

SUBDIVISION COMMITTEE
Regular Meeting -- November 18, 1963

PRELIMINARY PLANS

C8-63-54 Southern Oaks - Revised
Manchaca Road and South Oaks Drive

The staff presented this revised preliminary plan of 43 acres with 149 lots proposed for residential and commercial development for consideration. In addition to the completion of departmental reports concerning annexation, additional electric and sewer easements, the following report was given in regard to the layout of the proposed commercial tracts. Two tracts fronting on Manchaca Road are proposed for commercial development and an alternate plan is presented by the Planning Department for consideration. It will be recalled that a zoning application which proposed "GR" General Retail for Tract 1 and "C-1" Commercial for Tract 2 was postponed by the Planning Commission at their meeting of September 24, 1963. (C14-63-133). The Commission stated they would be more agreeable to the commercial and general retail proposed if a more comprehensive plan were submitted showing a street layout to provide for the proper commercial use. Mr. Stevens noted that the alternate schematic prepared by the Planning Department is not a recommendation concerning commercial zoning but is presented for the Committee's review in event there is an intention to grant the commercial zoning.

Mr. Puett expressed opposition to the alternate plan and gave a review of the development of this property. He concluded that out of the 134 acres, he was asking for 3 acres for commercial development and he felt the preliminary plan he had submitted met the requirements.

Mr. Stevens stated it was his understanding that Mr. Puett wanted to reconsider another preliminary plan in regard to the relationship of the commercial to the residential property adjoining as brought out at the last Planning Commission meeting. He explained to the Committee that the plan submitted by Mr. Puett presented the commercial development up to and adjoining existing lots which are built upon the only street outlet to Manchaca Road. The number one reason for the objection of this plan is that the residents in the built-up area of the subdivision have expressed opposition. The Planning Department's proposal is to redesign this area in order to keep the commercial development away from the existing residential development. There is special commercial use proposed at this time for a drive-in grocery with the sale of beer and a service station.

The Director of Planning stated that the Commission might decide there is some other location that better meets the community needs. He reviewed the layout problems with the existing residents to the west, the proposed residential layout to the east and the likely need for commercial development in the area. Some revision to the layout could perhaps incorporate the commercial development of this area rather than the locale originally chosen so that people who buy in the future will have an understanding that they buy with knowledge of the commercial area.

Four property owners voiced their opposition to the proposed commercial development at the meeting. They objected to the zoning change for commercial development as they felt it is not fair to the residents to back commercial development

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to their property. They bought their homes with the definite understanding that the involved area would be residential and they see no need for a service station and drive-in grocery. Their objections stem from the fact that in their opinion their property would be seriously devaluated, and would create a traffic hazard with no solution presented, as well as there being no need for commercial development and the fact that they are within a school district.

Mr. Puett countered these objections with the following points: Manchaca Road was compared to a highway where it is logical to develop commercially. He felt by developing this property residentially he would be creating worthless lots in that he would lose \$14,000. Mr. Puett stated if the commercial was objectionable to the three property owners immediately next to the proposed commercial, he offered to buy their homes with the total down payment plus whatever equity they may have. He emphasized that because these tracts were worth more developed commercially, he did not wish to develop them residentially and had not planned to.

The Director and the staff discussed the appropriate use of the land for protection of the residential area. The Director suggested a mutually agreed lay-out be worked out to improve the situation in order to minimize any conflict between the residential and commercial.

Mr. Jackson asked of the possibility of another street through the area which would give sufficient outlet for the commercial area. Mr. Isom Hale, engineer for the developer, stated an improvement of the previous plan would be a 60 foot street thru the area to meet the circulation requirements.

Mr. Kinser suggested that this plan be referred to the Commission for further study and action. It was therefore

VOTED: To REFER the preliminary plan of Southern Oaks - Revised, to the Planning Commission.

08-60-12 A.D. Stenger Addition, Section 2 - Revised
Westridge Drive

The staff presented the following report for this subdivision of 3.70 acres of 12 residential lots:

1. Show required drainage and public utility easements.
2. Some agreement between the subdivider and the two adjoining owners to the south (Messrs. Ward and Erickson) should be reached concerning the platting of the triangular portions of Lot 7 south of the drainage easement. The drainage easement is 20 feet in width and is of no benefit to this lot. If the lot is approved as a separate lot it would create a hardship on the people buying the lot when the street comes through, plus the fact that the lot might be substandard in size. Mr. Ward has indicated he would talk to Mr. Stenger about the possibility of trading.

08-60-12 A.D. Stenger Addition, Section 2 - Revised--contd.

3. A cul-de-sac should be provided at the south end of Westridge Drive unless assurance of street extensions in the near future can be given.
4. That portion of Airole Way south of the subdivision should be renamed Westridge Drive since it is proposed to connect these two streets. There should be some indication on the ground that the street is there and we recommend a cul-de-sac because the street is not open.
5. Completion of departmental reports is required.
6. The developer should clearly show that a reasonably good building site is provided on Lot 6 due to the limitations created by countours, setback and drainage easement. Lot 6 is a large lot but there are limitations on it. It is 85 feet in width with a 26 foot drainage easement 25 feet from both front and rear with 5 feet side setback. There is a 20-25 foot drop in elevation and there should be assurance from the developer regarding this to eliminate further consideration by the Board of Adjustment.

