

SUBDIVISION COMMITTEE
Regular Meeting -- September 16, 1963

PRELIMINARY PLANS

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

The staff reported this preliminary plan was postponed from the last Sub-division Committee Meeting and was now ready for presentation. The site covers 51 acres with 121 lots of an average size of 80 feet x 130 feet and is residential in nature. The following department comments were presented for consideration:

1. Water and Sewer reports a temporary lift station is required if developed now and additional easements for drainage in Block B is necessary if the street and building layout remain as shown.
2. Electric Department's report reflected street build on Glencliff, Edgedale, Brookhaven and Barton Hills Drive.

Mr. Oscar Holmes, engineer, stated that these lots are very steep and it would be impractical to put a power system down Barton Creek at the rear of the lots, and the developer felt that the value of the lots would be reduced if power lines were installed on the streets. He suggested use of a modified easement across the middle of the lots at the top of the bluff.

Mr. Dungan, Electric Department, stated that such a modification could possibly be worked out whereby it should be satisfactory.

3. Storm Sewer reports additional easements are required. Mr. Holmes added that if additional easements are required, they would like to get approval subject to these easements being furnished.
4. Public Works comments that street widths and easements should be shown.

The Planning Department's comments are:

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 of right-of-way and 40 feet to 44 feet paving widths must be approved by the Director of Public Works.
2. Change the name of Brookhaven Drive.
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 creek and adjoining Mueller property.

Mr. Holmes commented that street access to this property is not shown as they did not feel they had sufficient field data to determine the best location for the street. As long as the access could be planned in the general vicinity of Lot 25, something can be worked out satisfactorily on the ground.

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4. A 25 foot building setback line from both streets is recommended for all corner lots in this subdivision.

Mr. Holmes commented that the right-of-way for Barton Hills Drive will be 70 feet with a 25 foot setback on the east side and he desires a 10 foot setback in Block F and Block E on the west side of Barton Hills Drive to give what he felt was sufficient open space between houses. This would give distance of 105 feet between the two houses under this proposed plan. He felt this would be compatible with lots across the street. They would be losing valuable building space by changing a 10 foot side setback to 25 feet. A 10 foot setback is desired for Lot 7, Block F on Glencliff Drive to separate the structures from traffic on the street and provide more desirable building site, as well as Lot 12 on the opposite end of the block on Barton Hills Drive.

Mr. Barrow inquired as to the need for a 25 foot setback on both sides of the block. Mr. Holmes explained that normally this occurs where a lot sides onto a collector street or thoroughfare street. Consequently, we have 10 foot setback under present Ordinance requirements. There is more traffic on this type of street and greater setback is needed in order to separate actual structure from the street and structures on the other side. In the case of lots fronting a street, we have the 25 foot setback. In this case, there is the problem of lots with a 25 foot setback across the street fronting onto the street into the sides of these lots having a 10 foot setback.

If lots warrant it, the question of what set-back the developer could come up with from the property line for reasonable lot development should be determined.

Mr. Holmes stated that the Planning Department has asked for 70 feet of right-of-way for Barton Hills Drive. He can give five feet of right-of-way and the Austin Independent School District should give five feet of right-of-way. For us to give 10 feet and the Austin Independent School District to give nothing is unfair. We should not have to give the entire width.

The Director stated he did not think there would be any problem with the school giving the right-of-way. He also commented that Barton Hills Drive as a collector street going through the subdivision would have 44 feet of paving, 13 feet of curb space with 3 feet to widen curb space to provide for paving transition.

The Commission therefore

VOTED: To APPROVE the preliminary plan of BARTON HILLS, SECTION 6, with the following conditions:

1. Provisions for proper easements be provided.
2. Dedication of 5 feet of right-of-way on Barton Hills Drive, granting a variance in the length of Block A.
3. Determination of adequate setback lines for side streets on corner lots.

C8-63-36 Royal Oak Estates, Section 8
Wheless Lane East of Berkman

The staff presented the following comments for this commercial subdivision of 6.9 acres proposing three lots. The intersection of Gaston Place and North Hampton Drive as proposed by this plan does not provide for Wheless Lane as a collector street as planned by the department. Gaston Place Drive as proposed in this plan is the collector street sweeping to the northeast and continuing into North Hampton Drive, going north by Pierce Junior High School, and terminating at Northeast Drive. The proposal does provide for a tie into Wheless Lane but not in an acceptable manner to permit Wheless Lane to function as the collector street. The department is completely opposed to the Wheless Lane "T" intersection and recommends that the intersection as proposed in the plan be disapproved.

