

SUBDIVISION COMMITTEE  
Regular Meeting -- March 4, 1963

PRELIMINARY PLANS

C8-63-5 Mt. Bonnell Terrace  
Mt. Bonnell Road

The staff explained that this subdivision proposed the relocation of Mt. Bonnell Road and the plan shows the existing and proposed street location. There are questions regarding the relocation of the road both from an engineering standpoint and the desirability of relocating one of the most prominent roadways in the City. The engineer is aware of the staff's recommendation to postpone the plan until the problem of relocating Mt. Bonnell Road is considered as a separate issue by both the City Planning Commission and the City Council.

Mrs. Enabel Eby, an adjoining property owner, stated that she and her husband were concerned regarding access to the Eby property adjacent on the west, and the availability of sewer to this tract of land. She pointed out that the tract on Lakeside listing E. R. Barrow as property owner was in error as actually it belongs to Mr. Eby.

The Committee was in agreement with the staff on their recommendation for postponement until further resolution of the above mentioned problems. It was therefore

VOTED: To POSTPONE this subdivision subject to consideration by the City Planning Commission and the Council on the vacation request of Mt. Bonnell Road.

C8-63-7 Lakewood Park Section 3  
Creekbluff Drive

The staff reported that the owner and engineer are requesting preliminary approval of 16 lots out of approximately 11 acres of land which is a suburban subdivision located on Creekbluff Drive north of Lakewood Drive. The west loop as proposed by the Highway Department will go through the south portion of this property and it has been jointly agreed by the City, Highway Department and the owner to keep the subdivision out of the area that the Highway Department will need for this proposed loop. It is recognized that a very small portion of Lot 4 as shown on the plan may be affected by the loop, but no serious problem is anticipated. It is very probable that the loop development will necessitate the relocation of Creekbluff Drive and the provision of an adequate intersection with Creekbluff Drive and the Loop. Therefore, an agreement is being drafted by the City Legal Department asking the owners to agree among other things to the following:

1. Restrict any building into those sections identified as tracts X and Z that would be affected by the Highway Department's proposed West Loop.
2. Relocate Creekbluff Drive and the utilities therein if necessary through tracts X and Z at no cost to the City of Austin; said relocation to be approved by the Planning Commission.

C8-63-7 Lakewood Park Section 3--contd.

The staff reported that some departmental reports are lacking, additional easements are required and annexation to the water district is required for water service. Therefore, the staff recommends disapproval pending the items mentioned.

The Committee felt that the provision for dedication of Creekbluff Drive and its relocation was most desirable and would meet the approval of the Planning Commission. The Committee discussed the portion of the property needed for the proposed West Loop and the arbitrary line coming into Lot 4 which is approximately 200 feet west of the center line shown on the plan and felt that this would not be contrary to the agreement. It was therefore

VOTED: To DISAPPROVE the plan of LAKEWOOD PARK SECTION 3 subject to the following:

1. Additional easements required,
2. Annexation to the Water Districts, and
3. Completion of departmental reports.

C8-63-8 Deer Park Annex

Manchaca Road and Jones Road

The staff reported that the owner is requesting preliminary approval of this urban subdivision. The subdivision is classified as urban under the Ordinance and annexation to the City will be necessary to permit sewer service. The subdivision is in a water district and therefore if brought within the City and left within the water district the subdivision will be subject to water district taxes and a note to that effect needs to be placed on any final plat submitted. Lots 1, 2, 3 and 4 in Block A are affected by an existing buried telephone company cable within an existing 10 foot easement and the staff is therefore recommending the elimination of one of the lots in this block to provide an adequate building site on each side of the easement. It was reported by the Storm Sewer Division of Public Works that the plat does not comply with Section 23.11 (3), (4), (5), and (6) and that portions of Lot 1 through 8 in Block A are subject to flooding by Williamson Creek. The staff is requesting that right-of-way on Manchaca Road north of Jones Road. The City needs a tie to the west side of Manchaca Road showing an 80 foot width. All intersection corners must be rounded including proposed streets.

