

SUBDIVISION COMMITTEE

Regular Meeting -- December 9, 1963

PRELIMINARY PLANS

C8-63-46 Flournoy Heights, Section 1 - Revised
Springdale Road So. of Leslie Avenue

The staff presented the following summary of departmental reports for this residential subdivision of 11.59 acres proposing 59 lots:

1. Easement for rear build required.
2. Drainage easement will be needed on Lots 15 and 16 of Cheynosky Subdivision No. 9.
3. Show complete boundary survey, radius of all cul-de-sacs, and width of Sena Avenue. Dedication required for a portion of Leslie Avenue at northwest corner of the subdivision. Suggest that the name of Walley Avenue be used instead of Glomar.

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

1. Lot 3A is required to be a part of this subdivision, and complete boundary survey must be provided. The engineer for the subdivider has agreed to this.
2. Provision for an 80 foot right-of-way on Springdale Road is required including Lot 3A. The engineer for the subdivider has indicated that the right-of-way has been established, however, an additional two or three feet may be needed.
3. To keep the lots standard in this subdivision, redesign of Block A and Block B may be necessary as a result of widening of Springdale Road.
4. Provision for dedication for Leslie Avenue at northwest corner of the subdivision is required.
5. Show radius of cul-de-sacs and widths of all streets. The engineer has agreed to take care of this.
6. Variance is required for the length of Sena Avenue cul-de-sac. (500 feet in length).
7. The structures located on Lots 12 and 14, Block B, must comply with the Zoning Ordinance requirements. There are existing buildings located and no dimensions are shown in relation to the building and property line.
8. Lots 1, 8, 15, 25 and 27, Block B and Lot 3, Block A, should provide a 25 foot setback from Glomar Avenue because of relation to lots adjoining them.

C8-63-46 Flournoy Heights, Section 1 - Rev.--contd.

Mr. Oscar Holmes, engineer for the developer, stated that this revised preliminary in relation to the third cul-de-sac and the lots adjacent to it. The 500 foot cul-de-sac at Sena and Glomar were identical to the original preliminary. Due to the adjacent property of this subdivision, this is the only logical use of the land. In regard to set-back lines, Mr. Holmes explained that the set-back lines as shown agree with the recommendation of the first preliminary plan and shows 15 feet set-backs instead of the originally proposed 10 feet in all these areas.

Mr. Foxworth noted that there are some problems with Lot 1 in Block B and Lot 3 in Block A being compatible with other lots. He explained that Lots 25 and 27 in Block B are two corner lots with one lot in between. Even with a 15 foot setback on corner lots, this middle lot would be shoved back. The requirement of the Zoning Ordinance is to provide the 25 foot setback. Mr. Holmes was of the opinion that this served as an aesthetic value only. Since this block consists of only these three lots, he did not believe it would make any difference to have the middle lot set-back 10 feet. To come back 25 feet would limit the building area on the lot.

Mr. Stevens commented that the subdivider would be required under the Zoning Ordinance to setback 25 feet on corner lots if the middle lot is built first with a 25 foot setback. The staff would recommend a greater setback than 10 feet as proposed. The Committee therefore

VOTED: To APPROVE the preliminary plan of Flournoy Heights, Section 1 Revised, subject to compliance with departmental reports and a firm agreement on the widening of Springdale Road.

C8-63-58 Hill and Dale Addition
Hefflin Lane and Scottsdale Road

The following departmental comments were presented for this residential subdivision of approximately 7 acres:

1. Part of the subdivision is within the City and part is in WC & ID No. 13. The owner must obtain permission from the District if City is to furnish complete subdivision with water.
2. Additional electric easement are required.
3. Substantial portions of Block B are believed to be presently subject to flooding by Ft. View Branch. A drainage easement is required.
4. Source of contour data and radius of cul-de-sac should be shown. It is suggested the name of Springhill Circle be changed.

