

SUBDIVISION COMMITTEE

Regular Meeting--May 22, 1973

PRELIMINARY PLANS

C8-73-19 Franklin Park - Revised
Pleasant Valley & Medel Road

The staff reported that this subdivision consists of 58.54 acres with 245 lots, the average lot size being 60' x 115'.

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

1. Sidewalks required on both sides of Pleasant Valley Road; along the south side of Maufrias Road and Revere Road; along the north side of Teri Lane and Parkpoint Drive between Pleasant Valley Road and Pewter Lane.
2. Show contour datum and original survey.
3. Connection to city sewer system.
5. Drainage and utility easements required.

After further discussion, the Committee unanimously

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

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

The staff reported that this subdivision consists of 13.4 acres with 14 lots, the average lot size being 150' x 190'.

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

1. Evidence of dedication of road at south end of subdivision.
2. Letter from adjoining owner to the west relative to the location of Pinto Lane.
3. Favorable report from Health Department for septic tank use.
4. Required drainage and utility easements.
5. Possible annexation to Water District #9.

After further discussion, the Committee unanimously

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

C8-73-48 Wood Hollow Park
Greystone Drive & Wood Hollow Drive

The staff reported that this subdivision consists of 22.16 acres with 2 lots, the average lot size - not applicable.

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

1. Sidewalks required on Greystone Drive and Wood Hollow Drive.
2. A future street required along west side of Lot 2 to serve Lot 3 which is zoned "A" Residence if intended to be platted into more than one (1) lot.
3. Proposed access easement through Koger Properties at north end of Lot 3 may be used to serve "A" Residence uses only.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WOOD HOLLOW PARK, subject to the above conditions #1 and #2 and DELETING #3 prohibiting access to Hart Lane through Koger Properties.

C8-73-49 Balcones Woods, Section Three
Santa Cruz Drive & Toledo Drive

The staff reported that this subdivision consists of 32.91 acres with 120 lots, the average lot size being 70' x 120'.

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

1. Sidewalks required on the west side of Santa Cruz and the east side of Catalonia Drive from Santa Cruz to Wind River Road.
2. Council action required on name change of Murcia Drive to Toledo Drive and on change of northern portion of Toledo Drive prior to final approval.
3. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BALCONES WOODS, SECTION THREE, subject to all the above conditions.

C8-73-52 Spring Creek Commercial Park
Springdale Road & Duke Road

The staff reported that this subdivision consists of 15 acres with 44 lots, the average lot size being 70' x 170'.

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

1. Additional R.O.W. (60' from centerline) required on Springdale Road.
2. 80' R.O.W. with 60' of paving on Duke Lane.

C8-73-52 Spring Creek Commercial Park--continued

3. Percolation and core tests required for Health Department approval of septic tank use.
4. Water usage limited to domestic service only.
5. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SPRING CREEK COMMERCIAL PARK, subject to all the above conditions and subject to receipt of a favorable report from the Health Department on septic tank use.

C8-73-55 Cherry Creek, Phase Five, Section One
West Gate Boulevard & Indio Drive

The staff reported that this subdivision consists of 11 acres with 30 lots, the average lot size being 70' x 130'.

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

For uses permitted in "A" zoning only:

1. Sidewalks required on one side of West Gate Boulevard, Indio Drive and Tartley Drive.
2. Fiscal arrangements for bridge at Williamson Creek.
3. Release from Sunset Valley.
4. Indication of 25 year flood plain on plan.
5. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CHERRY CREEK, PHASE FIVE, SECTION ONE, subject to all the above conditions DELETING the statement "for uses permitted in "A" zoning only", and requiring annexation.

C8-73-56 Quail Creek, Phase Two, Section Seven
Rundberg Lane

The staff reported that this subdivision consists of 0.8 acres with 4 lots, the average lot size being 50' x 150'.

The Plat Review Committee met on April 18, 1973 and recommended that the above preliminary plan be disapproved and recommend that originally approved preliminary plan be adhered to which provides for the extension of Quail Wood Drive to Rundberg Lane.

C8-73-56 Quail Creek, Phase Two, Section Seven--Continued

After further discussion, the Committee unanimously

VOTED: To APPROVE EITHER ONE OF TWO ALTERNATE PLANS for the preliminary plan of QUAIL CREEK, PHASE TWO, SECTION SEVEN the first alternate plan being:
1) Extension of Quail Wood Drive to Rundberg Lane with no median break in Rundberg Lane and prohibiting access easement connection to Quail Wood Drive. 2) Cul-de-sac with minimum R.O.W. radius of 40' and prohibiting access easement connection to cul-de-sac. Such cul-de-sac may be located entirely on Developer's property or on platted lots or a combination of both.

C8-73-57 Forest North Estates, Phase Three, Section Six
Highway 620 & Broadmeade Avenue

The staff reported that this subdivision consists of 232.5 acres with 521 lots, the average lot size being 80' x 160'.

