

SUBDIVISION COMMITTEE

Regular Meeting--April 24, 1973

PRELIMINARY PLANS

C8-70-22 Southcrest Park Addition, Section Three
F.M. 812 & Clinger Road

The applicant has requested a six month extension for the above preliminary plan and the staff has recommended this extension be granted. The Committee unanimously

VOTED: To GRANT a SIX MONTH EXTENSION for the preliminary plan of SOUTHCREST PARK ADDITION, SECTION THREE.

C8-71-160 Mesa Village
Steck Avenue and Great Hills Trail

The staff reported that this subdivision consists of 28.19 acres with 2 lots, the average lot size varying.

The Plat Review Committee met on April 11, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Street required connecting Spicewood Springs Road and Steck Avenue, west of the "LR" Tract with 80 feet of R.O.W. and 60 feet of paving.
2. Easements and sidewalks required.

After further discussion, the Committee unanimously

VOTED: To CONTINUE HEARING to the full Planning Commission on May 8, 1973 on the preliminary plan of MESA VILLAGE.

C8-72-71 Barrington Oaks
Indian Springs Drive & U.S. 183

The staff has recommended approval pending departmental requirements for the above preliminary plan. The Committee unanimously

VOTED: To APPROVE the preliminary plan of BARRINGTON OAKS, subject to departmental requirements.

C8-72-112 Shady Hollow, Section 2
Brodie Lane & Shady Valley

The staff has recommended approval pending departmental requirements for the above preliminary plan. The Committee unanimously

VOTED: To APPROVE the preliminary plan of SHADY HOLLOW, SECTION 2, subject to departmental requirements.

C8-72-146 Angus Valley Annex, Section 2
 Timber Trail & Purple Sage Drive

The staff reported that this subdivision consists of 18.7 acres with 42 lots, the average lot size varying.

The staff's recommendation based on departmental reports has recommended that the above preliminary plan be approved as submitted with the following conditions:

1. Connection to city sewer system.
2. Sidewalks on Black Angus Drive.
3. Required drainage and utility easements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ANGUS VALLEY ANNEX, SECTION 2, subject to all the above conditions.

C8-73-28 Palomino Park, Section 4-A
 Rocking Horse Road & Pinto Lane

The staff reported that this subdivision consists of 13.4 acres with 14 lots, the average lot size varying.

The staff recommended postponing this subdivision pending receipt of favorable report from the Health Department for septic tank use. The Committee unanimously

VOTED: To POSTPONE the preliminary plan of PALOMINO PARK, SECTION 4-A, pending receipt of favorable report from the Health Department on septic tank use.

C8-73-29 Vista West VII
 Valburn Drive & Akhtamar Drive

The staff reported that this subdivision consists of 25.70 acres with 45 lots, the average lot size varying.

The Plat Review Committee met on March 21, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Delete Lot 1, Block 'T' from plan.
2. 60 foot of R.O.W. with 5 foot sidewalks and utility easement on both sides of Valburn Drive.
3. Sidewalks required on Valburn Drive.
4. Easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of VISTA WEST VII, subject to all the above conditions.

C8-73-33 Lakeway, Section 27
 Indian Hills Drive

The staff reported that this subdivision consists of 38.8 acres with 78 lots, the average lot size varying.

The Plat Review Committee met on March 21, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Subject to LCRA easement being platted as part of the greenbelt to be owned by Lakeway with LCRA easement retained.
2. Easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 27, subject to all the above conditions.

C8-73-34 Lakeway, Section 29
 Explorer Drive & Brooks Hollow Drive

The staff reported that this subdivision consists of 28.2 acres with 57 lots, the average lot size being 115' x 145'.

The staff's recommendation based on departmental reports has recommended that the above preliminary plan be approved as submitted with the following conditions:

1. Connection to approved sewer treatment facility and water system.
2. Required easements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of LAKEWAY, SECTION 29, subject to all the above conditions.

C8-73-40 Buell Park
 U.S. 183 & Boardwalk Drive

The staff reported that this subdivision consists of 29.08 acres with 32 lots, the average lot size varying.

The Plat Review Committee met on March 14, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Main street tying into cross-over at new U.S. 183 required to be 70 feet with minimum centerline radius of 300 feet on curves.
2. The two lots at southwest corner to be combined into one lot.
3. Full dedication of intersection of proposed collector street at old U.S. 183.
4. Annexation to Water District #1
5. Drainage and utility easements required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BUELL PARK, subject to all the above conditions.

C8-73-41 Hidden Meadows
U.S. 183 & Hidden Meadow Drive

The staff reported that this subdivision consists of 13.72 acres with 28 lots, the average lot size varying.

The Plat Review Committee met on March 21, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Hymeadow Drive required to be 60 feet.
2. Cul-de-sac at west end of Hidden Meadow Drive.
3. 50 foot of R.O.W. on all of Hidden Meadow Drive (variance required on 40 foot portion).
4. Required easements.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of HIDDEN MEADOWS, subject to all the above conditions and GRANTING the variance of 40 foot street at entry to the subdivision because of building location in relation to original property lines and stating that this does not set a precedent as related to any future subdivisions.