The owner, Mr. Jentsch, stated that flooding of the lots in Block A affects only the lower portion of the lots and not that part of the lots above the bluff line. Mr. Jentsch further explained that he proposed to have an alternante schematic plan for Lots 1 and 2 in Block B, showing the future cul-de-sac which would permit further resubdivision of the land when he wished to dispose of it. In the meantime, it would leave him two large lots for himself and his son. He proposes to have a building setback line on these two lots which would permit the later development of the cul-de-sac.

C8-63-8 Deer Park Annex--contd.

After discussion, the Committee suggested that the owner get together with the Public Works Department on the requirements for flooding easement designation in regard to building safety, and with the telephone company in regard to easement where there is a buried cable. It was therefore,

VOTED: To DISAPPROVE the preliminary plan of DEER PARK ANNEX subject to the following conditions:

1. Additional easements,
2. Completion of departmental reports, and
3. Lot changes in Block A for adequate building sites on each side of the telephone easement.

C8-63-9 Townlake Plaza  
Lakeside and Wildwood Drive

The staff reported this subdivision is initiated by application from Southwest Industrial Properties, Inc., owners, for 44.8 acres to create lots for commercial and apartment sites. The site is located north of Riverside Drive at Parker Lane. The staff recommended postponement subject to resolution of a number of major problems. The departmental comments are as follows:

1. Water & Sewer - Sanitary sewer easement required across Lots 1-6, Block A. Check location of existing 54" sanitary sewer easement. Annexation required for service.
2. Electric Dept.- Street build on Lakeside Boulevard. Easements required for rear property line build on balance of subdivision.
3. Storm Sewer - Plat does not comply with Section 23.11(3) and (6). Portions of this subdivision are subject to flooding by Colorado River (Section 23.44); exact extent is subject to further study.
4. Public Works - Show all proposed lot dimensions. Change names of Lakeside Boulevard, Wildwood Drive, and Victory Drive.

The following comments were presented by the staff of the Planning Department in addition:

1. Front setback lines are required to be 25 feet instead of 15 feet.
2. Indicate status and right-of-way of lane along east boundary of subdivision.
3. Annexation required for utility services.
4. Francis Granberry tract adjoining subdivision must be included in this subdivision and an additional fee charged, based on the acreage.

C8-63-9 Townlake Plaza--contd.

5. This plan must be submitted to the Town Lake Committee for recommendation.
6. Location of Lakeside Boulevard must be determined.
7. Property is subject to "controlled" flooding to the 441 elevation. This would affect Lots 6-8, Block A, and portions of the Francis Granberry Tract.
8. The Austin Development Plan designates Riverside Drive as a primary thoroughfare with a proposed right-of-way of 120 feet.
9. Approval of this plan or any part thereof does not constitute approval of zoning such as to permit apartment and commercial development as proposed.
10. Desirability of Victory Lane and Parker Lane alignment is under study.

The thoroughfare as proposed is unsatisfactory from the City's standpoint - it needs to be as far to the south as possible. The primary thoroughfare will have to be reviewed by the City Manager and Legal Department. The location is a serious matter for consideration of the Scottish Rite people as well as Southwest Industrial Properties. The intersection with Riverside Drive effects the use of a thoroughfare as such. Without a good intersection design and alignment, this road would be prevented from serving as a thoroughfare.

There is a need for establishing the zoning for this subdivision. Commercial zoning has been proposed. There is a question of whether or not we should have apartments in this type zoning. The City Council has frozen zoning and building on a 500 foot area from the Lake. The Town Lake Committee is studying the compatible development of the entire Lake, and this plan should be reviewed by them.

Lots 6, 7, 8 and 9 along Lakeside Boulevard to four foot elevation are subject to flooding by the Colorado River (Section 23.44) and the exact extent is subject to further study.

