

SUBDIVISION COMMITTEE
Regular Meeting -- February 17, 1964

PRELIMINARY PLANS

C8-63-39 St. Edward's Heights, Section 1 - Revised
Ben White Blvd. and Interregional Highway

The staff advised this preliminary plan was previously approved for the skematic layout on September 16 of last year subject to departmental requirements and approval of the street location over the sanitary fill. The plan has now been revised to change Woodward Street and a portion of San Marino Drive to a better alignment. The revised plan now gives a better access to the apartment sites. Approval was recommended subject to compliance with the departmental requirements. The Committee therefore

VOTED: To APPROVE the preliminary plan of St. Edward's Heights, Section 1- Revised, subject to compliance with the departmental reports.

C8-63-71 Richland Estates, Section 3 - Revised
Dalton Lane and Amory Lane

This plan was postponed for 30 days at the last Subdivision Committee Meeting for further study. The staff reviewed the following department comments:

1. Variance is required on the length of Carter Circle cul-de-sac.
A variance is recommended due to the creek situation.
2. Variance is required on the radius of Lively Circle cul-de-sac.
This variance is not recommended as the cul-de-sac can be made the required radius and still have adequate building sites on these lots.
3. Lot 39 on Carter Circle required to provide a 25 foot building setback line along its entire frontage.
4. Recommend a 15 foot building setback line from the side streets for corner lots 17, 23, 29, 30, 57 and 65. These are corner lots which have lots fronting onto them. A greater setback than 10 feet should be provided and a 15 foot setback is satisfactory.
5. The Moreland tract to the north is required to be a part of any final plat of lots abutting it, unless it is subdivided by itself prior to submission of such final plat. A section of Richland Estates excluded this. A note concerning the disposition of this tract and adjoining triangular tract was placed on the final plat of Section 1.

The establishment of the alignment of Dalton Lane is a consideration for the adjoining owner's participation.

Two hundred feet of right-of-way is required for the thoroughfare. Determination of the use of the triangular tract should be made. The adjoining property should be incorporated because it is basically out of the subject tract. Dedication for right-of-way will be needed. Mr. Thomas Watts, engineer, commented that the adjoining property is outside of the city limits and the property has not been annexed. It was his opinion the adjoining portion should not be included with the subject property as it is a separate ownership.

C8-63-71 Richland Estates, Section 3 Revised--contd.

Mr. Watts stated a 40 foot cul-de-sac would allow a better size lot between commercial property and the cul-de-sac and the creek and that a radius of 40 foot on the paving would be used to provide the standard paving width on the cul-de-sac.

Mr. Stevens advised the Committee that the staff can find no basis for recommending the variance on the radius of this cul-de-sac.

Mr. Watts stated that a reduction in area of four lots would result in using a standard 50 foot radius.

Mr. Kinser inquired of the possibility of 10 additional feet from the adjoining Hill property and was advised that the adjoining owner did not want to sell any more property.

Mr. Beddows suggested that one lot could be cut to enlarge the cul-de-sac and eliminate this problem.

Mr. Foxworth advised that lot 56 was recommended to have a building setback of 15 feet.

The Committee therefore

VOTED: To APPROVE the preliminary plan of RICHLAND ESTATES, SECTION 3-REVISED subject to compliance with departmental reports.

C8-64-1 Balcones West, Section 3
Spicewood Springs Road and Ceberry Drive

The staff reviewed this residential subdivision of 23.5 acres and 72 lots, presenting the following comments:

1. Block F exceeds Ordinance requirements for length. Recommend Ceberry Drive be extended to the north property line and Baywood Drive be extended to the north property line to break block lengths and provide access to adjoining properties for future development.
2. It was explained a small tract was excluded from Section 1 when it was developed. This should be dedicated to the City for the proposed 90 foot alignment on Spicewood Springs Road or proposed Anderson Lane. As the lot is in the middle of the street alignment, it cannot be used.
3. Lot 9, Block G is required to provide a 25 foot building line from both streets.
4. Recommend a 25 foot setback line from Spicewood Springs Road for Lot 12, Block H due to setback on adjoining Lot 13.
5. Consideration should be given toward a modification in street layout to eliminate the double frontage Lots 8 and 9, Block G, and create more usable and desirable lots.

C8-64-1 Balcones West, Section 3--contd.

Mr. Oscar Holmes, engineer, commented there is a creek to the south and a high bluff of from 15 to 18 feet. The building sites were designed to be away from the bluff to have a backyard area.

Mr. Foxworth noted that Lot 9 in the present layout has an awkward building alignment. It was noted that Lot 8 was a through lot, which is contrary to Subdivision Ordinance regulations. Double frontage lots are not desirable unless there is no alternative.

6. Departmental reports must be complied with.

In reviewing the schematic, the staff called attention to the 25 foot lane at west and north ends of subdivision. The status of this lane, private or dedicated to public, should be furnished by subdivider, as this can greatly affect the layout of this property.

Mr. Giddings, an adjoining owner to the north stated the recommended Ceberry Drive extension would provide adequate access for future development of his property and he could provide access to Dr. Wupperman's property. Dr. Wupperman stated that he plans to keep his tract as is for a few years and sell to a developer. He also indicated that Col. Schenck, whose property is located between his and Section 1, would probably do the same with his. Mr. Holmes stated they were opposed to the street extending northward.

Their property line is on the fence line and they have plans to build a bridge over the creek. They would expect the Public Works Department to pay for one-half of the cost and the subdivider the other half.

