

SUBDIVISION COMMITTEE

Regular Meeting--July 24, 1973

PRELIMINARY PLANS

C8-73-71 Scarlet Oak Park Addition
 White Oak Drive

The staff reported that this subdivision consists of 18.3 acres with 14 lots, the average lot size being 175' x 250'.

The Plat Review Committee met on April 25, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show survey tie across both county roads. Both required to be 60 feet -- 30 feet from centerline.
2. Evidence of dedication and acceptance by Williamson County for same two county roads as mentioned above.
3. Approval from Williamson County Health Department for septic tanks.
4. Drainage and utility easements as required.
5. No sidewalks required---suburban.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of SCARLET OAK PARK ADDITION to the full Planning Commission on August 14, 1973 pending a favorable report from the Health Department on septic tank use.

C8-73-73 Beaconridge
 South First Street & Dittmar Lane

The staff reported that this subdivision consists of 61.40 acres with 255 lots, the average lot size being 60' x 115'.

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

1. Revised school site requires approval by the School Board and Austin Public Schools required to join in final plat.
2. Vacation of existing streets around original school site required to be vacated prior to final approval.
3. 35 feet of R.O.W. required from the centerline of Dittmar Lane.
4. Vacation of northern portion of Peaceful Hill Lane required prior to final approval.
5. Vacation of existing stub street off South 1st Street required prior to final approval.
6. Show existing drainage structures in South 1st Street and Dittmar Lane.
7. Sidewalks required on the south side of Dittmar Lane; along the east side of South 1st Street; along the west side of Peaceful Hill Lane; on one side of Mairo Street, Blue Valley Drive and Bridgewater Drive and on one side of Belclare Lane where it joins the school site.
8. Connection to city sewer system.

C8-73-73 Beaconridge---continued

9. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of BEACONRIDGE, subject to all the departmental requirements.

C8-73-76 Kellywood Estates
Kellywood Drive & Red Hawk Trail

The staff reported that this subdivision consists of 50 acres with 45 lots, the average lot size being 125' x 215'.

The Plat Review Committee met on June 20, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Drainage and utility easements as required.
2. A 200' centerline radius with not less than 80 degree intersection at Brodie Lane required.
3. Requires provision for 90 feet of R.O.W. on Brodie Lane.
4. Recommend cul-de-sac not be required at the south end of Tranquil Oaks.
5. Recommend variance be granted on length of Blocks A and E because of topography and existing development.
6. No sidewalks required---suburban.
7. Show all street names.
8. Make firm recommendation that Kellywood Drive not be extended across the creek in relation to future plans involving the creek area.
9. Health Department approval for septic tank use.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of KELLYWOOD ESTATES to the full Planning Commission on August 14, 1973 pending a favorable report from the Health Department on septic tank use.

C8-73-77 Arroyo Doble
Bear Canyon Drive & Arroyo Doble Drive

The staff reported that this subdivision consists of 74.39 acres with 91 lots, the average lot size being 110' x 220'.

The Plat Review Committee met on June 13, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Identify park and greenbelt along Bear Creek by lot number.
2. Two (2) walkway easements thru Block E to Bear Creek greenbelt at the point where access can be gained.

C8-73-77 Arroyo Doble---continued

3. Health Department approval for septic tanks required.
4. Drainage and utility easements required.
5. Recommend variance on Block A, C & E.
6. Show location and width of gas line easement adjacent to Lot 1, Block E.
7. No sidewalks required---suburban.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of ARROYO DOBLE, subject to all the departmental requirements with the provision of one (1) walk-way easement instead of two (2).

C8-73-78 Travis Country, Section Two
Trail West Drive & Travis Country Circle

The staff reported that this subdivision consists of 143 acres with 421 lots, the average lot size being 75' x 115'.

The Plat Review Committee met on June 6, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Street between Lots 11 & 12, Block A required to be 60 feet.
2. Include open space between Section 1 and 2 in this preliminary and final plan.
3. Designation of open space tracts by lot numbers.
4. Show all street names.
5. Cul-de-sac may be required at north end of 70 foot collector street at north boundary.
6. Dedication of the two private drives as public streets with islands to be owned and maintained by the Homeowners Association.
7. School site to contain 12.5 net acres.
8. Restriction on final plat which would not require the fencing of the school site or the type of fencing nor architectural control on the school building.
9. Recommend a variance on all blocks over 1,200 feet long because of topography and greenbelts.
10. Connection to an approved Wastewater Treatment Facility.
11. Fiscal arrangements required along with final plat for sidewalks along the south and west side of Travis Country Circle and along the north and east sides of Trail West Drive.

