

SUBDIVISION COMMITTEE
Regular Meeting -- October 14, 1963

PRELIMINARY PLANS

C8-61-28 Bouldin Estates

South Third and Cardinal Lane

The staff presented the following comments for this residential subdivision of 7 acres proposing 32 lots, and reported this was the second time this preliminary plan has been considered. Summary of departmental reports are as follows:

1. Electrical and Telephone Company - Additional 5 foot easement required across Lots 29-32.
2. Storm Sewer - Additional easement required across rear of Lots 27-29.
3. Public Works - Change name of Carla Court and show property owners in Garden Oaks, Section 3.

The following comments by the Planning Department were presented for consideration:

1. Show required easements for drainage and public utilities.
2. Tie west ROW line of South 3rd Street in with existing alignment in Garden Oaks, Section 3, then taper down to the 5 foot dedication at Carla Court.

This amounts to additional dedication on Lot 32 providing 9.7 feet at the north end, and the engineer for the subdivider has agreed this would be acceptable.
3. Identify LCRA easement across north side of Lots 29-32.
4. Recommend approval of variance from the street width requirements of the Subdivision Ordinance based on the fact that existing dedications and pending subdivisions have set up the alignment to provide 5 feet of widening on both sides of South 3rd Street.
5. In keeping with our policy of corner lots we recommend a greater setback than 10 feet from South 3rd Street for Lots 5, 6, 14, 15, 23, 24 and 32 due to undetermined status of property across the street.

We feel that 10 foot is inadequate and that something between 10 feet and 25 feet which would be acceptable to the subdivider and to us should be considered. Our approval of the subdivision is contingent upon this. It was therefore

VOTED: To APPROVE the preliminary plan of BOULDIN ESTATES subject to the following conditions:

1. Completion of departmental reports,
2. Satisfactory setback requirements from South 3rd Street for Lots 5, 6, 14, 15, 23, 24 and 32 and granting a variance on street width requirements on both sides of South 3rd Street in accord with staff recommendation.
3. Alignment of South 3rd Street tie into adjoining property to the north.

C8-63-23 Briarwood Hills

Parker Lane and Woodland Avenue

The staff presented the following comments in connection with the residential and commercial subdivision containing approximately 81 acres proposing 249 lots. Departmental reports were as follows:

1. Water and Sewer - Future major water trunk main planned in Woodland Avenue. Sanitary sewer approach main required for the southeast corner of the subdivision.
2. Electric and Telephone Company report additional easements are required.
3. Storm Sewer reports additional easements are required inside and outside of the subdivision.
4. Public Works suggest changing name of Briarwood Drive and showing of name for the unnamed street east from Hillbriar Drive. They suggest also that Longbriar Drive continue north and terminate Briarwood Drive at Longbriar. The block number around Hillwood Circle should be shown. An indication of Riverside Drive as East Riverside Drive should be noted.

The staff commented that they have been working with the engineer and subdivider and have an agreeable layout arrangement for the portion of the subdivision from Riverside Drive south to Woodland Avenue with only minor problems remaining. The remaining portion of the subdivision south of Woodland Drive will need additional time to completely work out the layout arrangement. Therefore, the matter for approval at this meeting is all of the area north of Woodland Avenue, including the right-of-way for Hillbriar Drive for a tie-in to the south and the R.O.W. for Longbriar. We recommend 60 feet of right-of-way instead of 50 feet for Hillbriar Drive.

The Director stated that Longbriar Drive should have 60 feet of right-of-way instead of 50 feet because there are four cul-de-sacs on this street. There is a tentative proposal of duplex units fronting on a portion of this street, comprising approximately 75 dwelling units and based on size of lots proposed, adequate off-street parking would not be available. This would create traffic and parking problems and 60 feet of right-of-way with 36 feet of paving is recommended.

Mr. Thomas Watts commented he felt that 50 feet of right-of-way was satisfactory for Longbriar Drive but asked Mr. Osborne if he would consider a 56 foot R.O.W. and 36 feet of paving. Mr. Osborne indicated that this would present no problem. In addition, he felt Hillbriar Drive was adequate since it is not a through street and traffic could be taken care of on Parker Lane.

