

SUBDIVISION COMMITTEE

Regular Meeting -- November 25, 1968

PRELIMINARY PLANS

C8-67-82 Southridge - Revised
Banister Lane and Southridge Drive

The staff reported that this subdivision is apartments and is classified as urban. It is located on Banister Lane and Southridge Drive and consists of 5.25 acres with 21 lots, the average lot size being 70 feet by 120 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Easements required for sewer.
- 2. Electric and Telephone Company - Additional easements required. Seven and half feet for underground construction.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Show existing right-of-way on Banister Lane.
- 2. Indicate amount of widening provided for Banister Lane.
- 3. Show complete boundary survey.
- 4. Show all lot dimensions.
- 5. Grading of Southridge Drive should be such as to provide adequate good on-sight distance in both directions from proposed Southway Drive.
- 6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHRIDGE, Revised, subject to the conditions listed above.

C8-68-19 Highlands of University Hills - Revised
Wheless Lane and Friendswood Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Wheless Lane and Friendswood Drive and consists of 15.61 acres with 23 lots, the average lot size being 85 feet by 150 feet.

C8-68-19 Highlands of University Hills - Revised--contd.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Annexation required for service.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easements may be required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Show boundary survey excluding Section 1 which is already platted.
- 2. Recommend Bristol Drive be 60 feet wide from Auburn Drive westerly.
- 3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGHLANDS OF UNIVERSITY HILLS, Revised, subject to the conditions listed above.

C8-68-39 Manor Estates - Revised
Manor Road and Sweeney Lane

The staff reported that this subdivision is apartments and is classified as urban. It is located on Manor Road and Sweeney Lane and consists of 6.8 acres with 20 lots, the average lot size being 80 feet by 120 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. On-site and off-site easements required for sewer.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Show boundary survey.
- 2. Show adjoining ownership.
- 3. Sweeney Lane required to be 60 feet in width.

C8-68-39 Manor Estates - Revised--contd.

- 4. Show all building lines.
- 5. Variance required on the width of Lot 20.
- 6. Identify "Gas Line" easement across Lots 4, 6 and 7.
- 7. Lot 7 should be restricted to duplex use on zoning change for a portion of this lot required for apartments.
- 8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the revised preliminary plan of MANOR ESTATES, Revised, subject to the conditions listed above, granting a variance on the width of Lot 20.

C8-68-101 Reagan Hill - Revised
Cameron Road at Coronado Hills Drive

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Cameron Road at Coronado Hills Drive and consists of 17.86 acres with 11 lots, the average lot size being approximately one acre.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Approach main required for sewer.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easement required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Recommend revision of plat as indicated on Planning Department study sketch to provide adequate circulation for the proposed commercial, apartments, and public service vehicles.
- 2. Show property line division between A. K. property and Barron property on north side of subdivision.
- 3. Recommend a restriction be placed on the final plat prohibiting vehicular access from the subdivision to Irving Lane, Blackson Avenue, and Delmar Avenue in the event these stub streets are not vacated.

C8-68-101 Reagan Hill - Revised--contd.

- 4. Show zoning line between the "LR" Local Retail and "B" Residence zoning established on this property.
- 5. Compliance with department requirements on suggested revised plan.

After further discussion, the Committee then

VOTED: To APPROVE the revised preliminary plan of REAGAN HILL, subject to the conditions listed above.

C8-68-103 Wooten Village - Revised
U. S. 183 and Ohlen Road

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on U. S. 183 and Ohlen Road and consists of 28.83 acres with 32 lots, the average size of the residential lots being 70 feet by 110 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Additional easement width may be required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Additional right-of-way required to widen Peyton Gin Road.
- 2. Round corner of all intersections, including Peyton Gin Road at U. S. 183.
- 3. Recommend the area within property line returns for a street along Fairfield Drive be vacated.
- 4. Exclude area which is being platted as Section 6 and provide boundary survey for remainder.
- 5. Property lines between the "GR" General Retail and "A" Residence zoning established must coincide with zoning line.
- 6. Show relationship of Ohlen Road at Peyton Gin Road to the intersecting streets in Quail Creek West to the north side of Peyton Gin Road.
- 7. Compliance with departmental requirements.

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C8-68-103 Wooten Village - Revised--contd.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WOOTEN VILLAGE, Revised with Ohlen Road 70 feet and subject to the conditions listed above.

