-78 Salem Walk Sub-station Subdivision--contd.

2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required. Fiscal arrangements required. Letter to follow.
4. Water and Sewer - Plat does not comply. Fiscal arrangements required.
5. Health Department - No objections. Wastewater system to be available.
6. Parks and Recreation - OK.
7. Traffic and Transportation - OK.
8. Telephone Company - Plat does not comply. Fiscal arrangements required. 7.5 foot P.U.E. required as indicated.
9. Electric Department - Plat Complies.

Planning Department comments are as follows:

1. Show location sketch.
2. Final plat requires Engineer's seal, and a statement signifying that City Code requirements are met. (Section 23.27)
3. Variance required on shape of cul-de-sac. Recommend variance be granted because of topography, platted subdivision, and cul-de-sac is only one lot depth from intersection.
4. Show acreage of subdivision.
5. Show contour datum.
6. Show building setback lines.
7. No sidewalks required.
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SALEM WALK SUB-STATION SUBDIVISION pending compliance with departmental requirements and granting a variance on the cul-de-sac.

C8-72-82 Village South, Phase II
Pleasant Valley Rd. & Stassney Lane

The staff reported that this subdivision consists of 22 acres, with an undetermined number of lots, the average lot size being 60 feet by 110 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.

C8-72-82 Village South, Phase II--contd.

4. Water and Sewer - 10 foot waste water easement required and ± 1500 foot approach main also required.
5. Health Department - No objections. Waste water system to be available.
6. Parks and Recreation - City will not be responsible for tot lot - Lot 23.
7. Traffic and Transportation - Change street names to avoid possible duplication. Maintain 25 foot building line on all collector and arterial streets, (front and side). Construct 2-24 foot roadways with a median on Pleasant Valley Road and Stassney Ln. Sidewalks required on Pleasant Valley Road and Stassney Lane and Palo Blanco.
8. Telephone Company - No report.
9. Electric Department - Easements required at a later date.

Planning Department comments are as follows:

1. Complete boundary survey.
2. Show names of all proposed streets.
3. Recommend street names be changed to avoid confusion between proposed and existing streets.
4. A avenue required to be 60 feet in width from Pleasant Valley Road to B Circle because of proposed Commercial Lot 19.
5. Annexation and zoning required for Lots 1 and 19 prior to final platting for the proposed commercial uses.
6. C Circle East required to be shortened to 400 feet in length.
7. Clarify block numbers or delete block numbers since consecutive lot numbers are used
8. 25 foot building line required for entire frontage of Lot 97.
9. Recommend a 25 foot building line be required from A Avenue from Pleasant Valley Road to B Circle.
10. Fiscal arrangements required in conjunction with final plat for sidewalks along both sides of Stassney Lane and Pleasant Valley Road and along the south side of collector street at south boundary of subdivision.
11. Preliminary plan does not comply with Ordinance requirements for submission. owner required to have Engineer or Surveyor supply Ordinance requirements and represent owner at Subdivision Committee Meeting. Unless owner is represented by the Engineer or Surveyor at the meeting, a 30-day postponement will be recommended.
12. Compliance with departmental recommendations and requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of VILLAGE SOUTH, PHASE II, pending compliance with departmental requirements.

C8-72-83 Bull Creek Bluff Estates
Taylor Draper Lane & Penny Creek Drive

The staff reported that this subdivision consists of 12 acres with 29 lots.

C8-72-83 Bull Creek Bluf Estates--contd.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Wastewater service is not available.
5. Electric Department - Easements required at a later date.
6. Health Department - No report
7. Parks and Recreation - Bull Creek is part of the Austin Development Plan. Therefore, conservation easements should be provided for at the rear of Lot 12.
8. Traffic and Transportation - OK.
9. Telephone Company - No report.

Planning Department comments are as follows:

1. All lots must be approved by the Health Department for septic tank use before submission of the final plat.
2. Correct street names on location sketch.
3. No sidewalks required. (Suburban)
4. Recommend restriction be required on final plat limiting use to single-family dwellings.
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BULL CREEK BLUFF ESTATES, pending compliance with departmental requirements with specific attention called to the fact that there is not a report from the Health Department.