Mr. Thrasher, representing the Tinnin people (adjoining property owner) stated that they have talked with the Scottish Rite people who do not want anything touching their property, and he recognizes there are many problems involved. He advised that Scottish Rite has no immediate plans to develop their property, but they were not in agreement with widening of the street for the Boulevard. Their main concern is what is intended for the 25 to 30 foot easement or roadway between the Tinnen property and theirs and whether the apartment houses proposed back up to this roadway.

The owner, Mr. Joe Fox of Southwest Industrial Properties, Inc., from Dallas, stated they would be willing to satisfy the City's needs for thoroughfare and will agree to 120 feet of dedication and that this will also prevent any damage to the Scottish Rite people. Mr. Fox advised that the thoroughfare

08-63-9 Townlake Plaza--contd.

alignment could be worked out satisfactorily with the Planning Department regarding the intersection of Riverside Drive and Lakeside Boulevard.

The Committee discussed the problems of street alignment along with the other subdivision problems outlined above and concluded that the owner and Mr. Isom Hale should present their plans to the Town Lake Committee for further study. It was therefore

VOTED: To POSTPONE this subdivision and to instruct the staff to work with the subdivider and the Town Lake Committee toward resolution of the problems involved.

08-63-10 Pilot Knob Acres, Section 2  
F. M. 812 E. of U. S. 183 South

The staff reported that there are three pipe lines through this property, including a telephone line for an oil company. The plan does not comply with Section 23.11(4) regarding horizontal distance between contour lines, and does not comply with Section 23.11(5) regarding existing drainage structures. The easements and their widths for existing pipe lines and telephone lines should be fully described on the plat. All intersection corners must be rounded. The easement holders need to clarify the easement and to agree on what the easement rights will be. The Electric Department reports the subdivision is outside city service area (R.E.A.). The Telephone Company requests anchor easements and the Water & Sewer Department states that annexation to Water District #6 is required for service. Sewer is not available. We are therefore recommending postponements because of these problems.

The Director explained that the oil line running through this property created a different problem than a gas line would in that an oil line runs various materials through the lines, such as oil, gas, jet fuel, etc. He stated the need to clarify as to rights of the easement holder and how the line would be maintained, and whether a fence could be adjacent to existing lines. Mr. Osborne pointed out to Mr. Bush and Mr. Beaver that matters in respect to title, definition of easements, legal description and location and description of streets must be cleared. In addition, adequate topographic information in contour lines complying with the Ordinance is required.

The Committee discussed the existing problems of easements and streets and agreed on the need for clarification of these matters. It was therefore

VOTED: To POSTPONE this subdivision pending solution of the items mentioned in the staff report and of the easement problems.

C8-63-11 Martinshaw Subdivision, Resub. Part of Lot 1  
Shaw Lane South of Burleson Road

The staff explained this was a creation of an urban subdivision of 52 lots. Lots 10-12 at the intersection of Burleson Road and Shallow Brook Road must be included in this plan to provide for the dedication of the street. Cul-de-sac is required at extreme ends of all streets and a variance is required on length of cul-de-sac streets. All street intersection corners must be rounded in keeping with the policy of the Planning Commission. The preliminary and final plans have to incorporate existing lots to the entrance and a turn-around is required on the cul-de-sac. Plans need to be modified to show access to the adjoining area. The lots are rather shallow and there is a need to provide 9000 square feet to provide septic tanks. There is no workable plan for a street to be brought through and no drainage area for the subdivision. Paving of Shaw Lane may be required.

The Committee discussed the various requirements outlined above and then

VOTED: To DISAPPROVE the plat of MARTINSHAW SUBDIVISION, RESUB. PART OF LOT 1 subject to the following conditions:

1. Additional easements required,
2. Street and drainage requirements met,
3. Completion of departmental reports, and
4. Submission of a revised plan.

C8-63-12 South Side Addition, Resub. Lots 9-11  
S. Interregional Highway & Mariposa Dr.

