

SUBDIVISION COMMITTEE
Regular Meeting -- January 7, 1963

PRELIMINARY PLANS

C8-62-68 Allandale Terrace Sec. 3 (Revised)
Shoal Creek Blvd. S. of Pinecrest Dr.

The staff explained that the large tract and the strip of land between Blocks D and E belong to the City of Austin through an agreement with the owner and that the process of transferring the property is in progress now. It was further stated that this property is proposed to be used as a thoroughfare and an interchange as an extension of Hart Lane from the west. Mr. Stevens called attention to a petition which had been filed by a number of property owners on Pegram Avenue objecting to this location of the thoroughfare as it would connect into Pegram Avenue and destroy the residential character of the street. The following comments were then presented by the staff and discussed:

1. All through lots must have a setback of 25 feet from both streets shown on the plan. This involves Lots 1-8, Block E, and Lots 1-9, Block D. While the proposed thoroughfare is not a street at this time and no setback is required, it will be developed later. Mr. Isom Hale (engineer) agreed to this setback.
2. Fill will be required for several lots in Blocks E and F to eliminate the problem of flooding. Mr. Hale said he has placed a note on the plat that anything needed to be done to prevent flooding will be done.
3. All departmental reports have not been received and disapproval is recommended pending receipt of these reports.

One concern of the Committee was whether or not a driveway would be permitted from the thoroughfare into the through lots and it was felt that access should be limited to only one street. The Director said this could be accomplished by a dedication of all except one foot for the thoroughfare by the City or by a restriction on the plat against vehicular access. Mr. Hale said they will place a restriction on the plat regarding vehicular access. The Committee then

VOTED: To DISAPPROVE the plan of ALLANDALE TERRACE SEC. 3 (revised) subject to receipt of all necessary departmental reports, showing a 25-foot setback on the lots backing to the proposed thoroughfare, and placing of a restriction on the final plat restricting vehicular access to and from the proposed thoroughfare.

C8-62-83 Country Air Addition
N. Lamar Blvd. and Peyton Gin Rd.

The following comments were presented by the staff and discussed:

1. The plan does not comply with the Subdivision Ordinance in that existing drainage structures in Peyton Gin Road are not shown.

C8-62-83 Country Air Addition--contd.

2. A setback of 25 feet from both streets is required for all double frontage lots, in Blocks A, B, D, O, P, R, S, and V if these blocks are to be developed residentially. These blocks are shown on the plan as proposed for commercial use. Approval of this plan does not constitute approval of this proposed commercial zoning and the residential plan should be considered.
3. Names of George Ann Drive and Celia Drive should be changed because of existing streets with similar names.
4. Annexation is required before final approval may be given and for water and sewer services. Mr. Dewey Nicholson also advised that installation of sanitary sewer is pending the signing of easements.

Consideration of the plan and surrounding area brought out the following factors:

1. There are two school sites in the area, one for a high school and one for an elementary school, and a playground should be located in connection with the elementary school although no satisfactory solution has been found.
2. Residential lots are located across Lamar Boulevard. In answer to a question by the staff, Mr. Isom Hale said these lots back to Lamar Boulevard and are restricted to residential use.
3. The plan possibly establishes the pattern for development in the area and the street layout could affect future development of surrounding property. This should be worked out in relation to land use. The proposed thoroughfare (Rundberg Lane) is shown in the Development Plan as a general location. The Director felt that the curve at the northeast corner of the subdivision would not be advisable.
4. The proposed commercial area on Peyton Gin Road is too shallow and the depth cannot be increased once it is subdivided. Mr. Robert C. Ammann, Jr., said he had in mind uses such as a filling station, washateria, beauty shop, and barber shop, and will probably restrict this area to this type of use, with larger commercial uses on Lamar Boulevard. He said he would also place a restriction on the plat that there would be some type of protection provided along the north for people across the street. The Director said he could not recommend commercial on Peyton Gin Road across the street from a high school as commercial uses would increase the traffic on this street and would be locating commercial away from the thoroughfare which is Lamar Boulevard on a street which is not a thoroughfare.
5. Mr. Osborne suggested that there could be a flexible area for commercial along Lamar Boulevard rather than strip commercial and piecemeal zoning, with a shopping center and possibly commercial blocks, or a possible

C8-62-83 Country Air Addition--contd.

potential of smaller commercial and apartment development. Mr. Ammann noted that Lamar Boulevard is all commercial north of the River but the Director explained that a considerable amount is not commercial.

Mr. Osborne recommended that this subdivision be deferred to the next Subdivision Committee meeting and stated that he wanted to contact the adjoining owners regarding future development of the area. Mr. Hale commented that Mr. Ammann does not propose to develop the north portion at this time and has said that he will be glad to work out these problems when the people on the north are ready to develop. Mr. Hale asked if something could not be worked out before the Commission meeting to avoid delay but the Director explained that other pending City work would not permit a solution this soon.

Mr. Herman McKinney (owner of adjacent property on the west) said his engineer and the engineers for the subdivision have discussed this plan and located the streets to tie in, and that he sees no problems in developing his property in connection with this plan.

Because of the problems presented and the request of the Director, the Committee

VOTED: To DEFER action on the plan of COUNTRY AIR ADDITION until the next Subdivision Committee meeting and to instruct the staff to work with the engineer on a plan, if possible before the next Planning Commission meeting.

SHORT FORM PLATS - FILED

C8s-62-161 Fawn Ridge Sec. 1, Resub. Lots 8 & 9, Blk. E
Deerfield N. of Sylvan Dr.