Additional comments by the Planning Department were as follows:

1. An additional 10 feet of right-of-way is required for the widening of F.M. 969.

Subdivision Committee

Reg. Mtg. 12-9-63 3

C8-63-58 Hill and Dale Addition--contd.

2. Block A and Block B may require modification as a result of the widening of F.M. 969.
3. Annexation is required for utility refund.

The Commission therefore

VOTED: To APPROVE the preliminary plan of Hill and Dale Addition pending compliance with departmental reports.

C8-63-59 Suggested Subdivision Plan of Berkman Tract
Berkman Drive and Burrell Drive

The staff presented the following departmental review for the proposed residential subdivision of 52.89 acres:

1. Retain sanitary sewer easement for existing line near Bartholomew Drive and Westminister Drive.
2. Electrical easements required for rear build.
3. Section 23.11(5) of the Subdivision Ordinance has not been complied with. Portions of lots next to Westminister Drive are believed to be subject to flooding under present circumstances and will require fill in order to prevent same. There is a similar condition with lots adjacent to Blanton Drive north of Bartholomew Drive.

Comments by the Planning Department are as follows:

1. Westmoor, Broadmoor, Bartholomew and Lanta Drive names are to be retained on streets as shown.
2. The streets abutting the Annie Webb Blanton School Site must be developed according to the conditions set forth by the City of Austin.
3. Bartholomew Drive, between Lantana and Berkam Drives, and Lantan Drive south of Bartholomew Drive, must be dedicated and developed within the conditions of sale established by the City.
4. All intersection corners must be rounded in accordance with the policy established by the Commission.
5. Block C (adjoining Delwood 4 East) exceeds ordinance length permitted (1950 feet in length). Variance is necessary.

Mrs. Hawkins, an adjoining property owner, stated she and other property owners in the area are interested in purchasing lots out of this tract. The Chairman advised Mrs. Hawkins to contact the City Manager in regard to her proposal as the Berkman Tract is being auctioned on January 9, 1964 by the City of Austin. The Committee therefore

VOTED: To APPROVE the suggested subdivision plan of the Berkman Tract subject to compliance with departmental requirements.

C8-63-60 Lanier Terrace, Section 3
Ohlen Road and Burrell Drive

The staff reviewed the following departmental comments of this preliminary plan for a residential subdivision of 18 acres.

1. Additional electrical easements are required in the rear.
2. Additional sewer easements will be required on this tract and the adjacent Wagner Tract.
3. All adjoining property owners should be shown and it is suggested the name of Banion Street be changed.

The staff reported a letter of opposition to the proposed subdivision plan from Mr. W.M. Reese, and adjoining property owner. The proposed layout shows streets heading directly into and across Mr. Reese's property without regard to the affect of his property. Due to the layout of the frontage of the lots and other problems, the staff recommended that this plan be referred to the Planning Commission to allow time for the staff and the owner to get together on a more suitable plan. The Commission therefore

VOTED: To REFER the preliminary plan of LANIER TERRACE, SECTION 3 to the Planning Commission.

C8-63-61 Chisholm Gates
F.M. 1325 and Krause Lane

The staff presented the following comments from the departments in regard to this 142.13 acres subdivision which proposes residential, commercial and industrial useage:

1. Sanitary sewer is not available. Water is available from WC and ID No. 11.
2. Additional electrical easements and lot lines changes are required.
3. The description of the culvert under the Missouri-Pacific Railroad at Lot 18, Block 8, is believed to be faulty. Additional drainage easements will be needed, particularly in Block 4 and 8 where the width will be substantial. Portions of the drainage easements shown should not be needed, i.e, Lots 5, 6 and 7, Block C. It is believed that substantial portions of Block L, and perhaps portions of Block J in addition, are presently subject to flooding. This will require substantial modification (or off-site) drainage easement in connection with these lots.

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

1. The location of the proposed east-west thoroughfare (the name of which has been changed from Krause Lane to Kennedy Boulevard) upon the L.C.R.A. easements must be approved by L.C.R.A.

C8-63-61 Chisholm Gates--contd.