After further discussion of street access into the subject property and adjoining property. The Commission then

VOTED: To REFER the preliminary plan of BALCONES WEST, SECTION 3, to the Planning Commission, to give the subdivider time to try and work something out with the Planning Department concerning access, layout and other problems as discussed.

C8-64-2 Windsor Park Hills - Revised

Springdale Road and Proposed East 51st Street

The staff reviewed the following departmental comments.

1. The owner requested a name change on November 18, 1964, from Windsor Park Hills to Preswyck Hills, which was approved by the Subdivision Committee, and now wishes to change the name back to Windsor Park Hills.

The staff advised they normally recommend against change of name because of the paper work involved from one change to the other..

C8-64-2 Windsor Park Hill - Revised--contd.

The subdivider stated they had made a mistake. The basis for the requested change was they did not wish Windsor Park Hills to be surrounded by Preswyck Hills.

2. Recommend a greater setback than 10 feet from the side street for Lot 5 on the corner of Basswood and Highbury. A 15 foot setback is recommended on the Highbury side.
3. Show block number for Lots 5 and 6 abutting East 51st Street.
4. Basswood Drive should be shifted slightly to the west to allow more depth for double frontage lots abutting Springdale Road. These lots are only 115 feet in depth and are too shallow for double frontage purposes.

A discussion of the alignment of East 51st Street in relation to this subdivision followed. The Planning Commission and the City Manager have recommended the alignment on East 51st Street be straight, and 45 feet provided on adjoining property with 45 foot right-of-way by this subdivision

The staff advised the plan must be approved by the telephone and United Gas Pipeline Companies. Both companies may be required to participate in signing the plat. The triangular tract left out of the original tract must be included in the subdivision and provision for the dedication of the streets on the plat must be worked out before final approval. The drainage problem on the triangle piece of land has previously been discussed. The solution to make this land more useable on whatever portion is left should be resolved.

The staff advised if the commercial zoning of the portion at the southeast corner of the subdivision is not approved as commercial, then a residential alternate must be approved.

In conclusion, all departmental reports must be complied with.

The Committee therefore

VOTED: To APPROVE the preliminary plan of WINDSOR PARK HILLS - Revised, subject to compliance with the required departmental reports and inclusion of adjoining trianbular tract in preliminary plan with provision for the dedication and alignment of East 51st Street.

C8-64-3 Somerset West - Revised
 Manchaca Road and Stasseny Lane

The following departmental comments were reported by the staff:

1. Water service available from WC & I D No. 5. Sewer service available from City on special contract. Sewer approach main and off-site easement required for sewer service to parts of this plan.
2. Additional utility easements and lot line changes are required.
3. Agreement between the land owner and lease holder concerning the radio tower and easements should be made before preliminary approval.

C8s-64-3 Somerset West - Revised--contd.

In addition to the required department reports, consideration of layout problems need to be resolved. The Director recommends against lots fronting on Stassney Lane. An alternative layout where lots did not front on a thoroughfare street is recommended. The possible reduction of Stassney Lane as a primary to a secondary thoroughfare may be one solution whereby lots could be permitted to front onto such secondary thoroughfare with a divided roadway.

The Director recommended this plan be postponed until the problems of layout and negotiations between the subdivider and owner of the television tower have been resolved.

The Committee therefore

VOTED: To REFER the preliminary plan of SOMERSET WEST - Revised to the Planning Commission.

SHORT FORM PLATS - FILED

C8s-64-17 University Hills, Section 1, Resub. Lots 13-15, Block F
Columbia Drive and Duquesne Drive

The staff reported that reports have not been received from several departments and that no action on the following short form plat is recommended at this meeting. The Committee therefore

VOTED: To ACCEPT the plat of UNIVERSITY HILLS, SECTION 1, Resub. Lots 13-15, Block F, for filing.

SHORT FORM PLATS - CONSIDERED

The staff reported all departmental reports have been received and the following short form plats complied with all requirements of the Ordinance. The Committee therefore

VOTED: To APPROVE the following short form plats:

C8s-64-7 Duval Road Lots

Duval Road N.E. of Burnet Road

C8s-64-16 Fortune Estates, Section 2

Rabb Road and Wilke Drive

C8s-64-9 A.E. Schutze, Resub. Tract B Subdivision Portion of Isaac Decker League
Sterzing Street and Barton Springs Road

The staff recommended disapproval of this short form plat pending the completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the plat of A.E. SCHUTZE, RESUB. TRACT B, pending completion of departmental reports.

C8s-64-12 Country Air, Section 1, Resub. of Lots 1 and 2
Conrad Street and Little Walnut

The staff reported all departmental reports had been cleared but the telephone and electrical departments indicate fiscal arrangements are required for relocation of an existing pole to be at owner's expense. It was recommended this plat be disapproved pending this required fiscal arrangement.
The Committee therefore

VOTED: To DISAPPROVE the plat of COUNTRY AIR, SECTION 1, Resub. of Lots 1 and 2, pending the required fiscal arrangements.

ADMINISTRATIVE APPROVAL

C8s-63-158 Northwest Hills Section 6, Resub. Lot 4, Block M and Lot 8, Block N.
Rockledge Drive S.E. of Edgefield

The staff reported this plat 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 plat of NORTHWEST HILLS, SECTION 6, Resub. Lot 4, Block M and Lot 8, Block N.