

SUBDIVISION COMMITTEE

September 26, 1972

PRELIMINARY PLANS

C8-72-106 Rolling Hills West, Section III
Walsh Tarlton Lane & Nugget Trail

The staff recommended that this subdivision be postponed thirty days. The Committee unanimously,

VOTED: To POSTPONE the preliminary plan of ROLLING HILLS WEST, SECTION III, for thirty days.

C8-72-107 Revised Por. of N.W. Hills, Sec. 13 & 14
North Hills Drive and Hart Lane

The staff reported that this subdivision consists of 12 acres with 13 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (Engineer) - Show tie across North Hills. Clarify all lot and street lines. Show complete bearings and distances on out boundaries. Show survey out of which this subdivision is a part.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required. Show existing storm sewers.
4. Water and Sewer - Easements required. Services available.
5. Electric Department - Easements required at a later date.
6. Health Department - No objections. Wastewater system available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required.
9. Telephone Company - OK.

Planning Department comments are as follows:

1. Show southwest boundary to correspond with final plat of Highland Hills, Section 9, Phase 2.
2. Show existing sewer easements.
3. Fiscal arrangements for the construction of sidewalks required on the northeast side of Thorncliffe Drive and the south side of North Hills Drive.
4. Recommend disapproval of Lot 8, Block M pending zoning consideration for Multi-family zoning.
5. Compliance with departmental requirements and recommendations.

C8-72-107 Revised Por. of Northwest Hills, Sections 13 & 14--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of REVISED POR. OF N.W. HILLS, SEC. 13 & 14, pending compliance with departmental requirements, and deleting number 4 of the Planning Department comments.

C8-72-108 Northwest Hills, Section 14-A
North Hills Drive and Hart Lane

The staff reported that this subdivision consists of 23.24 acres with 5 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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| 1. Public Works (engineer) | - Show north point and scale of location map. Show adjacent property owners. Give number lots. Show survey of which this subdivision is a part. Give tie across existing streets. Show contour interval. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Additional easements may be required. |
| 4. Water and Sewer | - Show existing easements. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - No objections. Wastewater service to be available. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - Sidewalks required. |
| 9. Telephone Company | - OK. |

Planning Department comments are as follows:

1. Show scale of location sketch.
2. Show all building setback lines.
3. Recommend revision of Hart Lane at intersection with Valleyside Dr. so that Hart Ln. continues on a straight line and Valleyside intersects at 90°.
4. Show existing easements.
5. Fiscal arrangements for the construction of sidewalks required along the northeast side of Hart Lane and the south side of N. Hills Drive.
6. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously:

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, SECTION 14-A, pending compliance with departmental requirements, and working out number 3 of the Planning Department comments between the staff, owners and engineer.

C8-72-110 Rundell Terrace
 Spicewood Springs Rd. & Mesa Dr.

The staff reported that this subdivision consists of 20.49 acres with 63 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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| 1. Public Works (engineer) | - Show contour interval. Show survey out of which this subdivision is a part. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Easements required. |
| 4. Water and Sewer | - Services available. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - No objections. Wastewater system is available. |
| 7. Parks and Recreation | - OK |
| 8. Traffic and Transportation | - Sidewalks on Kerith Dale and Terrell Ln. and Spicewood Spgs. Rd. |
| 9. Telephone Company | - No report. |

Planning Department comments are as follows:

1. Show book and page of vacation of west end of Greenview Dr. (Required prior to final approval)
2. Recommend revision as shown on overlay sketch in blue.
3. Clarify lot #28 and identify proposed use.
4. Recommend disapproval of lots proposed for local retail and office PUD uses pending zoning consideration.
5. Show all lot numbers.
6. Fiscal arrangements required for the construction of sidewalks along the east sides of Kerith Dale Drive and Terrell Lane, the south side of Steck Avenue and the north side of Spicewood Springs Road.
7. Compliance with departmental requirements and recommendations.

After further discussion, the Committee

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

AYE:

NAY: Mrs. Mather

C8-72-111 Shiloh
 Davis Ln. and Cameron Loop

The staff reported that this subdivision consists of 105.53 acres with 148 lots, the average lot size varying.

C8-72-111 Shiloh--contd.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show names and widths of streets. Show number of lots. Show survey which this subdivision is a part. Show lot and block numbers.
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 - Sewer line will be available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Sidewalks required. East-West collector from Manchaca to West property line must be a 70 foot R.O.W. North-South collector parallel to and just west of Manchaca must be a 60 foot R.O.W.
9. Telephone Company - 7.5 feet of all lots sides and rear for easements.

