

SUBDIVISION COMMITTEE
Regular Meeting -- August 20, 1963

PRELIMINARY PLANS

C8-63-34 Heflin Hills
Webberville Road

The staff reported that approval of this plan must be given by United Gas Pipeline Company and recommended postponement pending this and completion of departmental reports. The Committee therefore

VOTED: To POSTPONE the plat of HEFLIN HILLS for 60 days.

C8-63-35 Barton Hills, Section 6
Barton Hills Drive and Deepwood

The staff recommended postponement of this plan and presented the following comments:

1. Barton Hills Drive must have a 70 foot right-of-way for the entire length of this subdivision. Transition from 60 feet to 70 feet right of way and 40 feet to 44 feet paving widths must be approved by the Director of Public Works.
2. The name of Brookhaven Drive should be changed to avoid confusion with existing Brookhaven Trail.
3. Access from Edgedale Drive to the Mueller property is needed in the vicinity of Lot 25, Block A. Variance in length of the rest of Block A is recommended due to topography and the creek.
4. A 25 foot building setback line from both streets is recommended for all corner lots in this subdivision.
5. Lot 2, Block B, does not have adequate area for a building site due to the drainage easement location.
6. Drainage easement in Block B does not conform to easement provided in Barton Hills, Section 5.

Mr. Jack Andrewartha, owner, stated that the sewer lines would run through Barton Springs and he would like the development plans for this to be completed in order for approval of the final plats and construction of the sewer line during the winter months. The Committee therefore

VOTED: To POSTPONE the preliminary plan of BARTON HILLS, SECTION 6, for 30 days.

C8-62-1 Holiday Heights, Section 1
Twin Crest Drive and St. John

The staff presented the following comments: Consideration should be given to a provision for the extension of Duval Street to St. John's Avenue as approval of this plan will leave a 25 foot strip of land between it and Tex-Con Addition No. 1. A memorandum from the Director of Planning to the

C8-62-1 Holiday Heights, Section 1--contd.

Commission recommending a proposed extension of Duval Street in connection with Holiday Heights, Section 1, was outlined as follows: This plan is identical with the plan submitted last year in which the Commission agreed that Duval Street should be extended. In connection with the adjacent subdivision of Tex-Con to the east, the Subdivision Committee again stated the problem of Duval Street should be settled in connection with Lot 3. Recently, the developer submitted a zoning change request on Lot 3 of Tex-Con Addition for a change from A to C and C-1. This was approved by the Commission and is now being held by the Council pending some resolution of street question. The Ordinance requires provision for development and continuity of the street. The developer has stated he is willing to dedicate the right of way for Duval Street but makes no provision for the full development. In addition to the situation of street development, the staff noted the following: (1) Building setback lines are required on the plat. (2) Required utility and drainage easements and widths should be shown. (3) The name of O'dell Court should be changed to O'dell Street as it does not tie in with existing O'dell Street. (4) A 25 foot building setback line is recommended from both streets for all corner lots.

Mr. Bullard stated to the Committee that arrangements had now been made for the development of Duval Street. The land will be dedicated for the right of way and the purchaser of the commercial property to the east will pay for the development of the 25 foot strip between Holiday Heights, Section 1, and Tex-Con Addition No. 1, beginning at St. John's Avenue through the site. Mr. Bullard stated a bank letter of credit guaranteeing the paving, guttering and curb would be forthcoming. The Committee then

VOTED: To REFER the preliminary plan of HOLIDAY HEIGHTS, SECTION 1, to the Planning Commission.

