

SUBDIVISION COMMITTEE
Regular Meeting --- April 1, 1963

PRELIMINARY PLANS

C8-62-67 Summit Oaks, Section 2
Bell Ave. & Old Burnet Rd.

The staff reported that the subdivision owner has requested a 6 months extension of this preliminary plan and they were recommending approval of this extension. The Committee therefore

VOTED: To APPROVE the request for a 6 months extension to the preliminary plan of SUMMIT OAKS, SECTION 2

C8-62-73 Rivercrest Addition, Section 2 (Revised)
Rivercrest West of St. Stephens

The Director stated that all departmental reports have not been received but that the staff had received a report from the Health Department stating that all septic tanks and laterals should be placed not closer than 75 feet to the Lake or to the channels as shown on the plan. Also, he stated a verbal statement from the Health Department indicated that with cooperation from the subdivider, this situation could be worked out. The Director pointed out that each lot will have to meet exact requirements for septic tanks and laterals to comply with the City-County Health requirements, and it was recommended that the preliminary plan be approved subject to a notation on the final plat to the effect that all septic tanks and laterals must meet the exact requirements of the Health Department.

After further discussion, the Committee felt that since this property fronted on the Lake which supplies the City of Austin with water, this is a definite problem and something should be done by the subdivider to assure that the seepage from the tanks and laterals would not get into the Lake. Since the subdivider was not present to offer any immediate solution, the Committee therefore

VOTED: To REJECT the revised preliminary plan of RIVERCREST ADDITION for filing.

C8-63-5 Mt. Bonnell Terrace (Revised)
Mt Bonnell Road

The Director stated that the Legal Department had contacted Mr. Willard Connolly, the subdivider, concerning possible acquisition of a strip of land. The City Council's action was to further investigate for possible purchase of the land.

The Committee reviewed the proposed revision of the preliminary plan and noted that negotiations with the subdivider were being carried out in accordance with the Council's action. The Committee 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, and the possibility of land acquisition by the City which could affect the layout.

C8-63-9 Townlake Plaza (Revised)
Lakeside & Wildwood Drive

The Director presented the revised plan, reporting that as a result of a meeting with the Town Lake Committee and the owners of the property, most of the problems had been resolved. The Director stated that they were satisfied with the plan and the relocation of the proposed thoroughfare and apartment site with the following conditions:

1. The thoroughfare location is approximate and will require detailed survey.
2. In the original plan, there was some objection to the county lane along Block C on the property abutting the Tinnen property, and the question of what is intended for the 25 to 30 foot easement between their property and the proposed site was raised by the Tinnen people.
3. In the matter of zoning, consideration of the proposed zoning and its use should be studied.

The Director reported that the City will be acquiring right-of-way for the proposed thoroughfare and park land along the Lake.

Mr. Isom Hale, engineer, advised that the Tinnen and the Scottish Rite people have been contacted and they are in agreement with the revised plan and that only minor problems needs to be worked out in the matter of technical easements and street alignment. He stated that the Scottish Rite people were favorable to the proposed thoroughfare. He felt since the City has approved the lay-out, that it would be in order to approve the preliminary plan. The Committee therefore

VOTED: To APPROVE the preliminary plan of TOWNLAKE PLAZA (REVISED).

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

The staff recommended approval of this preliminary plan subject to changing of the street name of Mustang Trail. All departmental reports have been received and are satisfactory. The Committee therefore

VOTED: To APPROVE the preliminary plan of MARTINSHAW SUBDIVISION, RESUB. OF PART OF LOT 1 (REVISED) subject to changing the name of Mustang Trail.

C8-63-7 Lakewood Park, Section 3
Creekbluff Drive

The staff recommended approval of this preliminary plan and the Director stated that all departmental reports have been received. The Committee therefore

VOTED: To APPROVE the preliminary plan of LAKEWOOD PARK SECTION 3.