C8-68-104 Imperial Valley
F. M. 969 (Webberville Road)

The staff reported that this subdivision is residential and commercial and is classified as suburban. It is located on F. M. 969 (Webberville Road) and consists of 70.4 acres with 171 lots, the average lot size being 90 feet by 140 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available from Water District #13. Sewer not available. Annexation required on portion of property to W. D.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Additional easements may be required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Show all building lines, including the proposed commercial lots.
2. Show all lot dimensions.
3. Identify 10 foot strip for dedication along F. M. 969.
4. Variance required on block lengths. Recommend variance be granted because of topography and low density of subdivision.
5. Fifteen foot radius required on intersection returns.
6. Curve on Imperial Drive should be tangent to east property line to eliminate angle in the right-of-way line.
7. Compliance with department requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of IMPERIAL VALLEY, subject to the conditions listed above, granting a variance on block lengths.

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C8-68-106 Greenwood Hills - Revised
Sheraton Avenue and Old Castle Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Sheraton Avenue and Old Castle Road and consists of 31.91 acres with 127 lots, the average lot size being 65 feet by 115 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Annexation required for service.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easement width may need to be increased.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Compliance with department requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of GREENWOOD HILLS, Revised, subject to the conditions listed above.

C8-68-108 Quail Creek, Section 3
Rundberg Lane and Collinfield Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Rundberg Lane and Collinfield Drive and consists of 40 acres with 95 lots, the average lot size being 80 feet by 130 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Easement required for sewer. Annexation required for service.
- 2. Electric and Telephone Company - Additional easements required. Seven and half feet for underground construction.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Recommend modification of plan as indicated on Planning Department study sketch.

C8-68-108 Quail Creek, Section 3--contd.

- 2. Area between Quail Creek Drive and the existing north end of Little Walnut Parkway should be included in this plan.
- 3. Compliance with department requirements on revised plan.

After further discussion, the Committee then

VOTED: To APPROVE the revised preliminary plan of QUAIL CREEK, Section 3, subject to the conditions listed above.

C8-68-109 Highland Hills Northwest, Section 7
Far West Boulevard and Chimney Corners

The staff reported that this subdivision is duplex, apartments and commercial and is classified as urban. It is located on Far West Boulevard and Chimney Corners and consists of 11.2 acres with 5 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available.
- 2. Electric and Telephone Company - Additional easements required. Seven and one half feet for underground construction.
- 3. Storm Sewer Department - Plat complies.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Identify the 10 foot strip along Far West Boulevard being dedicated by this plat.
- 2. Show name for stub street into the Hart tract.
- 3. Lot line for duplex lots should be shown on plat.
- 4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS NORTHWEST, Section 7, subject to the conditions listed above.

C8-68-110 Highland Hills Northwest, Section 6
Far West Boulevard west of Chimney Corners

The staff reported that this subdivision is residential and is classified as urban. It is located Far West Boulevard west of Chimney Corners and consists of 8.96 acres with 29 lots, the average lot size being 85 feet by 125 feet.

The staff reviewed the following departmental comments:

C8-68-110 Highland Hills Northwest, Section 6--contd.

1. Water and Sewer Department - Water and sewer are available. Annexation required for service.
2. Electric and Telephone Company - Additional easements required. Seven and one-half feet for underground construction.
3. Storm Sewer Department - Plat complies.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Identify the 10 foot strip along Far West Boulevard being dedicated by this plat.
2. Show complete boundary survey.
3. Show name of proposed street.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS NORTHWEST, Section 6, subject to the conditions listed above.

C8-68-111 Lakeside of University Hills
Carol Ann Drive and Arnold Drive

The staff reported that this subdivision is residential and duplex and is classified as urban. It is located on Carol Ann Drive and Arnold Drive and consists of 23.8 acres with 65 lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following department comments:

1. Water and Sewer Department - Water and sewer are available. Easement required for sewer.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Drainage easements required.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Variance required on length of Block D. Recommend variance be granted because of topography.
2. Variance required to permit double frontage (through) lots in Block B and C. Recommend variance be granted because of topography and physical limitations of the tract.

C8-68-111 Lakeside of University Hills--contd.

- 3. Show complete boundary survey.
- 4. Identify lots for duplex use.
- 5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of LAKESIDE OF UNIVERSITY HILLS, subject to the conditions listed above, granting a variance to permit double frontage (through) lots in Block B and C, and length of Block A.