Planning Department Comments are as follows:

1. Show acreage of subdivision.
2. Show dimensions of all lots, lot and block numbers and proposed uses.
3. Show names and R.O.W.'s for all existing and proposed streets.
4. R.O.W. of old Davis Lane required to be 30 feet from centerline. R.O.W. of FM 2304 required to be 45 feet from centerline.
5. A street with a minimum of 30 feet paving required to bisect the North PUD site either public or private.
6. All streets required to intersect at or near 90 degrees.
7. Show property line to existing R.O.W. of FM 2304.
8. Recommend disapproval of commercial lots on eastern boundary pending zoning consideration.
9. Recommend R.O.W. of East-West street from Manchaca to West property line be 70 feet. Recommend R.O.W. of North-South street parallel to and just West of Manchaca (FM 2304) be 60 feet.
10. Fiscal arrangements for construction of sidewalks required along the North and/or east sides of all streets of 60 foot R.O.W. or more and the West side of FM 2304.
11. Recommend this subdivision be required to be connected with the city wastewater system. Recommend disapproval of lots for septic tanks because of density.
12. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SHILOH, pending compliance with departmental requirements with the exception of continuing consideration of number 5 of the Planning Department comments, pending the submission of the Planned Unit Development and site plan.

C8-72-112

Shady Hollow Addition, Section II
Brodie Lane and Shady Valley Drive

The staff reviewed the following departmental comments:

- Planning Department comments are as follows:

- After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SHADY HOLLOW ADDITION, SECTION II, pending compliance with departmental requirements.

C8-72-113 Austin Highlands, Section Three
Cooper Lane and Speer Lane

The staff reported that this subdivision consists of 25 acres with 117 lots, the average lot size being 60 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show radii on cul-de-sac. Clarify relationship of Speer Ln. and Cooper Lane. Show survey which this subdivision is a part.
2. Public Works (director) - OK.
3. Public Works (drainage) - Easements required.
4. Water and Sewer - +450 foot approach main required.
5. Electric Department - Easements required at a later date.
6. Health Department - No objection. Water and Wastewater available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - Speer Ln. must be 60 foot R.O.W. because of connection to Cooper and Eberhart Ln.
9. Telephone Company - Easements required on the rear 7.5 feet of all lots plus 5 feet on the sides.

Planning Department comments are as follows:

1. Show radius of cul-de-sac at Southeast end of Manor Way.
2. Recommend R.O.W. of Speer Lane be 60 feet.
3. Recommend revision of plat as shown on overlay sketch in blue.
4. Fiscal arrangements required for construction of sidewalks along both sides of Emerald Forrest Drive and North side of Speer Lane.
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of AUSTIN HIGHLANDS SECTION THREE, pending compliance with departmental requirements, except altering number 9 of the departmental comments (Telephone Co. comment) as indicated on the Telephone Co. plan and subject to changing number four (Water and Sewer) comment to whatever the Water and Sewer Department requires.

C8-72-114 Dickson Property
Riverside Dr. and Pleasant Valley

The staff reported that this subdivision consists of 496.8 acres with 18 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show name of owner. Show number of lots.

C8-72-114 Dickson Property--contd.

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| | - Show ties across East Riverside and Pleasant Valley. Show survey which this subdivision is a part. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Easements required. Show 25-year water level on Colorado River. |
| 4. Water and Sewer | - Water and wastewater is available. |
| 5. Electric Department | - Easements required at a later date. |
| 6. Health Department | - No objections. Wastewater system to be available. |
| 7. Parks and Recreation | - The Parks and Recreation Department recommends approval of this subdivision. The nature of the development will provide for pleasing open space areas with the plan. These areas and their locations will be compatible with the proposed city park to the northwest of the subdivision. The developers are to be commended for their preservation. |
| 8. Traffic and Transportation | - Sidewalks required. Chisholm Trail should not be connected with Kirksey Road because of the difference in R.O.W. width and development. Lakeshore Dr. and Chisholm Trail to have 4-lane divided cross-section. 120 feet R.O.W. on Pleasant Valley and Riverside. |
| 9. Telephone Company | - 7.5 foot easements on property lines. |

Planning department Comments are as follows:

1. Show proposed use for all lots other than single family. Recommend disapproval of all tracts for any use other than single-family pending zoning consideration.
2. Show date of plat.
3. Variance required on scale of plat. Recommend variance be granted because of size of plat.
4. Show name of owner or developer.
5. Show R.O.W. of Riverside Dr. R.O.W. of Riverside Dr. and Pleasant Valley Rd. required to be 60 feet from center line.
6. Topo contours to be not more than 100 horizontal feet apart.
7. Fiscal arrangements for construction of sidewalks required along both sides of Lakeshore Drive and north and/or east sides of Elmont Drive, Chisholm Trail, and Fargo Drive and the north side of Longhorn Lane.
8. If City participation cannot be obtained, R.O.W. for Lakeshore Drive must be provided from this tract.
9. Recommend Chisholm Trail and Kirksey Road be offset at their intersection with Riverside Drive. Offset intersections required to be 150 feet apart at their centerlines.
10. Recommend name Chisholm Trail be changed because of existing street of the same name.
11. Compliance with departmental requirements and recommendations.

