

SUBDIVISION COMMITTEE

Regular Meeting--October 23, 1973

PRELIMINARY PLANS

C8-73-83 Wilding, Section S-10
Wilding Parkway

The staff reported that this subdivision consists of 24.5 acres with 56 lots, the average lot size being 95 feet by 145 feet.

The Plat Review Committee met on September 19, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Final plat cannot be approved until Wilding R-1 and R-2 plats have been recorded to provide access to this section.
2. Streets required to be constructed to City specifications.
3. Sidewalks required on north side of Misty Glen.
4. Side street setback lines required to be 15 feet instead of 10 feet.
5. Clip corners at neck of both cul-de-sacs.
6. Drainage and utility easements as required.
7. Final plat cannot be approved for recording until the proposed water district has been established, permit has been issued by the State Water Rights Commission to withdraw water from the lake, and fiscal arrangements made with the City for the water system to serve this subdivision.
8. Final plat cannot be approved for recording until a discharge permit for a sewage treatment plant has been issued by the Texas Water Quality Board and fiscal arrangements made with the City for the plant and sewer system to serve this subdivision.
9. A no-occupancy restriction required on final plat until connection is made to the approved water district system and connection to the approved sewer system.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WILDING, SECTION S-10, subject to all the departmental requirements listed above.

C8-73-103 Granada Hills II
Granada Hills Drive and El Ray Boulevard

The staff reported that this subdivision consists of 388.7 acres with 567 lots, the average lot size being 130 feet by 175 feet.

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

C8-73-103 Granada Hills II--continued

1. Working out the proposed county park with County Commissioners.
2. Drainage and utility easements as required.
3. Recommend to grant variances of depth of cul-de-sacs over 400 feet and block lengths over 1200 feet because of topography, density and adequate circulation.
4. Recommend variance be granted on scale of plan.
5. Change name of Buena Vista, Durango, LaBahia, Madero, Monterey Pass, Monterey Circle and Pueblo Pass.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of GRANADA HILLS II for 90 days, and to refer the drainage flow problem to the full Planning Commission so that a committee can be set up to discuss this problem.

C8-73-106 Horseshoe Bend II
 Barton Hills Drive and Mountain View Drive

The staff reported that this subdivision consists of 42.61 acres with 89 lots, the average lot size being 100 feet by 120 feet.

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

1. Fiscal arrangements required along with final plat for sidewalks along one side of Barton Hills Drive and Mountain View Drive.
2. Boundary of proposed city park required to coincide with the boundaries agreed to by the City and the developer.
3. Variance required on length of Blocks A and L. Recommend to grant because of topography.
4. Required drainage and utility easements.
5. Recommend that Planning Commission consider restricting development on the rear portion of the lots adjacent to proposed City park for protection to City property.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of HORSESHOE BEND II, subject to all the departmental requirements listed above and subject to no grading or cutting on the back twenty (20) feet of the lots.

C8-73-109 Woodlake Trails
 Commons Ford Road and Woodlake Trail

The staff reported that this subdivision consists of 37.32 acres with 37 lots, the average lot size being one (1) acre.

C8-73-109 Woodlake Trails--continued

The Plat Review Committee met on June 27, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show building setback line for Lot 15.
2. Restriction on final plat restricting use to single-family development.
3. Variance required on length of blocks. Recommend variance be granted because of topography.
4. Requires approval by the Health Department for septic tank use.
5. No sidewalks required. (Suburban)
6. Variance required on length of Woodlake Cove. Recommend variance be granted because of topography and low density.
7. Recommend Woodlake Trail (street) be changed to Tumbleweed Trail as they line up at Cuernavaca Drive.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of WOODLAKE TRAILS to the full Planning Commission (November 13, 1973) pending further study by the Health Department.

C8-73-113 Castlewood Forest, Section Nine (9)
Castlewood Drive and Castledale Drive

The staff reported that this subdivision consists of 7.5 acres with 18 lots, the average lot size being 100 feet by 145 feet.

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

1. Sidewalks required on the north side of Castlewood Drive.
2. Utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of CASTLEWOOD FOREST, SECTION NINE (9), subject to all the departmental requirements listed above.

C8-73-114 Cherry Creek, Phase VI
William Cannon Drive and Westgate Boulevard

The staff reported that this subdivision consists of 162 acres with 234 lots, the average lot size being 60 feet by 125 feet.