C8-68-112 Kirby Addition
U. S. 290 and Linda Lane

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on U. S. 290 and Linda Lane and consists of 6.80 acres with one lot.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. On-site and off-site easement required for sewer. Approach main required for sewer.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Full right-of-way for proposed Linda Lane required at time of final platting.
- 2. Provision for the southerly extension of Linda Lane to Patton Lane should be required for area circulation due to pending zoning and the uses permitted by such zoning on the subject property and adjoining acreage.
- 3. Show a 25 foot building line from the southerly extension of Linda Lane.
- 4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of KIRBY ADDITION, subject to the conditions listed above.

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C8-68-113 Lakeway, Section 13
Electra and Snapper

The staff reported that this subdivision is residential and is classified as suburban. It is located on Electra and Snapper and consists of 46 acres with 96 lots, the average lot size being 100 feet by 150 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer - Water and sewer are not available from the City of Austin.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Variance required on length of block containing Lots 1060-1097 and the block adjoining Lake Travis. Recommend variance be granted because of topography and low density of subdivision.
- 2. Show complete boundary survey.
- 3. Show radius on partial cul-de-sac on Challenger.
- 4. A no-occupancy restriction required on the final plat pertaining to Health Department approval of a water supply and septic tank and system.
- 5. Compliance with department requirements.

After further discussion, the Committee then

VOTED: To APPROVE the revision of the preliminary plan of LAKEWAY, Section 13, granting a variance on length of block containing Lots 1060-1097.

C8-68-114 Northgate Terrace
U. S. 183 and Northgate Boulevard

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on U. S. 183 and Northgate Boulevard and consists of 104.75 acres with 30 lots, the average lot size varying.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Annexation required for service.
- 2. Electric and Telephone Company - Additional easements required.

C8-68-114 Northgate Terrace--contd.

- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Show name for the 90 foot thoroughfare along west boundary of subdivision.
- 2. Full right-of-way (90 feet) required for street along west boundary at time of final platting.
- 3. Change Rundberg Road to Rundberg Lane.
- 4. Recommend that a minimum of two (2) lots be combined into one (1) lot for Lots 3-22 because of access problems for the proposed use.
- 5. Variance required on block lengths. Recommend Northgate Boulevard be extended to north property line of subdivision and recommend a 60 foot street be required one tier of lots south of the creek into adjoining tract to the east.
- 6. Recommend disapproval pending annexation and zoning for the uses proposed.

The staff reported that there has been a request for the withdrawal of this preliminary plan and recommended that it be accepted.

After further discussion, the Committee then

VOTED: To ACCEPT the WITHDRAWAL of the preliminary plan of NORTHGATE TERRACE.

C8-68-115 Brawner's Subdivision, Section 2
Lightsey Road and Indian Springs

The staff reported that this subdivision is apartments and is classified as urban. It is located on Lightsey Road and Indian Springs and consists of 9.97 acres with 29 lots, the average lot size being 80 feet by 115 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer are available. Easements required for existing lines.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Not represented.

C8-68-115 Brawner's Subdivision, Section 2--contd.

Planning Department comments are as follows:

1. Recommend the building lines for Lots 11-13 be located so as to coincide with the inside line of the sewer easements on these lots.
2. Final plat required to include that lot west of Lot 29.
3. Change name of Indian Springs.
4. Change rise designation on Lots 6-9 to single-family on duplex to conform with the "A" Residence zoning for these lots.
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BRAWNER'S SUBDIVISION, Section 2, subject to the conditions listed above.

FINAL

C8-68-118 Austin Oaks "68"
Comal Street

The staff reported that the City Council had adopted a resolution authorizing the City Manager to assist in the proposed program of low-cost housing development by the United States Department of Housing and Urban Development and to issue permits for such construction as an educational, research, and experimental endeavor although the proposed construction may not necessarily comply with the various code provisions applicable.

The staff pointed out the following:

1. A variance is needed on the lot area of Lots C, D, E and F.
2. A variance is needed on the lot width of Lots D, G and J.
3. Building lines are not shown on plat.
4. Intersection corners are not rounded.
5. Cul-de-sac does not meet requirements for a standard cul-de-sac.
6. Lots D, G and J do not meet Zoning Ordinance requirements for width or area.

After further discussion, the Committee then

VOTED: To APPROVE the final plan of AUSTIN OAKS "68", granting a variance on the lot area of Lots C, D, E and F and on lot width of Lots D, G and J, subject to the conditions listed above.