C8-73-42 Wagon Crossing
Stassney Lane & Jacaranda

The staff reported that this subdivision consists of 102.98 acres with 326 lots, the average lot size varying.

The Plat Review Committee met on April 21, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Proposed commercial tracts south of Stassney Lane be developed with "A" Residence uses, and commercial tracts north of Stassney Lane be shown as proposed P.U.D.
2. Sidewalks required.
3. Additional access easements to park land (Williamson Creek) (3 easements total)
4. North-south street and cul-de-sac to line up.
5. Show 25 year flood plain in relation to existing fence line.
6. Verification of Stassney Lane location at Williamson Creek.
7. Easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WAGON CROSSING, subject to all the above conditions.

C8-73-43 Research Plaza
Highway 183 & Jamestown Drive

The staff reported that this subdivision consists of 12.6 acres with 3 lots, the average lot size varying.

The staff's recommendation based on departmental reports has recommended that the above preliminary plan be approved as submitted subject to the following conditions:

1. Vacation of Ruth Ann Drive prior to final approval.
2. Sidewalks on Jamestown Drive.
3. Connection to city sewer system.
4. Recommending a policy variance permitting less than 300' radius on curve along Jamestown Drive because of relationship to adjoining properties.
5. Recommend that the vacation of Ruth Ann Drive be initiated by the city at no expense to the adjoining owners.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RESEARCH PLAZA, subject to all the above conditions and GRANTING the variance permitting less than a 300' radius on curve along Jamestown Drive because of relationship to adjoining properties and the vacation of Ruth Ann Drive being initiated by the city at no expense to the adjoining owners.

C8-73-44 Anderson Mill
Anderson Mill Road

The staff reported that this subdivision consists of 132 acres with 363 lots, the average lot size varying.

The Plat Review Committee met on March 28, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Extension of north-south collector to the east-west collector street.
2. Sidewalks and easements required.

After the further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ANDERSON MILL, subject to all the above conditions and submission of a hike and bike trail plan with final which will be related to sidewalk requirements on east-west collector street.

C8-73-45 Colony Park, Section 1, Phase 3
Decker Lake Road & Hillcroft Drive

The staff reported that this subdivision consists of 10.64 acres with 47 lots, the average lot size being 60' x 120'.

C8-73-45 Colony Park, Section 1, Phase 3---contd.

The Plat Review Committee met on March 28, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Sidewalks and easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of COLONY PARK, SECTION 1, PHASE 3, subject to the above condition.

C8-73-47 Cherry Creek, Phase 4
William Cannon Drive & West Gate Boulevard

The staff reported that this subdivision consists of 65.87 acres with 238 lots, the average lot size being 70' x 100'.

The Plat Review Committee met on April 11, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Sidewalks, easements and development of William Cannon Drive in conjunction with final plat.
2. Disapproving proposed commercial tracts pending annexation and zoning.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE 4, subject to all the above conditions and requiring the development of William Cannon Drive in conjunction with final plat abutting William Cannon Drive.

C8-73-49 Balcones Woods, Section 3
Santa Cruz Drive

The staff recommended the above preliminary plan be postponed pending submission of a revised plan. The Committee unanimously

VOTED: To POSTPONE the preliminary plan of BALCONES WOODS, SECTION 3, pending submission of a revised plan.

C8-73-51 Royal Oak Estates, Section III-A
Wheless Lane & Harwill Circle

The staff reported that this subdivision consists of 2.07 acres with 7 lots, the average lot size varying.

The Plat Review Committee met on March 21, 1973 and recommended that the above preliminary plan be approved as submitted subject to the following conditions:

C8-73-51 Royal Oak Estates, Section III-A---contd.

1. Cul-de-sac intersecting Wheless Lane at or near 90° .
2. Showing existing 50 foot electric easement.
3. All lots required to comply with Ordinance requirements for width and area.
4. Sidewalks and easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ROYAL OAK ESTATES, SECTION III-A, subject to the above conditions and to include the corner lot at the intersection of Wheless Lane and North Hampton Drive.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following three final 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

VOTED: To APPROVE the following three final subdivision plats:

<u>C8-71-66</u>	<u>McCall Estates</u>
	McCall Lane & Seeling
<u>C8-72-125</u>	<u>Revision of Lot 23, Cardinal Hills Estates, Unit 3</u>
	Debba Drive & O'Reilly Drive
<u>C8-72-126</u>	<u>Austin Highlands, Section 2</u>
	Austin Highlands Blvd. & Emerald Forest Drive

The staff reported that the following five final subdivisions have not been before the Committee and recommend that they be accepted for filing and disapproved pending compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following five final subdivision plats:

<u>C8-72-112</u>	<u>Shady Hollow, Section 2</u>
	Brodie Lane & Shady Valley
<u>C8-73-34</u>	<u>Lakeway, Section 29</u>
	Brooks Hollow & Explorer Drive
<u>C8-73-40</u>	<u>Buell Park</u>
	U.S. 183 and Boardwalk Drive
<u>C8-73-43</u>	<u>Research Plaza</u>
	U.S. 183 & Clearfield Drive
<u>C8-73-51</u>	<u>Royal Oak Estates, Section III-A</u>
	Wheless Lane & Harwill Circle

The above mentioned eight final subdivision plats require a full Planning Commission action, therefore, two members had to be polled, by phone, to make a majority of the full Planning Commission who voted as stated above. Members Polled: Mr. Bill Milstead and Mr. C.W. Hetherly.