The Plat Review Committee met on September 19, 1973 and recommended that the above preliminary plan be disapproved as submitted, but approved subject to the following conditions:

C8-73-114 Cherry Creek, Phase VI--continued

1. Westgate Boulevard be located as shown on the Planning Department sketch #1 to better serve the area to the south and west of this subdivision and to maintain a straighter alignment for arterial purposes.
2. Recommend plan be modified to eliminate partial cul-de-sacs, or provide 150 foot minimum depth.
3. Disapproval of Tracts 1, 2 and 3 pending zoning. Alternate residential layout required for these tracts.
4. Sidewalks required on north side of William Cannon Drive, one side of Westgate Boulevard, Cannonhill Drive, Berkeley Avenue, Aldford Drive and Berkett Drive.
5. 15 foot building setback line required from side streets on corner lots instead of 10 feet as shown.
6. Disapprove the area west of Westgate Boulevard which does not have wastewater service until service is available.
7. Drainage and utility easements as required.
8. Recommend a variance be granted on length of easternmost block between Aldford Drive and Berkett Drive because of platted subdivision to the east.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of CHERRY CREEK, PHASE VI to the full Planning Commission (November 13, 1973) for a full report of all the Planning recommendations.

C8-73-115 Wilding, Section R-4a
Wilding Drive

The staff reported that this subdivision consists of 5.15 acres, the lot size not applicable.

The Plat Review Committee met on September 19, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Final plat cannot be approved until Wilding, R-1 plat has been recorded to provide access to this section.
2. Street grades and design required to be approved by the Urban Transportation Department and the Engineering Department.
3. Street required to be constructed to City specifications.
4. Sidewalks required on one side of Wilding Drive.
5. Drainage and utility easements as required.
6. Recommend a variance be granted not requiring a cul-de-sac at the west end of Wilding Drive because proposed width is 100 feet.

C8-73-115 Widling, Section R-4a--continued

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of WILDING, SECTION R-4a,
 subject to all the departmental requirements listed above.

C8-73-116 Turbine South
 Dalton Lane and Sherman Lane

The staff reported that this subdivision consists of 33.57 acres with 117 lots, the average lot sizes being one-fourth and one-half acres.

The Plat Review Committee met on August 29, 1973 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Harrison Lane required to be extended to Impala Circle South.
2. Not require the extension of or cul-de-sac on Hyman Lane because of an existing Sanitary Sewer Lift Station located at the end of the existing street.
3. Evidence of dedication and acceptance by the County required for Sherman Lane prior to final approval.
4. Show 15 foot setback line from future R.O.W. line on Dalton Lane.
5. Corner lots should be 60 feet in width exclusive of future R.O.W. line for Dalton Lane.
6. Sidewalks required along Dalton Lane.
7. Recommend variance be granted on length of external block, except for the extension of Harrison Lane, because of proposed uses.
8. Subdivision required to be served by City sewer.
9. Show 25-year flood plain along creek.
10. Privacy fence or other screening required between the residential and industrial lots.
11. Drainage and utility easements as required.
12. Show contour basis.
13. A restriction be placed on final plat limiting use to single-family unless lots are made to comply with either uses permitted in "A" zoning.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of TURBINE SOUTH to the full
 Planning Commission (November 13, 1973).

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following final subdivision has been before the Committee in the past and has complied with all departmental requirements; therefore, the staff's recommendation is that it be approved. The Committee unanimously

VOTED: To APPROVE the following final subdivision plat:

C8-72-33 North Shields Subdivision, Section One (1)
F. M. 1325 and New Castle

The staff reported that the following two (2) final subdivisions have not been before the Committee and recommends that they be accepted for filing and approved. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE the following two (2) final subdivisions:

C8-73-110 South Creek Center
North Bluff Drive and Meadow Lane Boulevard
C8-73-111 Colony Park Hills, Block 19
Decker Lake Road and Loyola Lane

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 compliance with departmental requirements which include easements as required, the rounding of property corners on Brodie Lane and fiscal arrangements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required, the rounding of property corners on Brodie Lane and fiscal arrangements as required for the following final subdivision

C8-73-76 Kellywood Estates
Brodie Lane

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 compliance with departmental requirements which include easements as required, fiscal arrangements as required and current tax certificates. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required, fiscal arrangements as required and current tax certificates for the following final subdivision:

C8-73-83 Wilding, Section S-10
R. R. 620 and City Park Road

FINAL SUBDIVISIONS--FILED AND CONSIDERED--continued

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 compliance with departmental requirements which include easements as required, fiscal arrangements as required and fiscal arrangements for sidewalks as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required, fiscal arrangements as required and fiscal arrangements for sidewalks as required for the following final subdivision:

C8-73-100 Dry Creek Commercial
Dry Creek Drive and Northwest Passage Boulevard

The staff reported that the following two (2) final subdivisions have not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements which include easements as required and fiscal arrangements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required and fiscal arrangements as required for the following two (2) final subdivisions:

C8-73-106 Horseshoe Bend II
Barton Hills Drive and Forest Bend Drive
C8-73-112 Onion Creek Forest, Section Four (4)
Pleasant Valley Road and Spring Hill Lane

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 compliance with departmental requirements which includes requiring current tax certificates. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which includes requiring current tax certificates for the following final subdivision:

C8-73-115 Wilding, Section R-4a
Wilding Drive and Wilding Parkway

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 compliance with departmental requirements which include easements as required, fiscal arrangements as required and requiring approval of Water District #9. The Committee unanimously

FINAL SUBDIVISIONS--FILED AND CONSIDERED--continued

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required, fiscal arrangements as required and requiring approval of Water District #9 for the following final subdivision:

C8-73-117 Shady Hollow Addition, Section Two (2), Phase Two (2)
Brodie Lane and Shady Valley

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 compliance with departmental requirements which includes fiscal arrangements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which includes fiscal arrangements as required for the following final subdivision:

C814-73-09 Wilding, Section P-1
R. R. 620 and City Park Road

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following eleven (11) short form plats have complied with all the departmental requirements and recommends that they be approved. The Committee unanimously

VOTED: To APPROVE the following eleven (11) short form subdivisions:

C8s-73-96 Northwest Church of Christ Subdivision
West Duval Road
C8s-73-126 Philgren Subdivision
North Lamar Boulevard
C8s-73-180 Resubdivision of Tract "C" Brykerwoods
West 29th Street and Glenview Avenue
C8s-73-210 The Creeks
U. S. Highway 183
C8s-73-211 Collins and Fleming Subdivision
Jollyville - McNeil Road
C8s-73-215 Rebba Heights
South Congress Avenue and Alpine Drive
C8s-73-219 Resubdivision of Lot 13, Block H, Spring Hill Village
Delahunty Lane
C8s-73-224 Paul R. Hamilton Addition
West 9th Street and Rio Grande
C8s-73-229 Byron Addition
Ben White Boulevard and Chapman Lane
C8s-73-232 C.D.C. Addition
North Lamar Boulevard
C8s-73-239 Shady Hollow Addition, Section Two (2), Phase Two-A
Brodie Lane

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED--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 approved. The Committee unanimously

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

C8s-73-258 Foodmaker Subdivision
Ben White Boulevard and Russell Drive

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, and recommending a variance be granted to exclude the balance of the tract. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE and that the variance be GRANTED to exclude the balance of the tract for the following short form subdivision:

C8s-73-261 La Hue Subdivision
Armadillo Road

The staff reported that the following six (6) 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 unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements for the following six (6) short form subdivisions:

C8s-73-255 Resubdivision of Lots 3 and 4, Balcones Village, Sec. 10
Jolly Hollow
C8s-73-256 Resubdivision of Tarryhouse
Greenlee Drive and Bowman Avenue
C8s-73-257 Rutland Square
Rutland Drive
C8s-73-262 Idea
Clay Avenue and Houston Street
C8s-73-263 Lakeway Schooner Court
Star
C8s-73-265 Resub. Lots 10-12, & a portion of Lots 13 & 14, Block 1,
South Congress Avenue Pleasant Hill Addition

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 which include easements as required, fiscal arrangements as required and requiring sidewalks along Village Center and North Hills Drive. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which include easements as required, fiscal arrangements as required and requiring sidewalks along Village Center and North Hills Drive for the following short form subdivision:

C8s-73-254 Northwest Hills, Section 9G
Far West Boulevard and Village Center

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 which includes easements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements which includes easements as required for the following short form subdivision:

C8s-73-259 Timberwood, Resubdivision of Lots 6, 6A, 7 and 8
Timberwood Circle

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 which includes a variance to exclude the balance of the tract. The Committee unanimously

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

C8s-73-266 Bergstrom Arms Subdivision
Popham Drive

SHORT FORM SUBDIVISIONS--continued

The staff reported that the following two (2) short form subdivisions are appearing before the Committee for the first time and recommends that it be postponed pending a letter of variance from the owner. The Committee unanimously

VOTED: To POSTPONE pending a letter of variance from the owner, the following two (2) short form subdivisions:

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C8s-73-263 Lakeway, Section 16-E
Flying Scot
C8s-73-267 Kuykendal Addition
I. H. 35

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be dismissed because a long form subdivision is required. The Committee unanimously

VOTED: To DISMISS because a long form subdivision is required, the following short form subdivision:

C8s-73-260 Bastrop Road Acres
State Highway 71 and F. M. 973

The staff reported that the following short form subdivision is appearing before the Committee for the first time and recommends that it be withdrawn as requested by the owner. The Committee unanimously

VOTED: To WITHDRAW as requested by the owner, the following short form subdivision:

C8s-73-147 Brook Meadow Addition #2
Metcalf Road

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

On the eleven (11) final subdivisions that were heard at this meeting (10-23-73), a full Planning Commission action is required; therefore, two (2) members had to be polled by phone to make a majority of the full Commission who voted as stated in these minutes.

SUBDIVISION COMMITTEE--Austin, Texas

Reg. Mtg. 10-23-73

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Members Polled: William Milstead
Philip Juarez

The meeting adjourned at 5:30 P.M.