C8-62-82 University Hills, Section 3, Rev.
Loyola Lane and Willamette

The staff presented the following information in regard to this site which is composed of 30.5 acres of which 120 lots are proposed for residential purposes. This plan originally was presented approximately one year and three months ago, at which time the northern section was postponed to work with the adjoining property owner (Morse) on a street agreement. The preliminary plan went to the first street north of Loyola and everything else was held in abeyance. This revised preliminary now takes in some consideration of the adjoining Morse property and the related area. Comments and recommendations were reviewed as follows:

1. Show widths of all streets and required utility and drainage easements and block numbers.
2. There should be a change in the collector street. It is recommended that the collector street be terminated rather than going through.
3. Lots 11-14 and those portions of Geneva Drive and Burnell Drive outside this subdivision cannot be approved except in conjunction with adjoining tract. A property agreement with Fred Morse on the adjoining tract is necessary.

C8-62-82 University Hills, Section 3 Rev.--contd.

4. The strip of land on the north side of Burnell Drive should be included in this subdivision. Burnell Drive did not get to the boundary line between the two properties. There is less than a 10 foot side strip between the street and the Fred Morse property. This should not occur - the street should not be between the two developers. The staff recommends that they plan half of the street so that half is in the Morse property and half is in abeyance. Mr. Stevens remarked that being confronted with the strip could detain this portion from bringing in the final plat and is not a good practice. Mr. Kinser noted problems that had occurred in the past with similar 10 foot strips and advised that this situation is often critical and an attempt should be made by the developer to clarify the joint development of the street.

Mr. Gerald Hart, the engineer for the developer, suggested that the plan could be approved with instructions on the final that Burnell Drive would not be acceptable until joint development of purchase for the 10 foot strip had been completed. He advised that Section 4 needs a connection and the developer planned to make a trade out deal for connection from the highway to the east and north for that section which would influence arrangements for Section 3.

5. Show radius on the north part of turn around on Tulsa Cove and on Bea Cove.
6. A 25 foot building setback line is recommended from both streets. The Y intersection of Langston Drive and Geneva Drive should be changed to a T intersection. The concern with lot setbacks is because they need protection from both these streets. The Y intersection presents problems in that one should channel into the other to avoid a hazard. This affects the building area on the lots and is a matter of changing design for full protection of both streets. The Y intersection presents a problem of traffic for both Genova Drive and Langston Drive and a T intersection is recommended for these reasons.
7. The block adjoining the creek exceeds Ordinance requirement for length. A variance is recommended due to topography and the creek; 1200 feet is required and they have 4500 feet.

Mr. Hart suggested some policy on low water structures would make it possible for a connection to carry dry weather flow from the creek. Under the present policy it is economically impractical to get another connection.

8. Minor modification of the block bounded by Burnell, Langston and Geneva Drives is recommended. One more lot to make a square would alleviate this situation.

The Committee therefore

VOTED: To APPROVE the preliminary plan of UNIVERSITY HILLS SECTION 3, Revised, subject to completion of departmental reports, and recommended that a variance be GRANTED on the length of the block fronting along the creek north of Loyola Lane.

SHORT FORMS - 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-63-106 Leudecke Resub. of Lot 2 of the Resub. of Decker LG
Goodrich Avenue and South Lamar

C8s-63-110 Austin Heights A
Alexander Avenue and East 22nd Street

SHORT FORMS - CONSIDERED

C8s-63-108 Bashara Subdivision
U. S. Highway 81 South

The staff recommended disapproval of this subdivision because of a need for a plan on the balance of the property. The Committee therefore

VOTED: To DISAPPROVE the plat of BASHARA SUBDIVISION.

C8s-63-89 Richardson Resub. of Part of Lot 8, G. K. Beckett Estate
Ridge Oak and Westview Road

The staff reported that this subdivision lacked fiscal arrangements and clarification of 4.85 feet of Lot 3. The Committee therefore

VOTED: To DISAPPROVE the plat of RICHARDSON RESUB. OF PART OF LOT 8, G. K. BECKETT ESTATE subject to the required fiscal arrangements and clarification of 4.85 feet of Lot 3.

C8s-63-94 Henry Hall Subdivision No. 4
Farley Drive

The staff reported that this plat complied with all the provisions of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the plat of HENRY HALL SUBDIVISION NO. 4

C8s-63-97 Pinecreek Subdivision
East 1st and Chicon

The staff reported that all departmental reports had not been completed and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the plat of PINECREEK SUBDIVISION.