C8-72-84 Koger Executive Center
Balcones Drive and Spicewood Springs

The staff reported that this subdivision consists of 61.42 acres with 6 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - Will need sufficient R.O.W. for widening Spicewood Springs Road and Mo-Pac Blvd.
3. Public Works (Drainage) - Drainage easements required. Show existing storm sewers.
4. Water and Sewer - Easements omitted on plan area.

C8-72-84 Koger Executive Center--contd.

5. Health Department - No objections. Waste water system to be available.
6. Parks and Recreation - No report.
7. Traffic and Transportation - R.O.W. on Spicewood Springs to be 90 feet. Curve radii to be a minimum of 300 feet at center line. Sidewalks required.
8. Telephone Company - OK.
9. Electric Department - 7½ foot P.U.E. off all property lines.

Planning Department comments are as follows:

1. Show date of plat.
2. Show acreage of subdivision.
3. Show lot uses for other than single-family dwellings.
4. Show center line of existing water courses.
5. Show all building set back lines.
6. Before consideration of final plat show names of adjacent property owners with deed references, show names and lot lines of adjacent subdivisions with plat references.
7. Triangular section across from Ceberry Street (Society Hill) required to be included in the preliminary and final plat.
8. Exclude all area west of Hart Lane from Subdivision.
9. Recommend a variance be granted not requiring schematic on balance of property west of Hart Lane.
10. Street grades required to be approved by the director of Public Works.
11. Fiscal arrangements required in conjunction with the final plat for sidewalks along the south side of Spicewood Springs Road, west side of Shadow Park and the west side of Hart Lane.
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of KOGER EXECUTIVE CENTER, pending compliance with departmental comments.

C8-72-86 Bluebonnet Estates
U.S. Hwy. 290 & Hennies Drive

The staff reported that this subdivision consists of 101.42 acres with 462 lots, the average lot size being 50 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - Easements required.
4. Water and Sewer - Water and wastewater service is not available from the City of Austin.

C8-72-86 Bluebonnet Estates--contd.

5. Electric Department - Out of our service area.
6. Health Department - We recommend approval subject to approval of a wastewater treatment plan. (Approved by State Health Dept. and Texas Water Quality Board) Water supply must be approved by the State Health Department.
7. Parks and Recreation - Will the City be responsible for the maintenance of proposed greenbelt and recreation areas? A pedestrian easement should be provided at the south end of the recreation area for pedestrian access. If creek is designated at the north end of site, layout is incorrect.
8. Traffic and Transportation - Sidewalks required.
9. Telephone company - Need P.U.E. easement as shown in red.

Planning Department comments are as follows:

1. Show all lot numbers including green belt, recreation areas and common areas.
2. Show date of plat.
3. Show existing R.O.W. of Highway 290.
4. R.O.W. of Boyce Lane required to be 100 feet from center line.
5. Show radius of cul-de-sac at south end of Lilie Street.
6. Show R.O.W. and street name for stub-street on northwest boundary.
7. Recommend revisions as shown on overlay sketch.
8. Variance required on the length of Blocks N and D. Recommend variance be granted because of topography.
9. Fiscal arrangements for sidewalks required along both sides of Hennies Drive from Boyce Lane to U.S. Highway 290 and along the southwest side of Boyce Lane.
10. Show building set back lines on commercial and recreational areas.
11. A no-occupancy restriction required on final plat pertaining to Health Department approval of water supply and system and connection to a wastewater treatment plant approved by the Texas Water Quality Board.
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BLUEBONNET ESTATES pending compliance with departmental requirements; and approval of a wastewater treatment plant by the Health Dept. and Texas Water Quality Board; and subject to adequate water supply either from the City or other private source that would be approved by the State Health Dept.; subject to safe access to U.S. Highway 290 to this property; and requiring sidewalks on one side of Hennies Drive and the southwest side of Boyce when the grades are finalized; and requiring Parks and Recreation Dept. comment for access through the lot to the recreational area.

