

SUBDIVISION COMMITTEE

Regular Meeting--November 27, 1973

PRELIMINARY PLANS

C8-73-118 Peppertree Park, Section Five (5)

The staff reported that this subdivision consists of 29.19 acres with 82 lots, the average lot size being 70 feet by 120 feet.

The Plat Review Committee met on June 20, 1973, and recommended that the above preliminary plan be disapproved or postponed pending zoning consideration for the uses proposed.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of PEPPERTREE PARK, SECTION FIVE (5), pending zoning consideration for the uses proposed or submission of a revised preliminary plan consistent with "A" residential uses.

C8-73-121 Bluestein Office Center  
U. S. Highway 183 and Old Cameron Road

The staff reported that this subdivision consists of 53.95 acres with 4 lots, the average lot size being 13 acres.

The Plat Review Committee met on October 3, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show name of all streets.
2. Show 25-year flood plain along Walnut Creek.
3. Sidewalks required along Old Cameron Road, one side of proposed Rutherford Drive and along the north side of U. S. Highway 183.
4. Show status of Old Cameron Road north of subdivision. If vacated, provision for cul-de-sac should be made.
5. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE subject to departmental requirements, deleting the sidewalks on Old Cameron Road and U. S. Highway 183.

C8-73-122 Tanglewild South  
Tanglewild Drive

The staff reported that this subdivision consists of 9.39 acres with 16 lots, the average lot size being 130 feet by 150 feet.

C8-73-122 Tanglewild South--continued  
Tanglewild Drive

The Plat Review Committee met on August 8, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Adequate water supply required to be available prior to final approval.
2. Fiscal arrangements for sidewalks along Tanglewild Drive required along with final plat.
3. Drainage and utility easements as required.
4. All streets required to intersect at 90 degrees.
5. Recommend no filling or building take place with 25-year flood plain and such area be left in its natural state as common open space.
6. Recommend septic tanks be placed close to cul-de-sac on Lots 3, 4 and 6 adjacent to the Creek.
7. Show block numbers to avoid lot number duplications.

After further discussion, the Committee

VOTED: To REFER the preliminary plan of TANGLEWILD SOUTH to the full Planning Commission.

C8-73-123 183 Park  
U. S. Highway 183 and Providence Avenue

The staff reported that this subdivision consists of 8.44 acres with 3 lots, the average lot size being 3 acres.

The Plat Review Committee met on October 17, 1973, and recommended that the above preliminary plan be postponed until the St. John's Plan has been revised and adopted by the proper authorities; otherwise, the subdivision must conform to the existing approved St. John's Plan.

After further discussion, the Committee unanimously

VOTED: To POSTPONE the preliminary plan of 183 PARK, pending revision of the St. John's Plan.

C8-73-124 Timber Village  
William Cannon Drive and Woodhue Drive

The staff reported that this subdivision consists of 49.02 acres with 31 lots, the average lot size being 65 feet by 110 feet.

The Plat Review Committee met on October 10, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

C8-73-124 Timber Village

William Cannon Drive and Woodhue Drive

1. R.O.W. dedication on Matthews required to be 30 feet from centerline.
2. Fiscal arrangements required along with final for sidewalks on both sides of William Cannon Drive, along the east side of Woodhue Drive and along the north side of Matthews Lane.
3. Variance required on length of two blocks south of William Cannon Drive. Recommend variance because of zoning.
4. Provision for railroad crossing at William Cannon Drive required prior to final approval.
5. Show recording data on vacation of Winsley Drive.
6. Separate subdivision and special permit required on proposed P.U.D. site.
7. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of TIMBER VILLAGE, subject to all the above departmental requirements.

C8-73-125 Sweetbriar Village

South 1st Street and Eberhart Lane

The staff reported that this subdivision consists of 24.18 acres with 49 lots, the average lot size being 65 feet by 110 feet.

The Plat Review Committee met on October 17, 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 Eberhart Lane, South 1st Street and on one side of Merriwood Drive.
2. Show how the centerline of proposed Merriwood Drive lines up with the centerline of street across Eberhart Lane.
3. The developer should carry drainage westerly to South 1st Street.
4. Drainage and utility easements as required.
5. Teakwood Circle required to be a minimum of 150 feet in length.
6. Change name of Teakwood Circle.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SWEETBRIAR VILLAGE, subject to all the above departmental requirements.

C8-73-128 Meadowcreek, Section Two (2), Phase One (1)

Lunar Drive and Dittmar Road

The staff reported that this subdivision consists of 8.87 acres with 36 lots, the average lot size being 65 feet by 120 feet.

C8-73-128 Meadowcreek, Section Two (2), Phase One (1)--continued  
Lunar Drive and Dittmar Road

The Plat Review Committee met on October 3, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Humble Oil Company and Phillips Pipeline Company must participate in the final plat.
2. Humble Pipeline Company tracts along north boundary of this subdivision required to be included in this subdivision.
3. Fiscal arrangements required for sidewalks along the north side of Dittmar Road and the east side of Lunar Drive.
4. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of MEADOWCREEK, SECTION TWO (2), PHASE ONE (1), subject to all the above departmental requirements.