C8-72-114 Dickson Property--contd.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of DICKSON PROPERTY, pending compliance with departmental requirements, and subject to working out all the problems listed below among the Staff, Traffic and Transportation Department, the Engineer and the owner: 1) Traffic and Transportation's suggestion that Chisholm Trail should not be connected with Kirksey because of the difference in R.O.W. width and development. 2) The maintaining of the street name Chisholm Trail since there is an existing street by the same name. 3) Fiscal determinations of R.O.W.'s and alignment of Lakeshore Drive easterly from Pleasant Balley Rd.

C8-72-117 Meadow Brook
Rutland Dr. and Meadowlark Dr.

The staff recommended that this subdivision be postponed pending annexation and zoning. The Committee unanimously

VOTED: To POSTPONE the preliminary plan of MEADOW BROOK, pending annexation and zoning.

C8-72-118 Twin Creek Park, Section II
Ridge Road and Twin Creek Park Dr.

The staff reported that this subdivision consists of 20.73 acres with 40 lots, the average lot size varying.

The staff reviewed the following departmental comments:

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| 1. Public Works (engineer) | - Show radii on cul-de-sacs. Show R.O.W. on Twin Creek Cove. |
| 2. Public Works (director) | - OK. |
| 3. Public Works (drainage) | - Easements required. |
| 4. Water and Sewer | - Water and wastewater service is not available. |
| 5. Electric Department | - Out of service area. |
| 6. Health Department | - Approval of septic tanks limited to single family dwellings. |
| 7. Parks and Recreation | - OK. |
| 8. Traffic and Transportation | - OK. |
| 9. Telephone Company | - Easements omitted on plan area. |

Planning Department comments are as follows:

1. Recommend 60 foot street intersecting with Old Manchaca Road be given a separate name and provisions made for its extension eastward.
2. Show R.O.W. of all streets and radii of all cul-de-sacs.
3. Health department approval of water system and use of septic tanks required prior to submission of final plat.

C8-72-118 Twin Creek Park, Section II--contd.

4. No sidewalks required. (Suburban)
5. Compliance with departmental requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of TWIN CREEK PARK, SECTION II, pending compliance with departmental requirements.

C814-72-07 Summerlawn (PUD)
U.S. Highway 290 & Summerlawn Dr.

The staff recommended that this planned unit development be postponed, pending the submission of a revised plan. The Committee unanimously

VOTED: To POSTPONE the planned unit development of SUMMERLAWN (PUD), pending the submission of a revised plan.

C814-72-08 Creekside Oaks (PUD)
Hillview Road and Pecos St.

The staff recommended that this planned unit development be postponed, pending approval of the special permit. The Committee unanimously

VOTED: To POSTPONE the planned unit development of CREEKSIDE OAKS (PUD), pending approval of the special permit.

C814-72-09 Comanche Point at Point Venture (PUD)
Venture Boulevard

The staff reported that this planned unit development consists of 10.52 acres with 50 lots, the average lot size being 24 feet by 60 feet.

The staff reviewed the following departmental comments:

1. Public Works (engineer) - Show north point and scale of location map.
Show contour datum and interval. Show tie across Venture Blvd.
2. Public Works (director) - OK.
3. Public Works (drainage) - OK.
4. Water and Sewer - Water and wastewater service is not available.
5. Electric Department - Out of our service area.
6. Health Department - No objections. Private water and sewer to be available.
7. Parks and Recreation - OK.
8. Traffic and Transportation - OK.
9. Telephone Company - Need 5 foot easements on rear and sides of all lots.

C814-72-09 Comanche Point at Point Venture (PUD)--contd.

Planning Department comments are as follows:

1. Show date of plat.
2. Variance required on scale of plat. Recommend variance be granted because of size plat.
3. Show scale of location sketch.
4. Show centerline of existing drainage courses.
5. No occupancy restriction required on final plat pertaining to water supply and no connection to wastewater treatment facilities.
6. No sidewalks required. (Suburban)
7. Compliance with department requirements and recommendations.

After further discussion, the Committee unanimously

VOTED: To APPROVE the planned unit development of COMMANCHE POINT AT POINT VENTURE (PUD) pending compliance with departmental requirements.

C814-72-10 POINT VISTA (PUD)
Rundberg LaneThe staff recommended that this planned unit development be postponed for thirty days, pending application of a special permit. The ~~committee~~ unanimously

VOTED: To POSTPONE the planned unit development of POINT VISTA (PUD), pending application of a special permit.