C8-72-87 Indian Hills, Section Four (4)
North Bluff Drive & Ripple Run

The staff reported that this subdivision consists of 96 lots varying in size, with no indication of acreage.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.
2. Public Works (Director) - OK.
3. Public Works (Drainage) - No report.
4. Water and Sewer - Fiscal arrangements required.
5. Health Department - No objections. Water system to be available.
6. Parks and Recreation - OK.
7. Traffic and Transportation - Recommend Bucks Run be 60 foot collector street.
8. Telephone Company - 7.5 foot P.U.E. required as indicated.
9. Electric Department - Additional easements required at a later date.

Planning Department comments are as follows:

1. Show R.O.W. of all streets existing and proposed.
2. Show acreage of subdivision.
3. Show topography approximately equivalent to 5 foot contours to be not more than 100 horizontal feet apart.
4. Show contour datum.
5. All intersections to be 90°.
6. Fiscal arrangements required at time of final platting for sidewalks along east side of South Park Drive, and south side of North Bluff Drive.
7. Show survey tie across north Bluff Drive. South R.O.W. line required to be 60 feet from center line of existing R.O.W. (Additional R.O.W. may be required).
8. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of INDIAN HILLS, SECTION FOUR (4), pending compliance with departmental requirements, with the exception of the sidewalks required on the south side of North Bluff Dr. on the condition that sidewalks were not required along North Bluff Dr. in the adjacent subdivisions.

C814-72-06 The Park at Fairview (PUD)
South Congress Avenue & Ramble Lane

The staff reported that this Planned Unit Development consists of 6.61 acres with 68 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - No report.

C814-72-06 The Park at Fairview (PUD)-contd.

2. Public Works (Director) - OK.
3. Public Works (Drainage) - OK.
4. Water and Sewer - OK.
5. Health Department - No objections. Waste water system to be available.
6. Parks and Recreation - Williamson Creek is a part of the Austin Development Plan. Adequate conservation easements should be provided along the creek bank. Only physical amenity is of inadequate size and should be more centrally located. Typical landscape buffer design is needed. Open spaces are inadequate.
7. Traffic and Transportation - Sidewalks required on Ramble Lane. Minimum of 25 foot driveways required. No access from South Congress Avenue.
8. Telephone Company - No report.
9. Electric Department - All areas are not to be transferred, as individual lots are to be dedicated as P.U.E.

Planning Department comments are as follows:

1. Submission of a revised preliminary plan meeting the requirements of the Ordinance for redistribution required which conforms to the Special Permit Site Plan. (Site Plan cannot be used as preliminary plan.)
2. Require variance on scale. Recommend variance be granted.
3. Show lot numbers and dimensions for common areas.
4. Show building setback lines.
5. Show survey tie across South Congress.
6. Fiscal arrangements required for the construction of sidewalks along the north side of Ramble Lane.
7. Restriction required on final plat prohibiting access to South Congress Avenue.
8. Final plat required to show commercial area as a separate lot.
9. Compliance with departmental recommendations and requirements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the Planned Unit Development of THE PARK AT FAIRVIEW (PUD), pending compliance with departmental requirements including the sidewalks on Ramble Lane and not requiring sidewalks on South Congress Avenue and subject to not requiring consideration of the Parks and Recreation Dept. comment.

SHORT FORM PLATS - FILED AND CONSIDERED

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 unanimously

SHORT FORMS - FILED AND CONSIDERED--contd.