Mr. Foxworth advised that approval of this plan does not constitute approval of zoning for the commercial development.
The Committee therefore

VOTED: To APPROVE the preliminary plan of BRIARWOOD HILLS from Riverside Drive south to Woodland Avenue subject to departmental reports required and approval of the right-of-way and paving on Longbriar by Director's of Planning and Public Works.

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C8-63-42 Oltorf Village, Section 2

Interregional Highway South of Oltorf Street

The staff recommended postponement of this subdivision containing 11 acres and lots for proposed residential and commercial development. They suggested the engineer work up a preliminary plan to include McCullough tract on the south.

1. Additional sanitary easements are required. Storm Sewer easement is required for Blunn Creek and across Lot 4 and the commercial area to the Interregional Highway.
2. Additional electric and telephone easements are required.
3. Change the name of Edwards Drive to St. Edwards Drive.

The Committee therefore

VOTED: To REFER the preliminary of OLTORF VILLAGE, SECTION 2, to the Planning Commission.

C8-63-43 Jamestown

North Lamar Boulevard and Peyton Gin Road

The staff presented the following summary of department comments for this residential and commercial subdivision of 69 acres with 230 lots.

1. Annexation is required for service
2. Additional electrical and drainage easements are required.
3. All adjoining property owners should be shown.
4. The name Salem Drive should be changed. Charleston Drive should remain Fairfield Drive.

Planning Department comments are as follows:

1. A 25 foot building setback is required from both streets on all through lots.
2. Round all intersection corners.
3. Show required drainage and public utility easements. A drainage easement for the creek is required for lots to extend into the center line.
4. Approval of this plan does not constitute approval of zoning for the proposed commercial area.

Mr. Barrow commented that any serious objection should be stated on the plat. The Director advised that the proposed commercial was not a good location. The subdivision is forced into piecemeal commercial development as a result of the layout. Since this is a slightly industrial area, it leaves a very serious question in the schematic as to what will happen in the area behind the commercial development. Barring something unusual, the boundary lines work out around the creek. The people buying residences behind this subdivision will have no knowledge of commercial development from this preliminary plan. Mr. Lewis commented that people who buy in the residential area should know what will happen on the commercial use. Mr. Foxworth commented that to require rezoning use stipulation would require annexation and zoning on the property before filing of the plat. Mr. Garza, engineer for the developer, stated the whole channeling of the commercial area could be improved to work out better with the balance of the property.

5. A greater setback for a number of corner lots is recommended. A setback between 10 and 25 feet should be determined.

C8-63-43 Jamestown--contd.

6. Twenty feet of additional R.O.W. required for widening North Lamar Boulevard.

The Committee then

VOTED: To APPROVE the preliminary plan of JAMESTOWN subject to additional easements and setback requirements, departmental requirements, rounding of intersection corners and 20 feet of additional R.O.W. for widening North Lamar to conform to Master Plan.

C8-63-44 Barton Village
Barton Skyway and South Lamar

The staff reported the following summary of departmental reports:

1. Additional easements are required inside and outside of the subdivision.
2. Additional electrical easements are required.
3. The existing drainage easement needs to be shown. There are additional easements needed across Lots 6 and 7, Block A and outside the subdivision.
4. All adjacent property owners need to be shown on the plat. Public Works suggest the change of name of Westhill Drive from South Lamar northwesterly.

The following Planning Department comments were presented:

1. Identify use of lots proposed for duplexes along Barton Skyway and the sites for apartment development.
2. A 60 foot right-of-way is required for Westhill Drive if this is to be developed with duplexes and apartments, as it will serve a greater number of people than the residential area.
3. The owner of Lot 3 Barton Hills, Section 1, proposes to purchase a thin strip in back of Lot 1 which would project into the property of this subdivision. There is a need to clarify the boundary of Lot 3 in this subdivision and this should be worked out by the subdivider and the adjoining property owners.

Mr. Oscar Holmes, engineer for the developer, commented that the only problem in connection with Lot 3 is an electrical utility easement. A solution may be the possibility of an electrical overhead easement.

4. A zoning change is required so that the proposed use will conform with the zoning regulation. The property now exists with "GR" General Retail zoning and was zoned for the possibility of a shopping

C8-63-44 Barton Village--contd.

center type of development. Another zoning application to conform with the proposed apartment and duplex development will need to be filed before submission of the final plat.

5. Intersection of Westhill Drive and Barton Skyway should be lined up or offset more than indicated on the plan. The amount of offset could cause some problems going across Barton Skyway which has 90 feet of right-of-way.