SHORT FORM PLATS - FILED AND CONSIDRED

The staff reported that no departmental reports have been received and recommended that the following short form plats be accepted for filing only. The Committee then

VOTED: To ACCEPT for filing the following short form plats:

C8s-68-193 Fred W. Schriber Subdivision
Ridgewood Street and Rabb Road
C8s-68-195 St. Anthony Village, Section 2
Georgian Drive and Lola Lane
C8s-68-196 Bailey Subdivision
Ethel Street and Juliet Street
C8s-68-199 Byram Addition, Resub. 2 and 3
U. S. 183 and Northcrest Boulevard
C8s-68-201 Barton Village, Section 3 Res.
Skyway Circle and Barton Skyway
C8s-68-202 Highland Park West Commercial Area
Hancock Drive and Balcones Drive
C8s-68-203 V. H. Norwood Subdivision
Salina Street and East 17th Street

C8s-68-205 Wooten Park Square, Section 4
Anderson Lane west of Mullen Drive

The staff reported that all departmental reports have not been received and recommended that this short form plat be accepted for filing only, granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To ACCEPT for filing the short form plat of WOOTEN PARK SQUARE, Section 4, granting a variance on the signature requirement of the adjoining property owner.

C8s-68-194 Freeman Subdivision
I. H. 35 and Fiskville Road

The staff reported that all departmental reports have not been received and recommended that this short form plat be accepted for filing only, granting a variance on the additional right-of-way required for Middle Fiskville Road. The Committee then

VOTED: To ACCEPT for filing the short form plat of FREEMAN SUBDIVISION, with a 30 foot setback on Middle Fiskville Road for future widening, granting a variance on the additional right-of-way required for Middle Fiskville Road.

C8s-68-197 Joel Manning Addition
 Pennsylvania Avenue and Greenwood Avenue

The staff recommended approval of this short form plat granting a variance on the required cul-de-sac provision on Pennsylvania Avenue. The Committee then

VOTED: To APPROVE the short form plat of JOEL MANNING SUBDIVISION, granting a variance on required cul-de-sac provision on Pennsylvania Avenue.

C8s-68-198 E. K. Stegall Subdivision
 Cullen Lane

The staff recommended approval of this short form plat granting a variance on required additional right-of-way for Cullen Lane. The Committee then

VOTED: To APPROVE the short form plat of E. K. STEGALL SUBDIVISION, granting a variance on the required additional right-of-way for Cullen Lane.

C8s-68-200 Terrace Village, Section 2
 Barton Hill and Trailside Drive

The staff reported that there has been a request to withdraw a portion of the preliminary plan and recommended that it be withdrawn and approve the remainder of the preliminary plan, granting a variance to exclude the balance of the tract.

VOTED: To APPROVE the short form plat of TERRACE VILLAGE, Section 2, granting a variance to exclude balance of tract.

C8s-68-171 Eubank Acres, Section 2, Resub.
 Hornsby and Covington Drive

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Committee then

VOTED: To DISAPPROVE the short form plat of EUBANK ACRES, Section 2, Resub., pending completion of departmental reports.

C8s-68-177 Frontier Village, Section 3, Resub.
 Frontier Trail and Western Trail Boulevard

The staff recommended disapproval of this short form plat pending required fiscal arrangements. The Committee then

VOTED: To DISAPPROVE the short form plat of FRONTIER VILLAGE, Section 3, Resub., pending required fiscal arrangements.

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C8s-68-122 Joe P. Jekel Resubdivision
McNeil Road and Jekel Circle

The staff reported that all departmental reports have been completed and recommended that this short form plat be approved. The Committee then

VOTED: To APPROVE the short form plat of JOE P. JEKEL RESUBDIVISION.

ADMINISTRATIVE APPROVAL.

The staff reported that the following short form plats have received administrative approval under the Commission's rules. The Committee then

VOTED: To ACCEPT the staff report and record in the minutes of this meeting the administrative approval of the following short form plats:

- C8s-68-204 Lincoln Place, Resub.
East 7th Street and Canadian Drive
- C8s-68-192 Perkins Valley, Section 5
Perkins Trail and Bluff Springs Road
- C8s-66-15 Ruby Green Subdivision
Jain Lane and Perry Road
- C8s-68-174 Hess Addition
Brodie Lane
- C8s-68-164 Byram Addition, Resub. Lot 1
U. S. Highway 183
- C8s-68-175 Joe Crow Subdivision
North Interregional
- C8s-68-191 Barcelona Plaza, Section 1
Town Lake Circle and Elmton Drive