2. Agreement between the subdivider and L.C.R.A. must be made to provide for a 100 foot roadway between the two sets of power poles for this thoroughfare.
3. Sedalia Trail and Ogallala Trail south of proposed Kennedy Boulevard through the industrial area are required to provide a right-of-way width of 80 feet.
4. A cul-de-sac at the south end of Ogallala Trail is required. The staff recommends this part of the plan be excluded from the subdivision at this time until problems are worked out.
5. The triangular tract at the southwest corner of Kennedy Boulevard and Sedalia Trail cannot be approved except in conjunction with adjoining property.
6. Existing buildings in Block A should conform to the Zoning Ordinance requirements for side yards.
7. Identification should be made on road and additional widening along south boundary of subdivision.
8. Recommend modification of intersection of Big Crow Trail and Chugwater Trail and adjoining lots as shown on the plat review copy.
9. Recommend the softening of the curves on Powder River Trail to eliminate sharp turns.
10. Approval of this plan does not constitute approval of zoning for the proposed commercial area.
11. Recommend approval of the plan to the middle of blocks G and J, including Kennedy Boulevard and necessary L.C.R.A. easements in connection therewith and hold the balance of the plan in abeyance to work out the problems connected therewith.

Mr. Thomas Watts, the engineer for the developer, stated that in regard to softening of the curve on Powder River Trail, since this was not a highly traveled street and relatively short, he felt this would not be necessary. His opposition stemmed from the loss of space on the lot area affected by this.

Mr. C. Aubrey Smith, an adjoining property owner, questioned the affect of the L.C.R.A. easement on their property across the railroad tract. The staff explained that the Master Plan indicates the same thoroughfare along the L.C.R.A. easement to Burnet Road, with the City and L.C.R.A. jointly. The Master Plan proposal continues along the same alignment to Burnet Road.

C8-63-61 Chisholm Gates--contd.

The Committee therefore

VOTED: To APPROVE the preliminary plan of Chisholm Gates to the middle of block G & J, including Kennedy Boulevard and necessary L.C.R.A. easements subject to compliance with all departments requirements, and to hold balance of plan in abeyance until all the problems could be resolved.

C8-63-62 Herman Brown Addition No. 2, Section 4
Pecos Street and Scenic Drive

The following departmental comments were presented for this proposed residential plan of 20.5 acres:

1. Electric easements required for street build on Scenic Drive, Laguna View Drive and Taylor Drive.
2. Additional drainage easements will be required.
3. Existing streets need to be vacated. Show boundary survey and all street widths, and indicate contour basis.

The Planning Departments comments are as follows:

1. Request for vacation of Old Scenic Drive and parts of Wade Avenue required. Council action on the vacation of said streets must be simultaneous with the Planning Commission's approval of a final plat dedicating new streets.
2. The small parcel of land adjoining the W.Y. Ferrick property has an inadequate size for the lot. Proposed use of this tract must be clarified.
3. Provision for full right-of-way of Scenic Drive at Pecos Street must be provided. The engineer for the subdivider has stated that they are working with the owner to purchase additional right-of-way for the needed 60 foot width.
4. Redesign of intersection of Laguna Drive, Scenic Drive and Mellow Circle is suggested.
5. An alternate layout proposed by the Planning Department is recommended for Mellow Circle and Great Circle to eliminate double frontage lots.
6. The location of the existing sanitary sewer and the topographic conditions of proposed Lots 11, 12, 13, and 14, adjoining Taylor Branch, are such as to require that building locations be shown for these four lots.
7. The block numbers need to be shown.

C8-63-62 Herman Brown Addition No. 2--contd.

Mr. Weldon R. Hudson, engineer for the developer, stated in regard to the double frontage lots, the area to the east of Wade Avenue is considerably higher than the street. The lots on the other side of Wade Avenue are lower than the street, therefore the lots on the east side would look over the lots on the west side. Mr. Hudson stated he has discussed the alternate plan with the Planning Department and he feels it is impossible to serve lots with 15 foot difference in elevations. The sewer would have to be rerouted. It would also be difficult to get from off the street into these lots because of relationship of the street to the building line. Generally speaking, due to the topographic features, he would prefer the alignment submitted.