C8-73-126 Woodstone  
Woodstone Drive and Brodie Lane

The staff reported that this subdivision consists of 83.15 acres with 270 lots, the average lot size being 65 feet by 120 feet.

The Plat Review Committee met on October 10, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend disapproval of Lot 5, Block A, and Lot 17, Block M for Commercial purposes because this would set a precedent for strip commercial use along Brodie Lane. May be designated P.U.D. sites.
2. School required to join in final plat and approve school site relocation.
3. Offset intersections required to be a minimum distance of 150 feet apart.
4. Sidewalks required along west side of Brodie Lane and on one side of Woodstone Drive, Stonecroft Drive, Woodford Drive and Leaffield Drive.
5. Cul-de-sac required at end of Stonecroft Drive, Wynrush Drive, and Wordsford Drive. Recommend variance be granted not requiring cul-de-sac on Stonecroft Drive and Wordsford Drive because of only one lot depth on one side of streets.
6. Variance required on length of several blocks. Recommend variance be granted because of drainageways and adequate circulation is provided.
7. Curves along all collector streets required to be a minimum of 300 feet on centerline.
8. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of WOODSTONE, to the full Planning Commission for lack of a quorum.

C8-73-127 Imperial Woods

Brodie Lane and Imperial Woods Drive

The staff reported that this subdivision consists of 133.88 acres with 266 lots, the average lot size being 100 feet by 150 feet.

The Plat Review Committee met on October 10, 1973, and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend disapproval of proposed commercial area north of Imperial Woods Drive because this will encourage strip commercial along Brodie Lane. (May be designated P.U.D. site.)
2. Fiscal arrangements required along with final plat for sidewalks along Brodie Lane and along one side of Imperial Woods Drive, Berryhill Drive and Garnethill Drive.
3. Need letter from the Health Department approving subdivision for septic tank use.
4. Variance required on Blocks F, H, N and K. Recommend variance be granted because of drainageways and low density.
5. Cul-de-sac required at the end of Imperial Woods Drive.
6. Straighten out Suttonham Drive or delete that portion between Hythe Drive and Cainhill Drive.
7. Drainage and utility easements as required.

After further discussion, the Committee unanimously

VOTED: To REFER the preliminary plan of IMPERIAL WOODS, to the full Planning Commission for lack of a quorum.

C8-73-26 Salem Walk, Section Four (4)

South 1st Street and Creekcrest Drive

The staff reported that this subdivision consists of 21 acres with 44 lots, the average lot size being 70 feet by 125 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. Recommend that Subdivision Committee recommend to the City Council the deleting of the requirements for Shagbark Lane through to Stassney Lane as approved on the original preliminary plan and as required as a condition of Zoning Case file C14-69-158.
2. Lining up of Ramble Lane and Creekcrest Drive at South 1st Street.
3. Approval of the intersection of South 1st Street and Creekcrest Drive required by Urban Transportation and the Engineering Department prior to final approval.
4. Round off all property corners.
5. Fiscal arrangements required for sidewalks along South 1st Street.
6. Show 25-year flood plain for Williamson Creek on Plan.

C8-73-26 Salem Walk, Section Four (4)--continued  
South 1st Street and Creekcrest Drive

After further discussion, the Committee unanimously

VOTED: To APPROVE the preliminary plan of SALEM WALK, SECTION FOUR (4), subject to all the above departmental requirements and recommend that the City Council delete the requirement for Shag Bark Lane extension through to Stassney Lane as approved on the original preliminary and as a condition of Zoning Case file C14-69-158.

FINAL SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following four (4) final subdivisions have not been before the Committee and recommends that they be accepted for filing and disapproved pending compliance with departmental requirements and fiscal arrangements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and fiscal arrangements as required for the following four (4) final subdivisions:

C8-73-97 Walnut Place, Section Six (6)  
Samson Road and Springdale Road  
C8-73-119 Scenic Brook West IV  
Red Willow Drive and Spring Willow Drive  
C8-73-113 Castlewood Forest, Section Nine (9)  
Castlewood Drive and Castledale Drive  
C8-73-121 Bluestein Office Center  
U. S. Highway 183 and Old Austin Common

The staff reported that the following two (2) 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 two (2) final subdivision plats:

C8-73-88 Rutland Drive Business Park  
Rutland Drive and Running Bird Lane  
C8-73-71 Scarlet Oak Park Addition  
White Oak Drive and Red Oak Drive

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following short form plat 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 plat:

C8s-73-264      Lakeway, Section 16-E  
Flying Scot

The staff reported that the following short form plat is appearing before the Committee for the first time and recommends that it be accepted for filing and approved and that a variance required to exclude the balance of the tract be granted. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE and to GRANT the variance required to exclude the balance of the tract for the following short form plat:

C8s-73-235      Zidell's One-fifth Acre  
Berkeley Avenue

The staff reported that the following two (2) short form plats are appearing before the Committee for the first time and recommends that they be accepted for filing and approved and that a variance required on signatures of adjoining owners be granted. The Committee unanimously

VOTED: To ACCEPT for filing and APPROVE and to GRANT the variance required on signatures of adjoining owners for the following two (2) short form plats:

C8s-73-267      Kuydendall Addition  
I. H. 35 and East 4th and 5th Streets  
C8s-73-227      Williamson Flats  
Highway 290 West

The staff reported that the following short form plat has been before the Committee and recommends that it be accepted for filing and disapproved pending compliance with departmental requirements, fiscal arrangements as required, easements as required and that a variance required to exclude the balance of the tract be granted. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, fiscal arrangements as required, easements as required and to GRANT the variance required to exclude the balance of the tract for the following short form plat:

C8s-73-257      Rutland Square  
Rutland Drive

The staff reported that the following six (6) short form plats have complied with all the departmental requirements and recommends that they be approved. The Committee unanimously

VOTED: To APPROVE the following six (6) short form plats:

<u>C8s-73-200</u>	<u>North Bluff</u>	
	Hart Lane and Wood Hollow Drive	
<u>C8s-73-266</u>	<u>Bergstrom Arms Subdivision</u>	
	Popham Drive	
<u>C8s-73-191</u>	<u>1st Resubdivision Shindler-Cummins Subdivision</u>	
	Georgian Drive and Wonsley Drive	
<u>C8s-73-272</u>	<u>Denise Addition</u>	
	North Plains Avenue and Anderson Lane	
<u>C8s-73-270</u>	<u>Point Vista, Section 2 &amp; 3, Resubdivision Lots 7, 8 &amp; 13,</u>	
	Stone Briar and Tartan Lane	<u>Block H</u>
<u>C8s-72-211</u>	<u>Acme Brick Addition</u>	
	F. M. 1325	

The staff reported that the following short form plat 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 fiscal arrangements as required. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements and fiscal arrangements as required for the following short form plat:

<u>C8s-73-276</u>	<u>Orange Goose Addition</u>
	Rundberg Lane and Middle Fiskville Road

The staff reported that the following seven (7) short form plats 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 the following seven (7) short form plats:

<u>C8s-73-277</u>	<u>Resub. Lots 37-A, 37-B and a part of Lots 37 and 37-C,</u>	
	Newning Avenue	<u>Fairview Park</u>
<u>C8s-73-279</u>	<u>Onion Creek, Resubdivision No. 1</u>	
	Onion Creek Parkway and Pebble Beach	
<u>C8s-73-282</u>	<u>Timmermann Addition</u>	
	North Loop Boulevard	
<u>C8s-73-283</u>	<u>Carrell Oaks, Section 2, Resub. Lots 1, Block I &amp; 9, Blk. H</u>	
	Windrift Way	
<u>C8s-73-285</u>	<u>Resub. Lots 13-16, Morsland Place</u>	
	East 6th Street	
<u>C8s-73-286</u>	<u>Resubdivision Lot 11A, Western Ridge Estates</u>	
	Chisholm Lane	
<u>C8s-73-284</u>	<u>The 114 Place</u>	
	Eberhart Lane	



The staff reported that the following three (3) short form plats are appearing before the Committee for the first time and recommends that they be postponed pending receipt of a variance letter. The Committee unanimously

VOTED: To POSTPONE pending receipt of a variance letter the following short form plats:

<u>C8s-73-287</u>	<u>Williamson Creek Estates</u>
	State Highway No. 71
<u>C8s-73-280</u>	<u>Hill Homes</u>
	Marshall Ford Road
<u>C8s-73-281</u>	<u>Timberline Office Park</u>
	Spyglass Drive and Wallingwood 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 disapproved pending compliance with departmental requirements, current tax certificates and that a variance required on the scale of the plat be denied. The Committee unanimously

VOTED: To ACCEPT for filing and DISAPPROVE pending compliance with departmental requirements, current tax certificates and DENY the variance required on the scale of the plat for the following short form plat:

<u>C8s-73-278</u>	<u>7th Resub. of Lot 2, Frontier Village, Sec. 3; A Resub.</u>
	<u>Ben White Blvd. and Frontier Trail</u> <u>of Lots 68 &amp; 11</u>

The meeting of the Subdivision Committee was called to order at 3:00 P.M. in the Council Chambers, 1st Floor, City Hall by Mr. Milstead.

PRESENT: Mr. Bill Milstead  
Mrs. Betty Himmelblau  
Mr. Charles Nash

The six (6) final subdivisions that were heard at this meeting (11-27-73), require a full Planning Commission action; 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.

Members Polled: Mrs. Jean Mather and Mr. C. W. Hetherly

The meeting was adjourned at 5:15 P.M.