C8s-63-105 Church Addition
Cameron Road

The staff reported that department reports have not been completed, additional easements are required and a variance is necessary on the abutting property which is part of Lot 17. The owner of the abutting property of Duval Heights does not wish to join in the signing of the plat because of the required dedication of 20 feet of right of way on Cameron Road by the City. The Committee therefore

VOTED: To POSTPONE action on the plat of CHURCH ADDITION for further study.

C8s-63-111 John Wattinger's Addition
James Casey Street and Radam Lane

The staff reported that a variance is required for street width. Radam Lane is 30 feet wide and the subdivider has dedicated 10 feet out of his portion of Lots 1 and 2. The subdivider across Radam Lane has dedicated 10 feet on their side of this street for right of way, making a full 50 feet for a very short distance. A variance on the balance of the distance for a street width of 40 feet is recommended because to require all of the additional dedication by Mr. Wattinger would create a job in Radam Lane. The Committee therefore

VOTED: To APPROVE the plat of JOHN WATTINGER'S ADDITION, granting a variance from the street width requirements.

C8s-63-112 Woodrow Washington Subdivision
East 16th and Clifford Street

The staff reported that all reports are in but recommended postponement of this short form subdivision because of the variance required. Mr. Stevens explained that the street width at Clifford Street is only 25 feet instead of the required 50 feet. This variance is recommended due to the alignment of the street having been established by virtue of 10 feet dedication from property on the east side of the street and north of the subject property. The alignment has been checked and approved by the Public Works Department. The applicant is giving his portion of the widening and such alignment will tie in with future plans for dedication or acquisition of right of way. There is a house on the corner of East 16th and Clifford Streets that would affect the proposed alignment. Postponement for inspection and study is recommended. The Committee therefore

AGREED: To POSTPONE the plat of WOODROW WASHINGTON SUBDIVISION pending further study of Clifford Street alignment.

C8s-63-113 John A. Miller Subdivision
Riecher Drive North of Rogge Lane

The staff reported that all reports are cleared, but a variance is required on the signature of adjoining owners. They have refused to sign or join in the subdivision plat due to the fact that they have no immediate plans for their property. In view of this, Mr. Miller requests a variance from the Ordinance to approve Tract 1 of this subdivision. The subdivider is paying the cost for sewer lines and the water and gas are in place. The Committee therefore

VOTED: To APPROVE the plat of JOHN A. MILLER SUBDIVISION, granting a variance on signature requirements.

ADMINISTRATIVE APPROVAL

The staff reported that ten 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:

<u>C8s-63-100</u>	<u>Manana West</u> Pearce Road and Manana Road
<u>C8s-63-107</u>	<u>Flournoy and Jones Subdivision No. 4, Sec. 1, Resub Lot 1&2, Blk.B</u> Adina Street and Heflin Lane
<u>C8s-63-90</u>	<u>Boulevard Heights Resub. of Lots 6-10, Block 5</u> West 9th and Center
<u>C8s-63-91</u>	<u>Cooper Addition</u> Knuckles Crossing Road
<u>C8s-63-92</u>	<u>W. T. Wallis Sub. Resub. Lot 1B of Resub of Lot 1</u> Old Fredericksburg Road
<u>C8s-63-104</u>	<u>Royal Oak Estate, Section 5, Resub. Lots 1 and 16, Block R</u> Lansburg Drive and Coventry
<u>C8s-63-52</u>	<u>Touchstone Subdivision</u> Springdale Road and Touchstone
<u>C8s-63-109</u>	<u>Stillwood, Section 1</u> Stillwood Lane north of Ashdale
<u>C8s-63-93</u>	<u>Royal Oaks, Section 3, Resub. Lot 4 of Resub. Block B</u> Winsted Lane and West 10
<u>C8s-63-103</u>	<u>Walter L. Davis Sub.</u> Willow and Clara Streets