The staff reported that reports have not been received from several departments and that no action on this plat is recommended at this meeting. The Committee therefore

VOTED: To ACCEPT for filing the plat of FAWN RIDGE SEC. 1, RESUB. LOTS 8 & 9, BLK. E.

SHORT FORM PLATS - CONSIDERED

The following plats were presented under Short Form Procedures and were reported by the staff to comply with all provisions of Section 4 of the Subdivision Ordinance. The Committee therefore

VOTED: To APPROVE the following plats:

C8s-62-151 Northgate Addition, Resub. Lot 16, Blk. E
Watson and Stobaugh Sts.

C8s-62-155 Northwest Hills Sec. 4 & 5, Resub. Lots 4 & 5, Blk. C
Mountain Climb Dr.

The following plats were presented under Short Form Procedure and action was taken as shown:

C8s-62-65 Blue Bonnet Hills, Resub. Pt. Lots 1 & 2, Blk. 1
Terrace Dr. E. of Brackenridge St.

It was reported by the staff that this subdivision was accepted for filing by the Planning Commission in May of 1962, and that at this time all necessary departmental reports have not been received, some engineering corrections need to be made, and the signature of the adjoining owner is not shown on the plat and a variance would be needed. The Committee then

VOTED: To DISAPPROVE the plat of BLUE BONNET HILLS, RESUB. PT. LOTS 1 & 2, BLK. 1, pending compliance with all departmental reports and pending request for a variance from the signature requirements.

C8s-62-150 Ernest R. Hardin Sub.
W. Mary and Evergreen Sts.

The staff reported that approval of this subdivision would violate the Zoning Ordinance, as reported by the Building Inspector, since there is a duplex building crossing the lot line between Lot 3 and adjoining property on the north, but that this building could be moved onto Lot 3 and satisfy the requirements. The Committee therefore

VOTED: To DISAPPROVE the plat of ERNEST R. HARDIN SUB. pending compliance with the Zoning Ordinance.

C8s-62-153 Biel Walker Addn.
Red River and E. 47th Sts.

The staff reported that Red River Street has a right-of-way of 50 feet and is designated as a collector street to carry heavy traffic. The City is asking that it be 70 feet. This property is not zoned "C" Commercial. The Committee therefore

VOTED: To DISAPPROVE the plat of BIEL WALKER ADDN. pending additional right-of-way being shown to widen Red River Street.

C8s-62-154 Swisher Addn., Resub. Pt. Lots 7-9, Blk. 25
East Annie and Brackenridge Sts.

The staff called attention to a strip of land adjoining on the north which is shown as an alley that was evidently vacated, and recommended that if this is the case the plat should be corrected to show on the face of the plat proper vacation reference and to include in the subdivision any portion of the alley which reverted to Lot 2. It was further reported by the staff that fiscal arrangements have not been completed and all necessary departmental reports have not been received. The Committee therefore

C8s-62-154 Swisher Addn., Resub. Pt. Lots 7-9, Blk. 25--contd.

VOTED: To DISAPPROVE the plat of SWISHER ADDN., RESUB. PT. LOTS 7-9, BLK. 25, subject to the following conditions:

1. Completion of fiscal arrangements,
2. Receipt of all necessary departmental reports, and
3. Proper alley vacation reference being noted on the face of the plat and any portion which reverted to Lot 2 being included in the subdivision.

C8s-62-164 T. J. McElhenney Sub. #2
U. S. Hwy. 183

The staff explained that there was a previous subdivision creating two lots (T. J. McElhenney Sub., C8s-64-47), including adjoining Lot 1 now owned by the Southwestern Bell Telephone Company. Dr. McElhenney now owns adjoining property to the north and proposes to cut out Tract A for purposes of sale and in so doing creates an awkward and substandard lot in width. He then proposes to tie this tract to the original subdivision to create a standard width lot, creating Tracts A and B, Tract B being of an unusual shape to meet the minimum requirements of the Subdivision Ordinance. Dr. McElhenney also owns a 22.29-acre tract at the rear of this subdivision and they realize there must be access to this acreage. They have, therefore, shown on the plat the following restriction in an attempt to keep Tract B clear for street purposes when and where it is determined by the City that a street is needed since there is no definite location for a street in this tract now:

"Tract 'B' as shown hereon is hereby restricted so that the City of Austin will not be obligated in any manner to issue building permits or utility connections on any part of Tract 'B' hereof until such time as a street is provided through this tract for access to the adjoining 22.29 acre tract to the rear or until such time as a street can be provided through other adjoining tracts for access to the said 22.29 acre tract, and such street or streets and their location must be acceptable by all City Departments and must be constructed according to City specifications."

Tract A is all that Dr. McElhenney is interested in at this time.

Mr. M. O Metcalfe (engineer) agreed to the above and stated that they know this plan will not fit in with any plan for the remainder of the area but that it will be resubdivided when the balance of the property is subdivided.

The Committee then

VOTED: To APPROVE the plat of T. J McELHENNEY SUB. #2.

Subdivision Committee

Reg. Mtg. 1-7-63

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ADMINISTRATIVE APPROVAL

C8s-62-162 Eubank Acres Sec. 1, Resub. Lots 2 & 3, Blk. F
Tedford and Scurry Sts.

The staff reported that this plat had received administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the plat of EUBANK ACRES SEC. 1, RESUB. LOTS 2 & 3, BLK. F.