The Director noted that there is a developing area around this proposed subdivision and that Gaston Place Drive's primary direction should run parallel to Wheless Lane. He pointed out that Wheless Lane is intended to be a collector street and this subdivision plan proposes to eliminate Wheless Lane as a collector street.

In addition to street layout problems, the question of a zoning application for this subdivision should be considered. Only part of Lot 3 is proposed for general retail use with the other two lots proposed for general retail. The subdivider does not indicate intended use of all of Lot 3.

Mr. Currington, engineer, stated they would like to have a chance to get the problems of intersection worked out and asked for postponement. One problem is to get the gas line into the street. He added that Gaston Place Drive is a dedicated street.

Mr. Barrow noted that Gaston Place Drive is a poor intersection. The Commission therefore

VOTED: To REFER the plat of ROYAL OAKS ESTATES, SECTION 8, to the Planning Commission.

C8-63-38 Cherrylawn Section 5
Manor Road and Northeast Drive

The Director pointed out the following problems in layout of this subdivision and suggested re-design that would be compatible with the contours. He felt that a more desirable layout could be worked out whereby the streets would run with the contours, rather than against them. It appears that the streets have a pretty steep grade.

The engineer stated they will try to keep the lots above the street. If we turn and run with the contours then the lots on one side of the street would be higher than the lots on the other side.

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The Director noted that Lots 13 and 14 have a steep climb when going directly across the contours up hill. This would create some problems of split grades in maintaining yards as well as parking of cars and traffic. This should be considered by the developer as to layout of houses and in turn, street layout. In the matter of commercial sites to the east and the two lots on the corner, the lots are facing onto Springdale Road, which will require some widening. The proposed commercial area immediately to the east is facing onto a triangular shaped tract which will probably be developed commercially. Springdale Road is designated as a secondary thoroughfare on the Austin Development Plan with a R.O.W. of 90 feet, and would require additional widening of about five (5) feet.

The following departmental comments were noted by the staff:

1. Show existing sanitary and sewer line.
2. Electric Department reports line up common lines on Lots 4 and 5, Block B, Lots 11 and 12 and 17 and 18, Block E, and Lots 15 and 16, Block F for easements. Additional easements required.
3. Storm Sewer reports plat does not comply with Section 23.11(3), (5) or (6). Elevation at crest of Springdale Road and Northeast Drive adjoining this tract is needed to show the capacity of the structures under these streets.
4. Public Works stated that all lot dimensions, adjoining owners, and complete boundary survey should be shown. Show Hycreek Drive street name between Hylawn and Reicher Drive, and questioned what is to happen to the remaining part of Richer Drive. Annexation is required.

The Engineer commented that the Church owns the property on Lot 9 and the dedication of Reicher Drive will be worked out. The portion of the street through the Church will be dedicated. The Church will participate with us on this street.

The Director pointed out that additional right-of-way is needed on Springdale Road. Approximately 10 feet will be required for future widening. This could be split half and half or obtained all on the east side. Because of the cut and fill, the center line of the roadway should all be on the center line itself. The east side would not affect the subdivision.

Mr. Barrow stated he thought the plat should be approved with the larger commercial area only. Either this area should be increased or the two lots should be left off, as he did not feel it was good zoning and would not be in favor. There are also a number of questions regarding drainage.

The staff commented this was subject to departmental reports and could be decided at the approval of the final. Consideration for the preliminary plan need not involve these considerations.

With regard to the situation of the lots that side onto Hycreek Drive, it is recommended these lots be arranged to provide 25 foot setback from the side street

C8-63-38 Cherrylawn--contd.

as well as from the front street. The Director commented that 20 foot setback would avoid cutting into the lots too much. (Lots 1, 11, 13, 15, and 26 on Block B.) It was recommended that no lots front onto Manor Road because the lots on the opposite side back up to it. The developer commented that an increase in size of the commercial area to eliminate the two smaller lots, and provide a street higher on top which would create less of a drainage problem and lots could back up to the commercial area.

The Engineer indicated that something concerning re-design could be worked out by the Planning Commission meeting.
The Committee therefore

VOTED: To REFER the preliminary plan of CHERRYLAWN SECTION 5 to the Planning Commission.

C8-63-39 St. Edwards Addition

Ben White Blvd. and Interregional Highway

This site contains 192.32 acres and proposes 61 lots for both apartments and commercial uses. The subdivider requested the name be changed to St. Edwards Heights. This was agreeable to the Department.