The staff explained that this application was initiated by an application from D. B. Barrow, owner, and the Marvin Turner Engineers were requesting preliminary approval on March 4, 1963. The staff suggested that the name of the subdivision be changed as it is long and confusing. The staff reported that the Plan does not comply with Section 23.11(5) of the Subdivision Ordinance pertaining to existing drainage structure. They recommend approval of the design.

Mr. Watts stated that a name should be given for the subdivision if at all possible in order to more easily identify it. Mr. Stevens stated that the title and full description should be placed on the dedication plat.

The Committee discussed the information presented on this subdivision and it was then

VOTED: To DISAPPROVE the plan of SOUTH SIDE ADDITION, RESUB. LOTS 9-11 subject to the following:

1. Change subdivision name, and
2. Completion of departmental reports.

Subdivision Committee

Reg. Mtg. 3-4-63.

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## SHORT FORM PLATS - FILED

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

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

C8s-63-29 Research Blvd. Commercial Area  
Research Blvd. & Ohlen Rd.

C8s-63-30 Tempo North Resub. Lot A Block C  
North Lamar and Morrow

The staff reported that all departmental reports have not been received and therefore it was recommended that this short form plat be rejected at this time. The Committee therefore

VOTED: To REJECT the plat of TEMPO NORTH RESUB. LOT A, BLOCK C for filing.

## 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 Commission therefore

VOTED: To APPROVE the following plats:

C8s-63-12 A. D. Stenger Add'n. Resub. Lots 15 & 16  
Airole Way  
C8s-63-13 Belmont Sec. 2, Resub. of Lots 9 & 10  
West 29th Street  
C8s-63-17 George Milton, Jr. Sub.  
Stearn's Lane & Cupid Dr.  
C8s-63-21 Winn Resub. No. 2  
Perry Lane & Bull Creek Rd.  
C8s-63-25 Charles E. Garner Sub.  
Manchaca Road

C8s-63-24 Ridgetop Resub. Lots 11-13, Block A  
E. 53rd & Depew Ave.

The staff reported that this plat satisfies all the standards of the Subdivision Ordinance except for removal of an old residence located on the subject property. It was recommended that this plan be disapproved pending removal of this house. The Commission therefore

VOTED: To DISAPPROVE the plat of RIDGETOP RESUB. LOTS 11-13, BLOCK A pending removal of the old residence located on the subject property.

C8s-63-27 Bergstrom Terrace North  
Old State Highway No. 71

The staff reported that all departmental reports have been received and recommended approval with the condition that plans for all driveway ramps from the highway to the subject tract be approved by the Public Works Department. The staff noted that there is an access problem from the one-way interchange lane. Each driveway becomes a potential point of conflict, therefore the number of driveways must be kept at a minimum. It was also noted that portions of Lots 1 through 4 are now zoned "A" Residence and "C" Commercial. The Committee therefore

VOTED: To APPROVE the plan of Bergstrom Terrace North subject to approval by the Public Works Department of plans for all driveway ramps from the highway to the subject tract.

ADMINISTRATIVE APPROVAL

The staff reported that 4 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-62-150 Ernest R. Hardin Sub.  
W. Mary & Evergreen  
C8s-63-23 Second Resub. Block G, Southwood, Sec. 2  
South 5th Street  
C8s-63-26 R. D. Hyden Resub. Lot 4, Blk. J of Georgian Acres  
Georgian Dr. & Crestwood Lane  
C8s-63-28 Obenhaus Addition  
E. 53½ E. of Airport

SUBDIVISION APPROVAL BY TELEPHONE POLL

FINAL PLAT

C8-63-1 White Plains Section 4, Phase 2  
Wagon Trail

It was reported by the staff that a majority of the Commission had been polled by telephone on March 5, 1963 and had

VOTED: To APPROVE the plat of WHITE PLAINS, SECTION 4, PHASE 2.

MEMBERS CONTACTED: Messrs. Kinser, Jackson, Lewis, Riley and Spillmann