C8-73-78 Travis Country, Section Two---continued

12. Show north point on plan.
13. Restriction required on final plat pertaining to ownership, maintenance and taxation of greenbelt and open space tracts.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of TRAVIS COUNTRY, SECTION TWO, subject to all the departmental requirements EXCEPT for the sidewalk requirement Trail West Drive which is referred to the Planning Commission to be answered in connection with the final plat.

C8-73-80 Resub. of Lot H2, Northwest Hills Ranch, Section One
T-Bar Trail & Ranch Road

The staff reported that this subdivision consists of 6.77 acres with 14 lots, the average lot size being 120' x 140'.

The Plat Review Committee met on June 13, 1973 and recommended the above preliminary plan be approved subject to the following conditions:

1. Annexation, if required, to Water District and connection thereto.
2. All lots required to be approved by the Health Department for septic tanks.
3. No sidewalks required---suburban.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of RESUB. OF LOT H2, NORTHWEST HILLS RANCH, SECTION ONE subject to all the departmental requirements.

C8-73-81 East Ranch S-8
City Park Road

The staff reported that this subdivision consists of 123.2 acres with 292 lots, the average lot size being 80' x 120'.

The Plat Review Committee met on June 6, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Easement between Lots 12 & 162 and between Lots 205 & 206 should be a part of Lot 12A and 7A.
2. Dedication of entry road from 620 or 2222 thru this subdivision required in order to create road frontage for this subdivision.
3. Recommend variance on block length for the two blocks adjoining the greenbelt area.

C8-73-81 East Ranch S-8---continued

4. Sidewalks required along the north and east side of major street and along the east side of Streets 'N' and 'L'.
5. Street grades required to be approved by Engineering Department.
6. Connection to an approved water supply and Wastewater Treatment Facility.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of EAST RANCH S-8 subject to all the departmental requirements.

C8-73-82 East Ranch S-9
 City Park Road

The staff reported that this subdivision consists of 41.3 acres with 32 lots, the average lot size being one (1) acre.

The Plat Review Committee met on June 6, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. All walk-way easements should be a part of the greenbelt area.
2. Dedication of entry road from 620 or 2222 thru this subdivision required in order to provide public access for this subdivision.
3. Recommend variance on block length for blocks in this subdivision because of lot size and topography.
4. Sidewalks required along the east side of Street 'H' and along the north side of Street 'G' and the northeast side of major street.
5. Street grades and islands in cul-de-sacs required to be approved by Engineering Department and Traffic and Transportation Department.
6. Connection to an approved water supply and Wastewater Treatment Plant required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of EAST RANCH S-9, subject to all the departmental requirements.

C8-73-83 East Ranch S-10
 City Park Road

The staff reported that this subdivision consists of 24.0 acres with 57 lots, the average lot size being 100' x 14'.

The Plat Review Committee met on June 6, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

C8-73-83 East Ranch S-10---continued

1. All walk-way easements should be a part of the greenbelt area.
2. Dedication of entry road from 620 or 2222 required to provide access to this tract.
3. Recommend variance on block length of block containing Lots 28 thru 57 because of topography.
4. Sidewalks required along the east side of the major street.
5. Street grade to be approved by the Engineering Department.
6. Connection to an approved water supply and Wastewater Treatment Facility Plant required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of EAST RANCH S-10, subject to all the departmental requirements.

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following four (4) 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 four (4) final subdivision plats:

C8-72-161 Travis Oak Trails
Gebron Drive & Kohlers Trail
C8-73-40 Buell Park
Highway 183 & Boardwalk
C8-73-54 Quail Creek, Phase 1, Section 7
Rundberg Lane
C8-73-74 The Woody Subdivision
Parker Lane & E. Live Oak

The staff reported that the following final subdivision has not been before the Committee 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:

C8-73-17 Indian Oaks
McNeil Road & Indian Oak Drive

FINAL SUBDIVISIONS---FILED AND CONSIDERED---continued

The staff reported that the following final subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and disapproved pending the compliance with departmental requirements and fiscal arrangements. The Committee then

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

C8-73-75 Street Dedication Long Bow Lane
South Congress & Long Bow Lane

The staff reported that the following six (6) final subdivisions is appearing before the Committee for the first time and has not met with all the departmental requirements and it is being recommended that it be accepted for filing and disapproved pending the compliance with departmental requirements, fiscal arrangements and easements. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending the compliance with departmental requirements, fiscal arrangements and easements for the following subdivisions:

C8-73-41 Hidden Meadows
U.S. 183 & Hidden Meadow Drive
C8-73-66 Jolly Oaks
Old U.S. 183 & Eddystone Street
C8-73-71 Scarlet Oak Park Addition
White Oak Drive & Red Oak Drive
C8-73-79 Barrington Oaks, Section Two
Bracknell Drive
C8-73-80 Resub. Lot H2, Northwest Hills Ranch, Section One
D-K Ranch Road and T-Bar Trail
C8-73-84 Kings Village, Section Three
Howard Lane and Ida Ridge