Mr. Foxworth noted that to serve Lot 14 would required additional sewerage from a cul-de-sac street. Mr. Hudson commented that one lot is possible 15 to 20 feet higher than the street and he felt the others could be worked out. Mr. Kinser observed that generally double frontage lots should be avoided but the difference in elevation causes problems in connecting utilities in this case. Mr. Stevens advised there should be some assurance of the building area for the four lots adjoining Taylor Branch (Lots 11-14) due to topography and the location of the sanitary sewer without asking for variance from the Zoning Ordinance. The Committee therefore

VOTED: To APPROVE the preliminary plan of HERMAN BROWN ADDITION NO. 2 SECTION NO. 4 subject to providing adequate building sites on Lots 11, 12, 13 and 14, and compliance with departmental requirements.

C8-63-63 College Heights

New Burleson Road and Hillbriar Drive

The staff presented the following plat review of departmental comments of this proposed residential, commercial and apartment development of 98 lots on 47.8 acres:

1. Sanitary sewer is available, however, some off-site sanitary sewer easements are required. A water approach main is required from the intersection of Burleson Road and Parker Lane.
2. Additional electrical easements are required.
3. Section 23.11(5) of the Subdivision Ordinance has not been complied with. Additional drainage easements will be required. Significant portions of Blocks A and B are believed to be subject to flooding under present conditions.
3. Public Works suggested the change of name for Oltorf Street to East Oltorf Streets and indication of street name between Blocks I and F.

C8-63-63 College Heights--contd.

The following comments by the Planning Department were reported with a recommendation that this subdivision plan be postponed until the next Subdivision Committee Meeting until some of these problems could be studied further:

1. As Briarwood Hills Preliminary is pending on the adjoining property to the north with a different location for Hillbriar Drive, an agreement needs to be made between the two developers for the location of this collector street.
2. The location of East Oltorf Street, primary thoroughfare, needs additional study by the Department.
3. A study sketch needs to be prepared by the Planning Department relating the subject tract to the adjoining properties regarding street locations and street continuity.
4. The width and alignment of New Burleson Road need to be determined by the Planning Department.
5. Lots 1, 2, and 3, Block A, are required to have a 25 foot setback from Old Burleson Road. It is recommended that all corner lots in Blocks B-J provide a 25 foot setback on both streets as the residential design relates lots toward protecting both streets.
6. Identify L.C.R.A. easement between Blocks A and B and in Block E.
7. Include existing drainage easement between Blocks A and B as part of the adjoining lots.
8. The approval of this plan does not constitute approval of the zoning for the proposed apartment and commercial sites. The staff calls particular attention to the apartment site proposed on lot 9, Block B, as related to adjoining residential lots.

Such postponement was agreeable with the owner and engineer. The Committee therefore

VOTED: TO POSTPONE the preliminary plan of COLLEGE HEIGHTS to the next Subdivision Committee Meeting.

C8-63-64 Lakewood Park, Section 4
Creekbluff Drive and Ledge Drive

The following summary of departmental plat review was reported by the staff:

1. Sanitary sewer is not available. Water is available from Travis William WC and ID No. 1.
2. Additional electrical easements are required.
3. Storm sewer compliance may need further consideration.
4. Adjacent property owners, complete boundary survey and key map should be shown on the plat.

C8-63-64 Lakewood Park, Section 4--contd.

Additional comments by the Planning Department were reviewed:

1. Align Crossmead Drive with unnamed street proposal north of Creekbluff Drive or relocate unnamed street.
2. If the Subdivision Committee approved the building setback line for Lot 14, Block A, the variation requested from the lot width requirement will not be necessary. However, the lots in this block can be rearranged to meet the technical requirement of the Ordinance. Lot 14 is facing into Creekbluff Drive and has only 38 foot frontage street for a distance of 85 feet and then widens to 100 feet. A variance is necessary for lot width requirements.