SHORT FORMS--FILED AND CONSIDERED

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

VOTED: To APPROVE the following seven short form plats:

C8s-72-279 W. O. Beall Addition--corrected
Pecan Drive & Oak Plaza
C8s-73-51 Whitehead Subdivision
U.S. 183
C8s-73-63 Resub. of Lots 1,2,3 & 4, Blk. 7, Hyde Park Addition
Avenue B & West 45th Street
C8s-73-64 Resub. Lot 7, Blk. B, Spring Hill Village
Horborne Place
C8s-73-69 Brockbrent Subdivision No. 1
Burleson Road
C8s-73-75 Laura Addition
Manor Road
C8s-73-91 Resub. of Lot 15, Camelot, Section 1
Castle Ridge Road & Galahad Drive

The staff reported that the following twelve short form plats have not been before the Committee and recommend that they be accepted for filing and disapproved pending compliance with departmental requirements. The Committee unanimously

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

C8s-73-97 Resub. Lot 1 of the D. C. Bradford Subdivision
Cameron Road
C8s-73-100 1st Resub. Greenway Plaza, Southeast
E. Rundberg Lane & North Plaza
C8s-73-103 Resub. Lots 12, 13, 14, 15, Blk. 4, Alta Vista
North Lamar & 45th Street
C8s-73-104 Resub. Lots 18 & 19, Southridge, Section 5
Valley Ridge Circle
C8s-73-105 Resub. Lots 1 & 2, Parker Heights 2A
Oltorf & Burton Drive
C8s-73-106 1973 White Resub., Northwest Hills Ranch
Double Spur Loop and D-K Ranch Road
C8s-73-107 L & H Addition
Wonsley Drive & I.H. 35
C8s-73-108 Resub. Lot 2, Barton Terrace, Section 7A
Barton Hills Drive
C8s-73-109 Resub. Lot 1, Blk. C, Crockett Heights, Section 1
Cougar Drive & Sahara Avenue
C8s-73-111 Resub. of Lot 1, Blk. A, Ford Place
Cimarron Trail & Manchaca Road
C8s-73-112 Resub. Lots L & M, Blk. G, Aqua Verde
Rivercrest Drive
C8s-73-114 Koger Executive Center, Unit 1-A
Balcones Drive & Executive Center Drive

SHORT FORMS--FILED AND CONSIDERED---contd.

The staff reported that the following short form plat has not been before the Committee and recommend that it be accepted for filing and disapproved pending the compliance with departmental requirements and the requiring of current tax certificates. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements & required tax certificates for the following short form plat:

C8s-73-98 Resub. Lots 2 & 5, Blk. G, Spring Hill Village
Delahunty Lane & Hebbe Lane

The staff reported that the following short form plat has not been before the Committee and recommend that it be accepted for filing and disapproved pending the compliance with departmental requirements, zoning change required, and that a variance be granted on signature of adjoining owners and to grant the requested name change to K. Carr Addition. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and zoning change and that a variance be GRANTED on signature of the adjoining owners and also GRANTING the requested name change to K. CARR ADDITION for the following short form plat:

C8s-73-101 The Dickson Addition
South Lamar & Dickson Drive

The staff reported that the following two short form plats has not been before the Committee and recommending that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be granted on the signature of adjoining owners. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and GRANTING the variance on signature of adjoining property owners for the following two short form plats:

C8s-73-102 "Triple R"
Wheless Lane at Brookside Drive
C8s-73-110 The J. D. Horne Addition
Manchaca and Valley View

The staff reported that the following short form plat has been heard in the past by the Committee and recommends the request for withdrawal be granted. The Committee unanimously

VOTED: To WITHDRAW the following short form subdivision plat:

C8s-73-47 53rd & Duval Subdivision
Duval & 53rd Street

SHORT FORMS--FILED AND CONSIDERED---contd.

The staff reported that the following short form subdivision has not been before the Committee in the past and recommends postponement due to the fact that it may require long form procedure. The Committee unanimously

VOTED: To POSTPONE the following short form subdivision plat due to the fact that it may require long form procedure:

C8s-73-99 Frank Wortham Subdivision
Rae Dell Avenue

The staff reported that the following short form subdivision has not been before the Committee in the past and recommends postponement. The Committee unanimously

VOTED: To POSTPONE the following short form subdivision plat:

C8s-73-113 Scotties Addition
Westlake Drive

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Chambers, Municipal Building.

Present: Buford Stewart, Chairman
 O.P. Bobbit
 Jean Mather
 C.W. Hetherly (Mr. Hetherly had to leave the meeting at 5:00 P.M.)

The meeting was adjourned at 5:45 P.M.