Mr. Thomas Watts, engineer for the developer, advised in relation to the problem between Mr. Ward and Mr. Stenger, he did not know if any agreement has been reached. However, approval of this preliminary does not necessarily preclude an agreement in the future. Lot 6 presents problems but there is some solution for it. The Board of Adjustment has had similar problems. The cul-de-sac offers a problem with the long dead-in street which he felt could be resolved satisfactorily. Perhaps, Mr Stenger would elect to leave the last lot out until Mr. Ward and Mr. Erickson would come in and dedicate the remainder of the street. He noted this is sometimes a legal problem.

Mr. Lewis inquired about a temporary cul-de-sac by leaving off two lots.

The Director stated in the ultimate result there are two lots which are not useable until something is done with the street. He noted the street will eventually be opened through and there is a possibility of taking off Lot 7 and putting in a cul-de-sac.

Mr. Kinser stated there would be a possibility of leaving two lots out and not improving with a cul-de-sac. He felt the plan might be better with a turn around and suggested bringing lots into the subdivision with building restrictions and making a place for a turn-around.
The Committee therefore

VOTED: To APPROVE the preliminary plan of A.D. STENGER ADDITION, SECTION 2-Revision, on the condition that Lots 6 and 7 be excluded, and pending completion of departmental reports.

C8-63-55 Western Trails Estate
Jones Road and Buckskin Pass

The staff presented the following comments on the departmental reports for this subdivision of 38.44 acres of 95 residential lots.

1. Annexation is required for service.

The Director explained that the area is in conflict over control between Sunset Valley and the City of Austin. The City cannot enter into any refund for streets and such until this matter is resolved. He suggested that the Committee proceed with the plan on the basis that this will be resolved soon.

Mr. Stewart, the developer, advised that Sunset Valley has no interest in this land but the boundary line needs to be established between Sunset Valley and the City's legal department.

2. Additional easements are required.
3. Showing of location size and flow line of drainage pipe in Jones Road is required.
4. Showing of complete boundary survey.

The staff noted that the layout is satisfactory and presented the following summary of the plat review:

1. Lot 3-10, Block B, are required to provide a 25 foot setback line from both streets.
2. Developer should show clearly that adequate building sites can be provided for Lots 8-18, Block A, due to limitations of setback line and sanitary sewer easement across these lots.
3. Approval of Block E of this subdivision will create double frontage lots out of existing Lots 35 and 36, Western Trails, Section 4, owned by F.W. Sternenberg, Jr. and N.W. Croslin. These owners should not be required to participate in the development of Round-Up Circle. These lots are not sufficiently deep to make it possible for the re-subdividing of these lots. It would not be feasible to build houses on the back end of these lots as it would require considerable fill to utilize them.
4. Change name of Round-Up Circle and around corners of Intersection of cul-de-sac and Jones Road in Block A.
5. No lots subject to flooding can be approved on a final plat.

The Committee therefore

VOTED: To APPROVE the preliminary plan of WESTERN TRAILS ESTATE subject to completion of departmental reports, and set-back requirements.

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08-63-56 Stone Gate

Webberville Road and Stone Gate Drive

The staff presented the following departmental comments for review:

1. Part of the area is within W.C. and I.D. No. 13, and an agreement must be made with the district as to who will service that part with water; i.e. the district or the City. This will affect the refund contract. Sanitary sewer is available.
2. The location of the proposed 30 foot easement needs further study. Easement is required outside the subdivision. The creek easement on the west end of the subdivision needs change in location.

The staff noted the layout is satisfactory and presented the following comments:

1. Change the name of Stone Gate Circle and Woodmoor Circle.
2. The United Gas Pipe Line Company must agree to the location of the rear lot lines of Lots 27-35 and will be required to sign any final plat which involves their easement. It appears that the common rear line would fall on top of the existing pipe line. The engineer sees no problem and the final plat will be signed by United Gas.
3. Necessary site and channel work is required on lots subject to flooding. No lots subject to flooding can be approved on a final plat.
4. Some agreement should be reached between the subdivider and the adjoining property to the west to provide better access to Lot 70. The lot is separated from the rest of the subdivision by Fort Branch with access off of Webberville Road.
5. The subdivider should show clearly that adequate building sites can be provided for Lots 68-70. The lots subject to flooding will require considerable fill.
6. Four lots on the south end are served by a dead-end street. A variance will be necessary because the Ordinance requires a cul-de-sac on dead-end streets.

Mr. Thomas Watts stated that the Drainage Department has given considerable study to the area. A combination of deepening and widening of the channel needs to be accomplished.

Mr. Phillips suggested a temporary turn-around for two lots in question on Heflin Lane.

The Director stated it would be necessary to comply with the standard cul-de-sac or obtain a variance from the Ordinance on the radius. A temporary cul-de-sac with gravel could be approved on condition that at some time in the future it would be built as a final cul-de-sac.