The engineer for the developer stated this could be complied with. They would setback 25 feet from the 85 foot building line for 110 feet. A variance would then be needed on 38 foot frontage.

3. Rearrangement of property boundary between Roy Martin and D.B. Barrow is necessary prior to submission of a final plat.
4. A variance is required from the Ordinance on the block length requirements for Block A. The variance is recommended due to terrain and Bull Creek.
5. The staff recommends any drainage facilities installed or any bridging of the draw between Lots 11 and 12, Block A, be built to City standards.

Mr. Watts suggested a low water crossing might be more economical construction to avoid flooding. Mr. Moore stated due to the crossing of the creek several times, a bridge would need to be built. Mr. Stevens noted there was a 50 foot bluff between the subdivision and Bull Creek. The control of Bull Creek for the park area should be worked out with the area identified. The Committee therefore

VOTED: To APPROVE the preliminary plan of LAKEWOOD PARK, SECTION 4, subject to clarification of drainage facilities or bridging in Block A, granting a variance from the Ordinance on block length requirements for Block A and compliance with departmental requirements.

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

The staff reported that this preliminary plan was postponed until the development of Duval Street was settled and the required setback lines were shown. All matters in regard to the problem of Duval Street extension have been settled and approval is recommended subject to showing of the building setback lines. The Committee therefore

VOTED: To APPROVE the preliminary plan of HOLIDAY HEIGHTS, SECTION 1 subject to showing of the building setback lines on the plat.

C8-62-8 Northcape Subdivision - Revised
Fiskville Road

The staff presented the following review of departmental reports:

1. Sanitary sewer approach main is required.
2. Additional electrical easements are required.
3. Topography does not reflect relative elevation of tract with relation to Rundberg Lane. Additional drainage easements will be required. Comments as to flooding of portions of Block A withheld pending further data and study. It is believed that Section 23.11(5) of the Subdivision Ordinance has not been complied with.
4. Exclusion of City tract is recommended by Public Works, on which is located an electric utility substation.

Planning Departments comments are as follows:

1. Modification of area north of Glacier Drive will be necessary to provide adequate access to adjoining properties.
2. Recommend Norwich Circle be extended into adjoining property to the west.
3. A 25 foot building setback required from Rundberg Lane for all lots in block A and for lots 1-6, Block B, due to being through lots.
4. Drainage and public utility easement in Blocks A and D must be included with the lots and not be shown as a separate tract.
5. Change name of Norwich Circle to avoid confusion with Norwich.
6. If heavy commercial or semi-industrial uses are contemplated along Middle Fiskville Road, a right-of-way width of 80 feet should be provided. A minimum of 70 feet right-of-way width required for general commercial use as the street becomes a commercial collector.
7. Modification of residential alternate as shown on plan recommended on proposed commercial area north of City of Austin property.
8. Approval of this plan does not constitute approval of zoning on proposed commercial areas.
9. A 60 foot right-of-way width should be provided for the entire length of Glacier Drive as it will serve as a collector street for this property and adjoining property to the east.
10. Although the layout is acceptable, the streets are laid out such that there is very little distinction between the collector and minor residential streets. This partially results from the cross intersections and grid pattern.

C8-62-8 Northcape Subdivision-Revised--contd.

Mr. Kinser inquired as to shifting Iceland Drive north to eliminate double frontages lots on Rundberg Lane and was informed by the staff that Rundberg Lane is classified as a secondary street and they would not recommend having lots fronting on this street. Lots abutting Rundberg Lane cannot have good access with the traffic flow.

Mr. Isom Hale stated he felt this was reasonable but he questioned the need for two collector streets. Mr. Foxworth stated to eliminate one of the streets as a collector street would require a whole revision of the plan. Mrs. Butler commented there is going to be a school located in this area and there will be a need for access to this school. The Committee therefore

VOTED: To APPROVE the preliminary plan of Northcape Subdivision - Revised subject to completion of departmental reports and 25 foot building setback required from Rundberg Lane for all lots in Block A and Lots 1-6, Block B; and 60 foot right-of-way for Glacier Drive.