VOTED: To APPROVE the following eight short form plats:

C8s-72-80 Resub. Lt. 11, Blk. B, Wedgewood, Sec. 1
Wolfcreek Pass
C8s-72-137 Resub. Lts. 91-95, Walnut Forest
Pollyana Avenue
C8s-72-161 Resub. of Lt. 12&13, Blk.1, Sherry-Dale
Denson Drive & Guadalupe Street
C8s-72-174 Plaza Ventura
Mission Hill Drive & Burleson Road
C8s-72-177 Paragon Addition
South 1st St. at Post Oak St.
C8s-72-184 Pyle's Point
W. 38th St. & Crawford Avenue
C8s-72-208 Buell Addition Resubdivision
Buell Avenue

C8s-72-213 Resub. Lt. 126 & Pt. of 127, West Park Add.
South Lamar Blvd.

The staff recommended that this short form subdivision be accepted for filing and disapproved, to consider the problem, to grant a variance on the required signature of adjoining owners and to require compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the short form subdivision of RESUB. LT. 126 & PT. OF 127, WEST PARK ADDITION, pending consideration of the problem and granting a variance required on the signature of adjoining owners, and requiring compliance with departmental requirements.

C8s-72-215 Resub. of Pt. of Bl. 6, Driskills & Rainey
Rainey Street

The staff recommended that this short form subdivision be accepted for filing and disapproved, to consider the problem, to grant a variance on the required signatures of the adjoining owners and to require compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the short form subdivision of RESUB. OF PT. OF BL. 6, DRISKILLS & RAINEYS, pending consideration of the problem and granting a variance required on the signature of adjoining owners, and requiring compliance with departmental requirements.

The staff recommended that the following short form subdivisions: be accepted for filing and disapproved, to consider the problem, require compliance with departmental requirements, and grant a variance required to exclude the balance of the tract. The Committee unanimously

VOTED: To CONSIDER the problem, and ACCEPT for filing and DISAPPROVE the short form subdivisions below, pending compliance with departmental requirements, and granting a variance to exclude the balance of the tract:

C8s-72-221 Jones's Corner
Upper Georgetown Road & Duval Road
C8s-72-226 2nd Resub. of Bl. B, Shadow Park
Greystone Drive and Mo-Pac Blvd.

SHORT FORMS - FILED AND CONSIDERED--contd.

C8s-72-217 Taylor Resub. of Barton Hills, Section 6
Glenclyff Drive and Foxglen Drive

The staff recommended that this short form subdivision be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the short form plat of TAYLOR RESUB. OF BARTON HILLS, SECTION 6.

C8s-72-214 Resub. of Lt. 1, Bl. A, Cherry Creek Comm.
Stassney Lane and Manchaca Road

The staff recommended that this short form subdivision be considered. The subdivision complies with Ordinance requirements. However, the creation of small frontage lots (lot 3) on a major arterial with no provision for common access and limitation of driveways or curb breaks along the arterial is very undesirable. The Committee unanimously

VOTED: To CONSIDER the problem of the short form plat of RESUB. OF LT. 1, BL. A, CHERRY CREEK COMM., paying attention to the fact that the subdivision complies with Ordinance requirements, but that the creation of small frontage lots (Lot 3) on a major arterial with no provision for common access and limitation of driveways or curb breaks along the arterial is very undesirable.

The staff recommended that the following short form subdivisions be accepted for filing and disapproved, pending compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE the following short form plats, pending compliance with departmental requirements:

C8s-72-216 Fisher - Craig Addition

Shoal Creek Boulevard

C8s-72-218 Cherry Creek East, Resub. Lts. 15 & 16, B.C.

Cherry Loop

C8s-72-219 Felts and Rothell Addition

East Riverside Dr. & Arena Drive

C8s-72-220 Resub. Lts. 47, 49, 52 & 54, Northfield Addition

Lamar Blvd. & Nelray Blvd.

C8s-72-222 Resub. Lts. 1 & 2, Bl. 3, Hartwell Add., Sec. 1

East 2nd Street and Broadway

C8s-72-223 Von Addition

Warren Street and Exposition

C8s-72-224 2nd Resub. Quail Cr., Phase 2, Sec. 3

Trone Circle and Peyton Gin Road

C8s-72-225 Resub. Blks. 41-C & 41-D, Fairview Park

Newning Avenue.