The staff reported that the following two (2) final subdivisions have been before the Committee in the past and being brought back before the Committee for the requesting of a name change of Crystalbrook, Section Two to Las Cimas, Section One and Crystalbrook, Section Three to Las Cimas, Section Two. The Committee then

VOTED: To APPROVE the request for name change of Crystalbrook, Section Two to LAS CIMAS, SECTION ONE and Crystalbrook, Section Three to LAS CIMAS, SECTION TWO as follows:

C8-71-52 Crystalbrook, Section Two
Crystalbrook Drive
C8-73-50 Crystalbrook, Section Three
Crystalbrook Drive

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following fifteen (15) short form plats have complied with all the departmental requirements and recommends that they be approved. The Committee then

VOTED: To APPROVE the following fifteen (15) short form subdivisions:

C8s-72-262 C. D. Smith Subdivision
F.M. 973 & Cedar Park Road
C8s-72-287 Hacienda Pequena
Eck Lane
C8s-72-388 Resub. Lots 11, 12, 13 & 14, St. Elmo Industrial District
Willow Spring Road
C8s-72-414 Travelodge International, Inc. Subdivision #1
East St. Elmo Road
C8s-73-30 Bill B. Cox Addition
Westview Street
C8s-73-38 Resub. Lot 2, Krebbs Lane Addition
Krebbs Lane & Wadford Drive
C8s-73-60 Resub. Lots 1-7, Block C, Quail Creek, Phase 2, Section 5
Rundberg Lane
C8s-73-62 Reindale Acres
I.H. 35
C8s-73-99 Frank Wortham Subdivision
Rae Dell Avenue
C8s-73-101 K. Carr Addition
S. Lamar Blvd. & Dickson Street
C8s-73-102 Triple R
Wheless Lane
C8s-73-124 Fountain Park Plaza
St. Edwards Drive & S. Interregional
C8s-73-156 Betty Francis Addition
Taylor Dunlop Road
C8s-73-161 B & B Addition
Airport Blvd. & Bolm Road
C8s-73-162 Resub. Lots 21 & 22 & A Portion of Lots 23 & 24, North End
W. 37th Street /Addition

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and approved. The Committee then

VOTED: To ACCEPT for filing and APPROVE the short form subdivision:

C8s-73-176 1st Resub. Lot 1A, Block A of Resub. Lot 1, Block A,
Stassney Lane /Cherry Creek Commercial

SHORT FORM SUBDIVISIONS---continued

The staff reported that the following four (4) short form subdivisions are appearing before the Committee for the first time and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements. The Committee then

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

C8s-73-177 E. H. Golden Subdivision
E. 52nd Street & Airport Blvd.
C8s-73-180 Resub. of Tract 'C', Brykerwood
Jefferson Street & W. 30th Street
C8s-73-181 Joseph Draper Subdivision
Taylor Draper Lane
C8s-73-183 Terry-O-Center
Ben White Blvd. & Payload Pass

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements, fiscal arrangements and requires a variance on street width for Sagebrush Trail. The Committee then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE pending the compliance with departmental requirements and fiscal arrangements and to GRANT the variance on STREET WIDTH for Sagebrush Trail for the following short form plat:

C8s-73-178 Commercial Corner
Western Trail Blvd. & Sagebrush Trail

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and easements. The staff also recommends that Tower View Court be vacated, initiated by the City of Austin and at no cost to the abutting property owners prior to recording of this plat, otherwise, a cul-de-sac will be required. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending the compliance with departmental requirements and easements subject to the vacation of Tower View Court to be initiated by the city at no cost to the abutting property owner prior to recording of this plat:

C8s-73-179 H & M Subdivision
Manor Road & Anchor Lane

SHORT FORM SUBDIVISIONS---continued

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements and to show existing right-of-way. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and to show existing right-of-way for the following short form:

C8s-73-182 Michael Sansom Subdivision
Applegate Drive & Faylin Drive

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be postponed pending a letter of variance. The Committee then

VOTED: To POSTPONE the following short form subdivision as it requires a letter of variance:

C8s-73-184 Lamar Plaza, Section One
North Lamar Blvd.

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Chambers by Mrs. Mather.

PRESENT: Jean Mather
Betty Himmelblau
Charles Nash
Philip Juarez

On the fourteen (14) final subdivisions that was heard at this meeting (7-24-73) requires a full Planning Commission action, therefore, one member had to be polled, by phone, to make a majority of the full Commission who voted as stated in these minutes.

Member Polled: William Milstead

The meeting adjourned at 4:40 P.M.