SUBDIVISION PLATS - CONSIDERED

C8-63-36 Royal Oak Estates, Section 8
Wheless Lane and Northhampton

The staff reported all departmental reports have been cleared and this plat complied with all requirements except for an easement required across the property at the southeast corner of the intersection of North Hampton Drive and Wheless Lane. The Commission therefore

VOTED: To DISAPPROVE the final plat of ROYAL OAKS ESTATES, SECTION 8, pending the required easement and authorized the staff to poll the Commission upon completion.

C8-62-29 Heritage Hills, Section 1
U.S. Highway 81 and Rutherford

The staff reported this plat lacked a letter of acceptance on street construction and installation of utilities. Other than this fiscal requirement, the plat was ready for approval. The Committee therefore

VOTED: To DISAPPROVE the plat of HERITAGE HILLS, SECTION 1, and authorized the staff to poll the members of the Commission upon completion of fiscal arrangements.

SHORT FORMS - CONSIDERED

The staff reported the following short form plats complied with all provisions of Section 4 of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the following short form plats:

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

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

C8s-63-150 Bowling Green Resub. of Lot 7 and Part of Lot 5, Block G
Hathaway Drive and Colfax Avenue

C8s-63-141 Barton Springs Heights Resub. Lots 7, 8, 9 and 10
Cliff Drive and Virginia Avenue

The staff recommended disapproval of this plat pending completion of all department reports. The Committee therefore

VOTED: To DISAPPROVE the plat of BARTON SPRINGS HEIGHTS, RESUB. LOTS 7-10 pending completion of the required departmental reports.

C8s-63-144 Resub. of Lot 1, Block 1 of Windsor Park Section 3 and Lot 21,
Block 1 of Royal Oak Estates, Section 4, Rogge Lane and Windward Drive

The staff reported telephone company clearance was lacking on this plat and recommended disapproval pending this report. The Committee therefore

VOTED: To DISAPPROVE the plat of RESUB. OF LOT 1, BLOCK 1 OF WINDSOR PARK SECTION 3 AND LOT 21, BLOCK 1 OF ROYAL OAK ESTATES SECTION 4 pending telephone company clearance.

C8s-63-147 Royal Oak Estates Section 8, Resub. Lot B and Delwood Terrace, Section 2
Resub. Lot 34, Block A Wheelless Lane and North Hampton

The staff reported this plat complies with all requirements of the Subdivision Ordinance except for the pending streets being vacated and the vacation information being shown in the dedication. The Committee therefore

VOTED: To APPROVE the plat of ROYAL OAK ESTATES SECTION 8, RESUB. LOT B AND DELWOOD TERRACE, SECTION 2, RESUB. LOT 34, BLOCK A, authorized the staff to hold the plat pending vacation information being shown on the plat.

C8s-63-151 Bowling Green Resub. of Lots 6 and 7, Block F
Bowling Green Drive and Polaris Avenue

The staff reported a variance is required from the adjoining property owner's signature on the plat as he is opposed to short-form subdivision. The Committee therefore

VOTED: To APPROVE the plat of BLOWING GREEN RESUB. OF LOTS 6 and 7, BLOCK F granting a variance from the signature requirements of the adjoining property owner.

ADMINISTRATIVE APPROVAL

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

ADMINISTRATIVE APPROVAL--contd.

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

C8s-63-143 Resub. of Obenhaus Addition

Airport Boulevard and East 53 $\frac{1}{2}$ Street

C8s-63-145 O.C. Hardin Subdivision

East 32nd and Hemlock Avenue

C8s-63-146 Oltorf Village, Section 1, Resub. of Lot 3

East Oltorf Street and Interstate 35

C8s-63-149 Western Trails, Section 7, Resub. of Lots 13, 14 & 15, Block R
Arapahoy Trail