

SUBDIVISION COMMITTEE  
Regular Meeting -- February 4, 1963

PRELIMINARY PLANS

C8-62-83 Country Air Addition (Revised)  
N. Lamar & Peyton Gin Rd.

The staff explained this plan has been given departmental review, however, the details will have to be worked out with the individual departments as far as the request for easements. Several problems still exist in drainage and layout for parks. Further work needs to be done on a practical layout plan. The Director stated that other than this, they were satisfied with the plan except for the following exceptions or conditions:

1. The matter of relocation of the thoroughfare to a tentative location along the north property line, eliminating a curve, may have to be reviewed pending further check. This relocation might result in a southwestward curve at the northwest corner of the subdivision to provide access into the adjoining property.
2. The original plan for these lots was considerably different. This area's use designation is of principal importance. The proposed commercial on lots facing Peyton Gin Road would not be recommended because of access to the school and the previously approved residential area across Peyton Gin Road.
3. The staff further reported that this revised plan was submitted at this meeting and any action should be subject to distribution and receiving of departmental reports.

Mr. Ammon stated that he felt there was a definite need in the area for a 7-Eleven store, washateria, barber shop and similar commercial developments.

The Committee felt this plan should be left residential for the present and that commercial zoning could be applied for later after further study regarding the lots on Peyton Gin Road facing the high school site. The Committee then

VOTED: To DISAPPROVE the plan of COUNTRY AIR ADDITION (REVISED) subject to further consideration of residential lots across Peyton Gin Road facing the high school site and pending receipt of departmental reports.

C8-63-2 Northland Hills  
Middle Fiskville Road

The staff reported that drainage, water and sewage reports have not been received; lot line changes required in Block L; additional drainage easements required and portion of Blocks A & L may be subject to flooding. Plat does not comply with Sec. 23.11(3) of the Subdivision Ordinance.

Discussion of collector streets from Lamar Boulevard to Middle Fiskville Road and the Interregional Highway followed. It was pointed out that the Highway Department plans to close the Middle Fiskville Road crossover in

C8-63-2 Northland Hills--contd.

two to four years. The front roads of Interregional Highway are two-way and a check with the Highway Department reveals that they plan to leave them as two-way roads until such time as the traffic conditions are such that the two-way system becomes a traffic hazard.

Discussion of the general area development and the need for collector streets for different routes to carry traffic into and through the subdivision was presented. The staff recommends two collector streets through the subdivision; a north-south collector located at Georgian Drive which the engineer has agreed to provide, and an east-west collector recommended by the staff for Ferguson Drive. Ferguson Drive as shown on the plan east of Georgian Drive and Chalet Drive west of Georgian provides a way through from Lamar Boulevard to the Interregional Highway. The staff feels that Ferguson Drive offers the possibility of a collector street because the 60-foot right-of-way can be provided through this subdivision by jogging the collector Ferguson Drive to the north, east of Georgian Drive using Chalet Drive. Ferguson Drive west of Georgian Drive exists 50 feet wide and an additional 10 feet can be acquired to provide 60 feet of right-of-way when the property west of this subdivision comes in for development.

The staff felt that their recommendation was not an ideal solution to these problems of collector streets as well as the resulting problems of drainage.

Mr. Holmes represented the applicant and stated that he disagreed on the staff's estimate of the traffic density and felt it most probably would be 15 years away. He feels that Braker Lane will be able to handle the flow of cross traffic to Interregional coming from Lamar Boulevard. He anticipates that not too much traffic will be increased on the frontage of proposed lots as far as using Ferguson or other streets. Applegate Drive would be adequate to handle traffic.

The Committee was in general agreement with the staff in their viewpoint on the need for a collector street to handle the increased traffic as area develops, and felt that both the Engineer and the staff could give additional study to the problem. It was therefore

VOTED: To REFER this subdivision to the Planning Commission.

C8-63-3 Balcones West  
Starline Dr. & Balcones

The staff explained that the plans for Missouri-Pacific Boulevard through this area would affect the layout for this subdivision. The Mopac plans and changes are presently under consideration. In considering a design for relocation of Missouri-Pacific Drive for better access, the problem of overlapping into this subdivision is encountered. The Director felt it would be desirable to wait a minimum of 30 to 60 days in order to present a better layout, after being reviewed by the City Manager and City Council. An acceptable design which uses only a reasonable amount of the subdivision property is anticipated. To satisfactorily develop the Boulevard and the subdivision in this situation requires further planning.

C8-63-3 Balcones West--contd.

The Chairman indicated to Mr. Holmes, engineer representing the owners, that it would behoove them to wait until this matter had been reviewed and access into this subdivision could be further checked.

Colonel and Mrs. B. R. Schenck, adjoining property owners, appeared at the meeting and explained their concern to the subdivision plan. They own two acres with dwelling in the center, and are interested in protecting their trees, and to the street and lot arrangement of this subdivision.

Discussion followed with Mr. Nicholson of the Water and Sewer Department stating that the lines would be extended north so that the water system would be better situated. Mr. Osborne mentioned the possibility of a proposed street facing Balcones Drive which could possibly alleviate any traffic congestion for cross-over as well as protection on their property from any access.

The Committee felt that this subdivision plan needs more thorough engineering and planning department study and therefore

VOTED: To DEFER this subdivision until further study.