Mr. Oscar Holmes, engineer, stated that about 30 to 35 feet additional separation between these streets is planned.

Mr. Andrewartha commented that the property is very shallow and one lot would be lost if the streets were to connect north and south.

6. Show required drainage and public utility easements.
7. Lot lines for Lots 7-12, Block B should be shifted easterly to provide a greater setback than 10 feet from the side streets for Lots 1 and 12, Block B.

Mr. Oscar Holmes, commented that they have an offset of 30 feet for definite reasons and that a modification of 15 feet might work out.

Mr. Barrow advised that as much set back as possible should be worked out because of the terrain and curve. Mr. Andrewartha commented that the units are all 30 feet in depth and he believed this problem can be worked out satisfactory.

The Committee therefore

VOTED To APPROVE the preliminary plan of Barton Village subject to the required departmental reports and modification of street intersection, setback requirements, providing 60 feet of right-of-way for the proposed Westhill Drive, changing name of Westhill Drive and identification of duplex and apartment sites.

C8-63-45 Terrace Village

Barton Hills Drive and Trailside Drive

The staff reported the following departmental comments:

1. Annexation required for service.
2. Additional electrical easements are required.
3. If Barton Hills Drive is not filled to drain, easement will be required across apartment tract.
4. Adjacent property owners should be shown. It is suggested that the strip between Barton Hills Drive and the Bullian property be removed.

C8-63-45 Terrace Village--contd.

The following Planning Department comments were reviewed:

1. Approval of this plan does not constitute approval of zoning for the proposed commercial and apartment sites.
2. Dedication required for strip located between Barton Hills Drive and the Bullian property.

The Director noted that the strip varied in width from 10 to 25 feet and could curve into a street if the Bullian's were willing to give right-of-way.

Mrs. Bullian commented that she did not think the strip would help her property or be of any benefit.

3. A 25 foot setback line is recommended from Trailside Drive for the commercial tract.
4. Recommend that Lots 1-3, Block A, not be used for single-family purposes since they front into the proposed commercial area and are not compatible.
5. Due to the shape and terrain of the Mueller tract to the west and the problems involved from a development standpoint, an access street to this tract should be provided in the vicinity of the common line of commercial tract and apartment tract.
6. Additional right-of-way for intersection of Barton Hills Drive and proposed thoroughfare (120 feet) at north end of the subdivision, and right-of-way for a portion of said thoroughfare will be required to be worked out before submission of a final plat.

Mr. Andrewartha stated there was no objection to giving a reasonable amount of land for the intersection. He added that when the approximate location and center line for the thoroughfare is established by the City the concern for the intersection can be established at this time.

The Committee therefore

VOTED: To REFER the preliminary plan of TERRACE VILLAGE to the Planning Commission, to allow the Planning Department to contact Mr. Mueller in regards to plans for his property.

C8-63-46 Flournoy Heights, Section 1
Springdale Road at Walley Avenue

The staff presented the following departmental comments in connection with this residential subdivision of 11.59 acres and 59 lots.

1. Off site easement required for sanitary sewer.

C8-63-46 Flournoy Heights, -contd.

2. Additional electrical and telephone easements required.
3. An easement is needed outside the subdivision across Lots 30 and 31, Block B, for drainage and sanitary sewer. Also, an easement is needed between Lots 20 and 21, and between Lots 25 and 26, Block B, for drainage.
4. Public Works recommends dedication of Leslie Avenue at the northwest corner of the subdivision. They also recommend the change of name of Astor Circle to Astor Place and the change of name of Glomar Circle.

The following Planning Department comments were reviewed:

1. Glomar Avenue should be lined up with right-of-way on Walley Avenue across Springdale Road.
2. Additional right-of-way required for the widening of Springdale Road (80 feet is proposed)

Mr. Flornoy commented that one lot had been cut at the corner of Glomar and Springdale Road already. It was Mr. Barrow's opinion that the street should be connected for good planning.

Mr. Foxworth commented that by rearranging Lots 15 & 16 Block B and shifting the lots to the west, it would make up for street widening and possibly eliminate the loss of one lot.

Mr. Holmes, engineer, stated that four lots front across Springdale and north of Wally Avenue. He felt the street should connect at the intersection of Lot 1, Block B with 10 foot setback.