C8-63-56 Stone Gate--contd.

Mr Phillips suggested a variance be accomplished with a half-turn with proper curve on the drive. He felt this would be the same thing as a cul-de-sac except it would be a temporary half-cul-de-sac, which amounted to a full cul-de-sac with turn around all on one side.

The Director stated provision must be made to assure it would be built at some time in the future and would have to be approved by the Public Works Department and the Legal Department.

Mr. Phillips agreed to putting in a cul-de-sac on a permanent basis, providing the street plus a 50 foot radius turn around on one side.
The Committee therefore

VOTED: To APPROVE the preliminary plan of STONE GATE subject to completion and compliance of departmental reports.

SUBDIVISION PLATS - CONSIDERED

C8-63-6 Windsor Park Hills, Section 4
Gloucester and Claymoor

The staff reported all departmental reports have been received and the plat is ready for approval.
It was therefore

VOTED: To APPROVE the plat of WINDSOR PARK HILLS, Section 4.

C8-63-40 Windsor Park Hills, Section 5
Claymoor Drive and Cordell

The staff reported all departmental reports have been received and the plat is ready for approval except for the opposition to the request for the change of name of the subdivision to Preswick Hills. Such late changes of subdivision names causes confusion in maintaining correct records.

Mr. Phillips stated the request for the change of name was for marketing reasons as the price structure of the subdivision had changes.

The Committee advised the subdivider to be more careful in the future about the change of names.
It was therefore

VOTED: To APPROVE the plat of WINDSOR PARK HILLS, Section 5, and to approve the change of subdivision name to Preswick Hills, Section 1.

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SHORT FORMS - FILED

The staff reported that all departmental reports have not been received and no action is recommended at this meeting for the following plats. The Committee therefore

VOTED: To ACCEPT the following plats for filing.

C8s-63-135 James F. Struhall Subdivision
Avenue H and East 46th Street

C8s-63-141 Barton Springs Heights
Resub. Lots 7-10
Cliff St. at Virginia Avenue

C8s-63-136 Bleakley and Beaver Subdivision
Callas Street at 7th Street

The staff reported that all departmental reports have not been received and a variance is required from the filing requirements. A further check of the street alignment to provide for 20 feet of widening will be made. The adjoining property owner - H.E. B. Store has refused to join in the plat. The Committee therefore

VOTED: To ACCEPT the plat of BLEAKLEY AND BEAVER SUBDIVISION for filing, granting a variance on the signatures from the filing requirements.

C8s-63-137 Rogers Lane Addition
Rogers Lane and F.M. 969

The staff reported that all departmental reports have not been received and three variances are required. At the northwest corner of F.M. 969 and Roger Lane, the adjoining property owners has refused to join in the plat and be part of it. There is a variance involved at the north end of the subdivision in Lot 1, Blocks A and B. The street has been accepted by the County up to a point 35 to 40 feet into these lots. This does not meet the requirements of the Ordinance for the street frontage of 60 feet (for septic tank lots). A third variance is required on the lot width for Lot 3 in Block A. Originally this lot was proposed for two lots but did not meet the approval of the Health Department.
The Committee therefore

VOTED: To ACCEPT the plat of Rogers Lane Addition for filing, granting the three variances on filing, street frontage and lot width required.

SHORT FORMS CONSIDERED

C8s-63-139 Lloyd W. Payne Subdivision, Resub. Lots 1-6
Parker Lane and Taylor Gaines

The staff recommended approval of this plat and a variance on the rear 5 foot easement due to the fact that utility departments do not need such easements. The Committee therefore

VOTED: To APPROVE the plat of Lloyd W. Payne Subdivision, granting a variance on the 5 foot utility easement.

C8s-62-87 Mrs. Omer A. Copeland Subdivision
Goodrich Avenue

The staff reported that a side yard variance had been granted by the Board of Adjustment and recommended approval of the plat as having satisfied all the requirements of the Ordinance. The Committee therefore

VOTED: To APPROVE the plat of MRS. OMER A. COPELAND SUBDIVISION

C8s-63-134 Bon Air Knolls Resub. Lots 21-25, Block 3
Bouldin Avenue and Ramona Street

The staff reported this plat had satisfied all the standards of the Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the plat of BON AIR KNOLLS RESUB. Lots 21-25, Block 3.

C8s-63-133 William E. Shelton Subdivision
Barton Springs Road and Tommy Road

The staff recommended disapproval of this plat pending the status to Toomey Road by the Legal Department. Tommy Road is not a dedicated street and cannot have a lot on it. The Committee therefore

VOTED: To DISAPPROVE the plat of WILLIAM E. SHELTON SUBDIVISION pending the status of Toomey Road.

ADMINISTRATIVE APPROVAL

The staff reported two 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 short form plats.

C8s-63-138 Burchard-Ford Subdivision
McCarty Lane west of Beckett Road

C8s-63-140 Cherrylawn Section 2, Resub. Lots 21 and 22
Cedarlawn Circle and Walnut Hills Drive