C8-63-4 Northtown West, Sec. 3  
Burnet Rd. N. of Anderson

The staff recommended approval of this preliminary plan proposing apartment and commercial sites subject to zoning consideration as the preliminary plan is conditioned on zoning for commercial and apartments. If the zoning is disapproved, the proposed plan should have no effect.

The Committee felt that the plan should be approved only if this property is zoned for the proposed uses. It was therefore

VOTED: To APPROVE the plan of NORTHTOWN WEST, SEC. 3 providing the zoning of the property is changed to permit the proposed uses.

## SHORT FORM PLATS - FILED

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

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

C8s-63-12 A. D. Stenger Addition, Resub. Lots 15 & 16  
Airole Way

## SHORT FORM PLATS - CONSIDERED

C8s-63-15 Garner & Kissman Sub.F. R. 1325 & Old Georgetown Rd.

The staff reported that this Short Form Subdivision proposal presented a street problem and requires a variance from the Subdivision Ordinance to be approved; the variance being on the filing requirements of the Ordinance which requires that all of the owners of an original tract of land participate in the subdivision of that tract. This request involves the following: Mr. Barnes owner of the original tract sold 5 lots which requires participation in that plat by Mr. Barnes and the owners of the 5 lots sold by Mr. Barnes. Approval would also require the extension of the water line in old Georgetown Road to serve some of the property. Mr. Albert Gould of Rawls Lumber Company, representing James L. Garner, owner of Lot 2, in attempting to comply with the Ordinance requirement, talked to Mr. Barnes and his attorney, and was informed by Mr. Barnes and his attorney that they would not participate in the subdivision.

The street problem is as follows: The property in this subdivision fronts along the west side of Farm Road 1325, which is designated in the Austin Development Plan as a thoroughfare, proposing an ultimate right-of-way of 200 feet, requiring a dedication of 40 feet from this subdivision. As there is some uncertainty as to the alignment of the thoroughfare, the staff recommends that the owner of the 3 lots of this subdivision give a letter offering to dedicate the right-of-way up to 40 feet if and when the City of Austin deems it necessary.

Mr. Albert Gould discussed the problem of water, stating that Mr. Barnes had orally guaranteed water to the lots in this subdivision and had stated so in his presence. Mr. James L. Garner, owner of Lot 2, has proceeded to build a house based on Mr. Barnes assurance of water, but he found upon application for water that the City could not serve him because of the subdivision requirements. Mr. Gould further stated that Mr. Harris, attorney for the owner, stated he could not legally require Mr. Barnes to furnish water as the guarantee and assurances was not in writing.

The Subdivision Committee, recognizing that the selling of these lots created a problem for the owners and that a hardship was created for approval of the plat by Mr. Barnes selling the lots without benefit of a subdivision plat, instructed the staff to send a copy of the minutes to Mr. Barnes, notifying him that no additional city services can be made on the balance of this tract until the Subdivision Ordinance is complied with.

The Committee felt that the owners of these three lots were in a difficult position and therefore felt that a variance should be granted from the Ordinance permitting approval of this subdivision, providing that the existing electrical easement be shown on the plat and provided that the owners furnish the letter of dedication concerning the thoroughfare. It was therefore

C8s-63-15 Garner & Kissman Sub.--contd.

VOTED: To DISAPPROVE the plat of GARNER & KISSMAN SUB. subject to the following conditions:

1. Showing of the necessary utility easements on the plat, and
2. Filing of a letter by the subdivider agreeing to dedicate additional right-of-way of not more than 40 feet if and when the City of Austin deems it necessary to widen Farm Road 1325;

and to grant a variance from the Subdivision Ordinance on signature requirements, and to authorize the staff to give administrative approval when the above conditions have been met.

## ADMINISTRATIVE APPROVAL

The staff reported that 12 plats 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 following subdivisions:

C8s-62-148 Northwest Hills, Sec. 6, Resub. Lots 7 & 8, Blk. 1  
Mesa Drive

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

C8s-63-1 Saint Louis Heights, Resub. Lot 1, Blk. A  
Burnet Rd. & Richcreek

C8s-63-5 Georgian Acres Resub. Lot 5, Blk. B  
Georgian Drive

C8s-63-7 Stanley Preece Sub.  
Decker Lane

C8s-63-8 Northwest Hills Sec. 5, Resub. Lots 6, 78, Blk. J  
Sierra Dr. & Mesa Dr.

C8s-63-9 Springdale Hills, Resub. Lots 1-3, Blk. C & Lots 1-4, 25, Blk. B  
East 19th & Hilldale Dr.

C8s-63-10 C. O. Burke Addition  
Airport Blvd. & Gunter

C8s-63-11 Dumble-Fariss Sub.  
W. 8th & Hearne St.

C8s-63-14 Royal Oaks Sec. 2, Resub. Lots 10 & 11, Blk. Q  
Roxmoor Drive

C8s-63-18 Westfield A, Resub. Pt. Lot 10, Blk. 7  
Norwalk Lane

C8s-63-19 Eubank Acres, Sec. 1, Resub. Lot 6 & 1.97 acres  
U. S. Hwy. 81 & Tedford St.

Subdivision Committee

Reg. Mtg. 2-4-63

6

## OTHER BUSINESS

R810 SUBDIVISION PROCEDURE

Mr. Spillmann presented the Committee with the latest Postal Zone Directory for the City of Austin, including surrounding incorporated towns for checking the names of proposed streets to avoid duplication of street names. Therefore, the Committee

VOTED: To ACCEPT and refer the Postal Zone Director to the Planning Department.