C8-63-13 Barton Oaks (Revised)

Manchaca Road South of Lightsey Road

The Director stated that the staff recommended approval of this revised preliminary plan subject to the following conditions:

1. The vacation of two existing streets - Wendlandt Street and Bundy Avenue, which are located between Clawson and Manchaca Roads within the subdivision. An objection to this plan has been received by an adjoining property owner in connection with the closing of Wendlant Street.
2. Clarification is needed on the ownership of the N. T. Heard and McCoy tracts. The tax records show that the N. T. Heard tract is divided into two separate parcels of land with individual owners. The overall description of the property will determine location for access and in turn effect the street layouts.

Mr. Paul Jones, Assistant City Attorney, advised the Committee that the propoerted streets of Wendlant and Bundy Avenue have never been accepted on behalf of the public, and there has never been any use made of them by the public. The area was originally subdivided into five acre tracts, and later all of the property in the original subdivision came to be owned by Mr. Wendlant. All owners of the land in the original subdivision will have to join in an application for a vaction of the old plat under the provisions of VACS 974(a)(5). Owners of property adjacent to the old subdivision have no vested rights in the streets dedicated on the subdivision plat since there was never an acceptance or use of such streets. Had there been some use made of the streets, then the adjacent owners would have a right to rely upon the continued use upon which they had come to rely. As the mater now stands, the streets are on paper but have never been opened or used on the ground. The only owners with vested rights in the dedicated streets are those who purchased lots in the subdivision, in reliance upon the plat dedications. Therefore, it is my recommendation that the subdivision be accepted subject to vacation of the old subdivision plat in accordance with VACS 974.(a)(5).

3. A 25' set-back is recommended from Norwich Lane and Romford Drive in Lot 4, Block E. Norwich Lane has a cul-de-sac at the end of the north area adjoining the Bryant Russell tract. There is a need to provide a continuation of this street through this tract to Lightsey Road. Romford Drive should extend through the Barnes tract to Clawson Road east of the subdivision. Other than these proposed street extensions and set-back recommendations, the layout is satisfactory.
4. An LCRA power line is cut on a diagonal line between Lots 13 and 14, Block E, and Lots 23 and 24, Block A. The lot lines should coincide with the power line easement, and a letter from LCRA is needed to establish a definite easement.

C8-63-13 Barton Oaks (Rev.)--contd.

Mr. Carrington, engineer for the developer, stated that LCRA has agreed to an easement of 10 or 15 feet and will furnish a letter to verify this.

Mr. Brown, attorney for the developer, stated his client was anxious to get the plat approved and that the owners should have assurance the old plat is vacated before the new plat can be approved.

The Committee therefore

VOTED: To APPROVE the preliminary plan subject to the following conditions:

1. Subject to vacation of Wendlant Street and Bundy Avenue.
2. Clarification of the T. N. Heard tract.
3. Receipt of all departmental reports.
4. Letter from LCRA establishing an easement width and alignment of lot lines on this easement.

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 plats is recommended at this meeting. The Committee therefore

VOTED: To ACCEPT the following plats for filing.

C8s-63-37 Ted Swanson, Jr. Addition
Chisholm Lane
C8s-63-38 Fritts Addition
Casey St. & Gillis Ave.
C8s-63-39 Neelley & McAden Subdivision
North Loop & Lamar Blvd.

SHORT FORM PLATS - CONSIDERED

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

VOTED: To APPROVE the following plats:

C8s-63-16 Mrs. Lou Hill Subdivision, Resub. Part of Lot 5 (Rev.)
Interregional Highway North of 53 $\frac{1}{2}$ Street
C8s-63-34 Avon Heights Section 5, Resub. Lots 5,6,7&8
Rabb Road
C8s-63-35 Hardy Addition
Manor Road

Subdivision Committee

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ADMINISTRATIVE APPROVAL

The staff reported that four 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-61-41 Ed F. Davenport
Fawnridge Drive & Georgian Avon Heights Section 5
- C8s-63-29 Research Blvd. Commercial Area
Research Blvd. & Ohlen Road
- C8s-63-36 Allandale Terrace, Section 2, Phase 4, Resub. Lots 2-5, Blk. C
Mohawk East of Great Northern Blvd.
- C8s-63-40 Brooks Subdivision, Resub. Lots 1-4, Blk. 3
Brooks Street & Tirado Street

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