3. Clarification and dedication of right-of-way for Leslie Avenue at the northwest corner of the subdivision will be required. This tip at the northwest corner of Lot 35 should be dedicated to tie-in with 16th Street.
4. Consideration should be given toward furnishings access to the two tracts on the south adjoining cemetery.

Mr. Flourney stated that access cannot be provided on the south. There is a house on this lot and the land has been subdivided on a 151 foot x 500 strip. A cul-de-sac would not be economically practical to bring into this tract.

5. A 25 foot building setback is required for Lots 23, Block B, and a 25 foot setback is recommended from both streets for corner Lot 2, Block A and Lots 1, 22 and 24, Block B.

The engineer for the subdivider recommended a 15 foot setback on both sides on Glomar Street on these lots.

C8-63-46 Flourney Heights--contd.

6. The required easements for drainage and public utilities should be shown.

The Committee therefore

VOTED: To APPROVE the preliminary plan of FLOURNOY HEIGHTS, SECTION 1, subject to compliance with departmental reports, tying alignment of Glomar into Walley Avenue, required setbacks, and changing the name of Glomar Circle and changing Astor Circle to Astor Place.

C8-63-47 Cameron Park

Cameron Road and St. Johns Avenue

The staff outlined the following departmental comments:

1. Annexation is required for service.
2. Additional electrical easements are required.
3. Additional easements are required outside the subdivision. Portions of the commercial area in Blocks A and H are subject to flooding under the present conditions.
4. The adjoining property owners should be shown. Public Works suggest Booker, Wilkes, Blackson and Delmar should extend easterly to proposed Star Drive. The right-of-way width on Cameron Road should be checked.

The following Planning Department comments were reviewed:

1. Blackson Avenue is required to be extended easterly to proposed Star Drive. We would not require extension of all streets abutting this property.
2. The softening of curves on St. Johns Avenue is required.
3. The area to the north between the subdivision and Anderson Lane should be given some consideration in connection with this subdivision, as it would be very difficult to develop by itself.
4. Additional right-of-way is required to provide 90 feet width for Cameron Road along this subdivision. There is only 60 feet and 50 feet of right-of-way at present and 30 to 40 feet off the adjoining property may be required. Cameron Road north to Anderson Lane needs additional right-of-way for 90 feet and 68 feet of paving ultimately.
5. No consideration has been given to the design in this subdivision due to the amount of proposed commercial involved. There is a tract of commercial in Blocks, A, B, and F, one interior lot in Block J and remaining portion of Block H proposed for commercial development.

C8-63-47 Cameron Park--contd.

6. We recommend disapproval of this plan for determination of zoning and land use desirable for the proposed commercial areas. The surrounding area does not justify this much commercial area along one street. This type of zoning and land use amounts to strip zoning and is very undesirable for a neighborhood of surrounding homes, due to the problems involved, such as individual small shops or business with access and head-in parking from the same street which results in the backing out of traffic into a secondary thoroughfare, thereby becoming a hazard to the free movement of through traffic.

The Director reviewed the layout and noted the creek with the intervening property separating two tracts. He outlined the collector streets feeding into the high schools with a number of lots fronting onto Cameron Road. He called the Committee's attention to the Scarbrough tract on the extreme south of this subdivision and stated there was likelihood of more commercial sites being developed. He emphasized that residential lots should not front on Cameron Road or as a general rule on any collector street. The problem in subdividing this property, which has a good residential potential, is the existing blight on one side and commercial blight on the other. The owner of the subdivision did not agree that there was blight on Cameron Road and felt there was not enough commercial development. He felt it is better to design for commercial property and reduce the commercial area later if it is not used. He stated that 60 feet would be provided for parking and he felt that the problems of access could be handled. He noted that the area east and north of this subdivision will be developed and Cameron Road is the only road coming into town. He compared the proposed commercial development along Cameron Road and Highway 290 to the development along Burnet Road.

The Director stated that along the east side of Cameron Road there are residences that would be affected and reinterated. He felt this was not sound development for the subdivision.

Mr. Barrow suggested an alternate plan with perhaps the south portion used for commercial or duplexes.

The Committee therefore

VOTED: To REFER the preliminary plan of Cameron Park to the Planning Commission to allow the subdivider and engineer to work with the Planning Department on a more suitable layout for residence purposes.