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

1. Sidewalks required on Ranch Road 620 and on one side of all streets 60' and above in R.O.W.
2. Drainage and utility easements as required.
3. Each final plat to be considered individually for water service.
4. Annexation to Water District #1 if required.
5. Show drainage structure in Ranch Road 620.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of FOREST NORTH ESTATES, PHASE THREE, SECTION SIX, subject to all the above conditions ~~DELETING~~ comment #1 on sidewalks requirements -- suburban area.

C8-73-58 Point Vista - Revised
Vista Drive & Taunton Drive

The staff reported that this subdivision consists of 17.8 acres with 70 lots, the average lot size being 64' x 110'.

The Plat Review Committee met on April 18, 1973 and recommended that the above preliminary plan be approved with the following conditions:

1. Sidewalks required along Vista Drive; along the south side of Stonebriar and along the east side of Pebble Ben between Stonebriar and Bonnie Brae.
2. Drainage and utility easements as required.

C8-73-58 Point Vista - Revised--Continued

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of POINT VISTA - REVISED, subject to all the above conditions.

C8-73-59 Anderson Mill Estates - Revised
Centennial Trail & Sierra Blanco

The staff reported that this subdivision consists of 34.40 acres with 25 lots, the average lot size being 200' x 250'.

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

1. Restriction required on final plat prohibiting construction on any lot until septic tank plans are approved by Health Department.
2. Restriction prohibiting occupancy of any lot until connected to an approved water supply and septic tank system of a design and capacity approved by the Health Department.
3. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ANDERSON MILL ESTATES - REVISED, subject to all the above conditions.

C8-73-60 Southwest Hills
Davis Lane & Durango Drive

The staff reported that this subdivision consists of 48.36 acres with 104 lots, the average lot size being 105' x 160'.

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

1. Puma Cove cul-de-sac required to be 100' in diameter.
2. Cul-de-sac required at southend of Durango Drive.
3. Drainage and utility easements as required.
4. Health Department approval for septic tank use.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SOUTHWEST HILLS, subject to all the above conditions and the receipt of a favorable report from the Health Department on septic tank use.

The staff reported that the following seven 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 seven final subdivision plats:

- C8-72-60 Apache Shores, Section 7
Red Fox Drive & Debba Drive
- C8-72-61 H.S.R. Subdivision
Steck Avenue & Kerth Dale Drive
- C8-72-101 Great Hills IV
Adirondack Trail & Appalachian Drive
- C8-72-119 Cima Serena, Tallwood, Robbie Drive Street Dedication
Cima Serena & Tallwood Drive
- C8-72-148 Mesa Park, Phase 2, Section 1
Mesa Wood Drive & Navajo Trail
- C8-72-165 D & J Properties Subdivision
Cannon League Drive & Matthews Lane
- C8-73-04 Mesa Park, Phase 2, Section 2
Santa Cruz Drive & Navajo Trail

The staff reported that the following final subdivision has been before the Committee in the past, it is now requested that a name change be granted, the staff's recommendation is that this final subdivision plat be granted the name change. The Committee unanimously

VOTED: To GRANT the name change to WILLOW BEND ADDITION, SECTION 1 for the following final subdivision plat:

- C8-72-136 Riverview Addition, Section 1
Pleasant Valley Road & Oltorf Street

The staff reported that the following final subdivision has been before the Committee in the past and have complied with all departmental requirements. The staff's recommendation is that this subdivision be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following final subdivision plat:

- C8-73-07 Stone Subdivision
Allen Road

The staff reported that the following final subdivision plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending approval with the provision they will connect to the City of Austin Wastewater Collection System; pending sidewalk requirements and required fiscal arrangements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending the approval with the provision they will connect to the City of Austin Wastewater Collection System, sidewalk requirements and fiscal arrangements for the following final subdivision:

C8-73-48 Wood Hollow Park, Section 1
Greystone Drive & Wood Hollow Drive

The staff reported that the following final subdivision plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending the compliance with departmental requirements. The Committee unanimously

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

C8-73-58 Point Vista, Section Two and Three
Vista Drive & Stonebriar

The staff reported that the following final subdivision plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending the approval with the provision they will connect to the City of Austin Wastewater Collection System; sidewalks required; fiscal arrangements required and compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending the approval with the provision that they will connect to the City of Austin Wastewater Collection System; sidewalks required; fiscal arrangements required and compliance with departmental requirements for the following final subdivision:

C8-73-57 Forest North Estates, Phase 3
Highway 620 & Broadmeade Avenue

The staff reported that the following final subdivision plat has not been before the Committee in the past and recommends that it be accepted for filing and disapproved pending fiscal arrangements and the compliance with departmental requirements. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending fiscal arrangements and the compliance with departmental requirements for the following final subdivision plat:

C8-73-52 Springdale Creek Commercial Park
Springdale Road

The staff reported that the following planned unit development plan has been before the Committee in the past and recommends that it be accepted for filing and disapproved pending sidewalk requirements; fiscal arrangements; approval with provision for connection to a wastewater treatment plan approved by the State Health Department, the Texas Water Quality Board and the City of Austin Wastewater Department. Water supply must be approved by Texas State Health Department. A portion of this subdivision is subject to flooding---improvements must be made along Walnut Creek no construction has been approved and the compliance with departmental requirements.