SHORT FORMS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following seventeen short form plats:

C8s-71-157 Resub. Lfs. 4 & 5, Blk. B, Southridge, Section 4
Valley Ridge and Dolphin Drive

C8s-72-121 Resub. of Alandale North, Section 8
Brockman and Pompton Drive

C8s-72-203 Flournoy's East
South Congress Avenue and Wasson Road

C8s-72-219 Felts and Rothell Addition
Arena Dr. and E. Riverside Drive

C8s-72-258 Resub. Lts. 38,39,40, Blk. L, Quail Creek W. 4
Rutland Drive

C8s-72-264 I.H. Silberberg Subdivision
Taylor Draper Lane

C8s-72-266 Quail Valley Resub.
Quail Valley Drive

C8s-72-274 Vista Del Rey
Mt. Larson Road

C8s-72-278 Mr. M - Austin
Duval St. and E. 45th

C8s-72-282 Wiley Pope Subdivision
Manchaca Road

C8s-72-292 Resub. Lts. 16 & 16A, Blk. Y, Northwest Hills Cat Mt. Sec.
Cat Mt. Cove

SHORT FORMS--FILED AND CONSIDERED--contd.

- C8s-72-294 Northwest Hills, Sec. 9-E
Far West Blvd. & Hart Ln.
- C8s-72-295 Resub. Lt. D, Chevy Chase Center/Austin
U.S. 183 and Chevy Chase Drive
- C8s-72-297 Spring Hill Village, Resub. Lt. 5, Blk. C
Old Pflugerville Rd. & Delahunty Ln.
- C8s-72-300 1st Resub. Lt. D, Quail Creek, Sec. Six
Galewood Dr. and Peyton Gin Road
- C8s-72-302 Resub. Lts. 1, 2, 3, West Gate West
West Gate Blvd. & Windswept Cove
- C8s-72-303 Resub. 53,54,55, Highland Hills, S. 9, P. 2
Shadow Valley Dr. & Shadow Valley C

The staff recommended that the following two short form plats be accepted for filing and approved. The Committee unanimously

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

- C8s-72-302 Resub. Lt. 1,2,3, West Gate West
Windswept Cove and West Gate
- C8s-72-303 Resub. of 53,54,55, Highland Hills, Sec. 9, P. 2
Shadow Valley Dr. & Shadow Valley Cove

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

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following six short form plats, pending compliance with departmental requirements:

- C8s-72-304 Resub. Lts. 2 & 3 Blk. B, Flournoy Ac., Sec. 4
Sunset Trail
- C8s-72-306 Resub. Lt. 12, Blk. H, Spring Hill Village
Delahunty Ln. & Vincent Place
- C8s-72-307 Resub. Lts. 10 & 11, Spring Hill Village
Spring Hill Ln. & Vincent Place
- C8s-72-308 Southern Oaks, Section 7-A
Ektom Dr. and Indio Dr.
- C8s-72-309 Krebs Lane Addition
Krebs Ln. and S. Congress Ave.
- C8s-72-311 Sixth Resub. Lt. 2, Frontier Village, Sec. 3
Frontier Trail and Western Trails B.

- C8s-72-272 Steck Addition #2
Shoal Creek Blvd.

The staff recommended that this short form plat be referred to the full Planning Commission. The Committee unanimously

VOTED: To REFER to the full Planning Commission, the short form plat of STECK ADDITION #2.

- C8s-72-301 Quarry Addition
Quarry Road and Meriden Lane

The staff recommended that a variance on street width be granted and that the short form plat be accepted for filing and approved.

SHORT FORMS--FILED AND CONSIDERED

C8s-72-301 Quarry Addition--contd.

The Committee unanimously

VOTED: To ACCEPT FOR FILING AND APPROVE the short form plat of QUARRY ADDITION, granting a variance on street width.

C8s-72-305 The Gully and Bohls Subdivision
South Sixth Street

The staff recommended that this short form plat be accepted for filing and disapproved, and to grant a variance on lot frontage on a dedicated street. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of THE GULLY AND BOHLS SUBDIVISION, granting a variance on lot frontage on a dedicated street.

C82-72-310 Weber Hill
Nuchols Crossing Road

The staff recommended that this short form plat be accepted for filing and disapproved, pending compliance with departmental requirements, and that current tax certificates be submitted. The Committee unanimously

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the short form plat of WEBER HILL, pending compliance with departmental requirements, and that current tax certificates be submitted.

C8-72-27 Vista Del Rey
Mt. Larson Road

The staff reported that withdrawal had been requested for this preliminary plan. The Committee unanimously

VOTED: To WITHDRAW the preliminary plan of VISTA DEL REY.