C8-63-50 Greenbriar

Interregional Highway and Live Oak Street

The Director described the area and outlined the property owners adjoining this subdivision.

Mr. Hulon Simmons, representative from Phillips Petroleum Company, stated that the plan was satisfactory and they would have no objections to its approval.

C8-63-50 Greenbriar

The Director explained that the Department had worked out a satisfactory collector street system for all of the property bounded by Live Oak, Burleson Road, Ben White Boulevard and Interregional Highway, and that the two major property owners, Mr. Gilbreth and Mr. Barrow, had generally approved this layout.

Mrs. Marion Ross, representative of the Klint property to the west which is affected by one of the proposed collector streets, indicated they would be willing to give this street if they could have another street at the south end of their property.

The Director commented that no additional streets other than the collector would be required out to the Interregional, and would be by mutual agreement between all property owners concerned.

Mr. O'Dell, Mrs. Sue Sanders, and Mr. Carlson adjoining owners to the east, indicated concern for future development of their properties and the affect of this subdivision.

Mr. Barrow stated that he generally had no objection to cooperating on an east-west street along his north property line, but would have to see a satisfactory layout of all properties concerned before making final decision on his part.

Mr. Gilbreth, developer, stated that he would like to get approval on the part of the plan north of the drainage easement, and indicated further consideration of the south end could be made.

The Director commented that the general layout of this part of the plan was satisfactory with a few minor probelems to be worked out, including the alignment of Parker Lane through the Baker and Perry tracts.

The staff reported that approval must be subject to departmental requirements. The Committee therefore

VOTED: To APPROVE the plan of GREENBRIAR from Live Oak southerly to the drainage easement, subject to departmental requirements and working out the alignment for Parker Lane with Legal and other departments concerned.

SUBDIVISION PLATS - CONSIDERED

C8-63-20 Markills

Terrilane Drive and Pleasant Valley Road

The staff reported that this final plat has satisfied all the standards of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the plat of MARKILLS.

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SHORT FORMS - FILED

C8s-63-129 Sunshine Addition
East Live Oak and Alta Vista

The staff reported that all departmental reports have not been received and the plat is out of the department and has not been returned. It was recommended that this short form plat be rejected at this time pending return of the plat and consideration of the plat name. The Commission therefore

VOTED: To REJECT the plat of SUNSHINE ADDITION for filing.

C8s-63-130 Barton View, Section 2 and 3, Resub. #2
Fredericksburg Road and Stearne

The staff reported that all departmental reports have not been received and the plat is out of the department and has not been returned. It was recommended that this short form plat be rejected at this time pending return of the plat. The Commission therefore

VOTED: To REJECT the plat of BARTON VIEW, SECTIONS 2 and 3, for filing.

SHORT FORMS - CONSIDERED

The staff reported that three plats complied with all provisions of Section 4 of the Subdivision Ordinance and recommended approval. The Commission therefore

VOTED: To APPROVE the following short form plats:

C8s-63-131 Ridgecrest
Justin Lane and Dardy Drive
C8s-63-108 Bashara Subdivision
South Interregional Highway
C8s-63-116 Westover Hills Plaza
Balcones Drive

C8s-63-121 University Hills, Section 1, Resub. Lots 1 and 2, Block D
Northeast Drive and Vanderbuilt

The staff reported this plat lacked the required fiscal arrangements and recommended disapproval. The Commission therefore

VOTED: To DISAPPROVE the plat of UNIVERSITY HILLS, SECTION 1, RESUB. LOTS 1 and 2, BLOCK D, pending completion of fiscal arrangements.

ADMINISTRATIVE APPROVAL

The staff reported that five plats had received administrative approval under the Commission's rules. The Commission therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following subdivisions.

- C8s-63-122 Bowling Green, Resub. Lots 2 and 3, Blk E.
Shamrock and Bowling Green
- C8s-63-123 Isaac Woods Subdivision
Ford Street and Bluebonnet Lane
- C8s-63-126 South Lund Park, Section 1, Resub. Lots 1-3, Blk. 1
Robert E. Lee Road
- C8s-63-127 Georgian Acres, Resub. Lot 11, Block M.
Capitol Drive
- C8s-63-128 Lorraine Heights, Resub. Lots 5-7, Block 4
Neal Street and Glen Rae Street