After further discussion, the Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending sidewalk requirements and permitting a setback of 15 feet from both sides of Chimneyhill Boulevard and requiring sidewalks within the street R.O.W. on one side of Chimneyhill Boulevard and permitting sidewalks on the other side to be located within 30 feet of the R.O.W. line between proposed buildings and the street; fiscal arrangements; approval with provision for connection to a wastewater treatment plant approved by the State Health Department, the Texas Quality Board and the City of Austin Wastewater Department. Water supply must be approved by Texas State Health Department. Also, a portion of this subdivision is subject to flooding. Improvements must be made along Walnut Creek--no construction has been approved and compliance with departmental compliance for the following planned unit development plan:

C814-73-02 Chimneyhill (PUD)
U.S. 290 & M.K.&T. Railroad

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

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

VOTED: To APPROVE the following eight short form plats:

C8s-68-133 "Ben White Center Subdivision"
Ben White Blvd. & Banister Lane
C8s-73-67 Resub. Lot 1, Heritage Hills West
Rutherford Lane
C8s-73-80 Allen Square, Section 2
Anderson Lane & Rockwood Lane
C8s-73-104 Southridge, Section 5, Resub. Lots 18 & 19
Valleyridge Circle
C8s-73-105 Resub. Lots 1&2, Parker Heights, Section 2A
E. Oltorf & Burton Drive
C8s-73-110 The J. D. Horne Addition
Manchaca & Valleyview
C8s-73-114 Koger Executive Center, Unit 1-A
Executive Center Drive
C8s-73-120 Resub. Lot 1, Gray Terrace
Burnet Road & Burnet Lane

The staff reported that this short form plat has not been before the Committee in the past and has recommended that it be accepted for filing and disapproved pending compliance with departmental requirements and that a variance be granted to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and GRANTING the variance to exclude the balance of the tract for the following short form plat:

C8s-73-128 Colony Park, Phase 2-A, Section 1
Colony Park Drive

The staff reported that this short form plat has not been before the Committee in the past and has recommended that it be accepted for filing and disapproved pending compliance with departmental requirements and current tax certificates. The Committee unanimously

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

C8s-73-140 1st Resub. Mesa Park, Section 6
Wind River Road

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

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

C8s-73-129 Resub. Lot 46, Blk. 1, Barton Hollow & Lot 1, Blk. 10, Barton
Barton Hills Drive /Terrace, Section One
C8s-73-144 Zopp Addition
East Avenue

The staff reported that the following nine short form plats have not been before the Committee and recommends 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 nine short form plats:

C8s-73-130 Mesa Plaza Addition
Mesa Drive
C8s-73-131 Ehrlich Addition
W. 35th Street & Lamar Blvd.
C8s-73-132 A. McNair Addition #2
Burnet Road & Romera Drive
C8s-73-138 Bennett Addition
Chisholm Lane
C8s-73-139 River Oak Lake Estates
Willow Bend Drive

C8s-73-141 Resub. Blk. C, Shadow Park
 Greystone Drive
C8s-73-142 Resub. Lots 1, Blk. AA, Turtle Creek Estates, Section 2
 S. 1st Street & Turtle Creek Blvd.
C8s-73-143 2nd Resub. Peppertree Park, Section 2
 Pine Place
C8s-73-145 Resub. of the "Y" Subdivision
 Old Bee Caves & Oak Hill Road

The staff reported that the following five short form plats have not been before the Committee and recommends that they be postponed. The Committee unanimously

VOTED: To POSTPONE the following five short form plats:

C8s-73-133 Mini Addition
 E. 5th Street at Tillery & Alley
C8s-73-134 J. H. & J. J. Addition
 Research Blvd. off Fairfield Drive
C8s-73-135 H. A. Addition
 Gunter Street at Thompson
C8s-73-136 Pankey Addition
 Pennsylvania Avenue
C8s-73-137 Z Bar K Addition
 Berkeley Avenue

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

PRESENT: William Milstead (Acting Chairman)
 David B. Barrow, Jr.
 Jean Mather

On the fourteen (14) final subdivisions that was heard at this meeting (5-22-73) requires a full Planning Commission action, therefore, two members had to be polled, by phone, to make a majority of the full Commission who voted as stated in these minutes.

Members Polled: Mr. Buford Stewart and Mr. O.P. Bobbitt

The meeting was adjourned at 6:15 P.M.