The following comments from departments was presented.

1. Water and Sewer states Block F and H exceed Ordinance length. Recommend variance not be granted; cannot furnish adequate fire protection to school site; sanitary sewer in vicinity of Section 1 located to fit proposed street. Developer will be required to provide protection if line remains on private property.
2. Electric Department noted that additional easements for rear property line build are needed.
3. Telephone Company stated additional anchor easements and lot line changes are required.
4. Public Works noted that all lot dimensions, building setback lines, rear easements and boundary surveys should be shown. They also suggest a name change of Woodward Street from Andora Street to Ben White Boulevard.
5. Storm Sewer requires additional easements.
6. Fire Department reports that Blocks F and H are too large and no access provided.
7. The Director of Public Works stated that the general layout seems o.k.

C8-63-39 St. Edwards Addition--contd.

The staff reported that the layout of the subdivision has not been worked out completely, especially with relation to the school site. There are problems with the public streets, such as San Marino. Soil conditions need to be checked because of sanitary fill. Our immediate concern with this is the extension of this street across the fill for access to the lots and apartment sites to the north. An alternate street location skirting the fill should be considered if the proposed street alignment will not work.

Mr. Barrow commented that the issue of large lots can be easily determined and there will be no problems of streets across fill if it can hold it. The property identified as Section 1 was noted on the map and the staff advised this was the section being considered for approval at the present time.

Mrs. Odell, an adjoining property owner, inquired of the proposed street which would come to the middle of her house. She suggested the street be moved over to one side of the property line or the other.

The Director commented that at some point a decision will have to be made as to whether existing county road will be maintained as an existing street or whether it could be relocated and abandoned.

Mrs. H.L. Ault, whose property adjoins Mr. Odell's, stated she would not be in favor of this street being eliminated but would rather it be made a 50 foot street.

Mr. Barrow, as owner of the property, stated there would not be any difficulty and assured the adjoining property owners if they wanted the street, he would have no objection and would participate in the street on a just basis.

The Director advised that these problems are still in the planning stage and will be worked out with the various departments. General approval of the schematic plan is all that is necessary at this time.
The Committee therefore

VOTED: To APPROVE the preliminary plan of St. Edwards Heights, Section 1, subject to departmental requirements and subject to approval of the street location over the sanitary fill prior to filing of a final plat.

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-63-118 Hughes and Zidell Subdivision
Manor Road and Stafford Street
C8s-63-121 University Hills, Section 1, Resub. Lots 1 and 2, Block D.
Northeast Drive and Vanderbilt
C8s-63-123 Isaac Woods Subdivision
Ford and Blue Bonnet Lane

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C8s-63-122 Bowling Green, Resub. of Lots 2 and 3, Block E

The staff reported that all reports have not been received and recommended acceptance for filing with the granting of a variance from the Subdivision Ordinance. A problem was that of requiring the owners of the adjoining lots to join in the subdivision as required by Ordinance. The subdivision owner has made an attempt to have the adjoining property owners join in the plat as part of the subdivision, and both have refused. Under the circumstances of this technicality, we recommend this variance be granted. The Committee therefore

VOTED: To ACCEPT the plat of BOWLING GREEN, RESUB. OF LOTS 2 AND 3, BLOCK E, for filing, granting a variance on signature requirements on the adjoining property.

SHORT FORMS - CONSIDERED

C8s-63-106 Leukecke Resub. of Lots 2 of Resub. of Decker League
Goodrich Road and South Lamar

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 LEUDECKE RESUB. OF LOT 2 OF RESUB. OF DECKER LEAGUE.

C8s-63-110 Austin Heights A
Alexander Ave. and East 22nd

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 AUSTIN HEIGHTS A.

C8s-63-58 Ridgetop Annex, Resub. of Block 20
East 45th and Bennett Avenue

The staff recommended approval of this plat as additional right-of-way for East 45th Street had been given by separate instrument and the plat has been corrected except for Engineering Department checking. The Committee therefore

VOTED: To APPROVE the plat of RIDGETOP ANNEX, RESUB. OF BLOCK 20, subject to the required engineering re-checking.

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-63-105 Church Addition

Cameron Road

C8s-63-119 Taylor and Williams Sub.

Hamilton and Old Burnet Road

C8s-63-97 Pinecreek Subdivision

East 1st and Chicon

C8s-63-120 R.E. Nitschke, Resub. of Lots 20-22, Block 21, Travis Heights

Alta Vista Avenue