

SUBDIVISION COMMITTEE  
Regular Meeting -- March 23, 1964

PRELIMINARY PLANS

C8-64-5 Westover Hills, Section 2  
Honeysuckle Trail and Hyridge Drive

The staff reviewed the following departmental comments:

1. Water & Sewer -- Annexation to city required.
2. Electric & Telephone Company -- Additional easements required, and line changes to permit construction from one block to another are also required.
3. Storm Sewer -- Section 23.11 (5) of the Subdivision Ordinance has not been complied with. It is believed that further study will show additional drainage easements are required.
4. Public Works -- Location map required. Contour datum also required. Show additional street width dimensions. Lots shown with sufficient area. Required additional street right-of-way on Cedar Hill Drive. Show complete boundary survey.

Planning Department comments were presented as follows:

1. Cedar Hills Drive required to have a right-of-way width of 90 feet. Secondary thoroughfare in Austin Development Plan.
2. Cul-de-sac required on all dead-end streets which are more than one lot depth in length.
3. Variance required on length of Oakmont Trail north of Hyridge Drive. Variance recommended based on layout and circulation needs.
4. Street required southerly from Hyridge Drive in vicinity of property line between school tract and E.M. Jones tract.
5. Subdivision Ordinance requires contours of no more than 100 horizontal feet apart.
6. Show correct ownership on P.R. Overton Tract (Austin Independent School District) and V.R. Grosdidier (W.L. Mayfield).
7. The engineer has verbally agreed to all other changes recommended by the Planning Department as shown in color on the plat review print, and subject to conditions listed above and departmental compliance, approval is recommended.

Mr. W.L. Mayfield, the developer, and Mr. James T. Watson, engineer, were present at the meeting. They questioned the need for 90 feet of right-of-way required for Cedar Hills Drive as a secondary thoroughfare. Since the subdivision will be bounded on three sides by boulevards and the West Loop it was Mr. Mayfield's opinion that the right-of-way proposed is not necessary.

C8-64-5 Westover Hills, Section 2--contd.

In addition, Mr. Mayfield questioned the necessity for a cul-de-sac at Hydrige Drive. Since the school tract is south of this, there will undoubtedly be an agreement between the school and City for dedication of this street. Since there is a 60 foot width provided on this street into the school property, Mr. Mayfield felt this was adequate. Mr. Foxworth commented that if the street did not go through, it would be necessary to have the cul-de-sac.

Mrs. E.M. Jones, who owns the tract to the east of the school site, noted that the street right-of-way would come through her property line.

Mr. Kinser stated the location of the streets could be worked out before the final plat is submitted. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, SECTION 2, subject to the Planning Department comments.

C8-64-6 Greenwood Hills, Section 2  
Suburban Drive and Sheraton Avenue

The staff reviewed the following departmental comments.

1. Water & Sewer -- Annexation required for utility service. Sanitary sewer approach main required for development of the eastern one-half of subdivision.
2. Electric & Telephone Company -- Additional easements and lot line changes required. Also see letter in file concerning telephone company buried cable.
3. Storm Sewer -- Open channel drainage easement eliminating all but three (3) street crossings should be provided in vicinity of Old-castle Road between Jamesworth Drive and Sheraton Avenue unless subdivider is prepared to bear extra cost of pipe storm sewer for this drainage.
4. Public Works -- O.K.

The staff advised the engineer has verbally agreed to all the changes the Planning Department recommended as shown on plat review print, and recommended approval subject to departmental compliance. It was therefore

VOTED: To APPROVE the preliminary plan of GREENWOOD HILLS, Section 2, subject to compliance with departmental reports.

C8-64-7 Oak Shores on Lake Austin  
Pearce Road and Oak Shores Drive

The staff reported the following departmental comments:

1. Water & Sewer -- Water and sewer service not available to this area from city system.
2. Electric & Telephone Company -- Show existing telephone and electrical easements. Additional easements and lot line changes required.

C8-64-7 Oak Shores on Lake Austin--contd.

3. Storm Sewer -- Additional drainage easements will be required. It is believed that Section 23.11(3) and (5) of the Subdivision Ordinance have not been complied with.
4. Public Works -- Change name of Fawn Trail and Mesa Vista. Show location map.

In addition, the following comments by the Planning Department were reviewed:

1. Identify right-of-way width on Pearce Road and on Oak Shores Drive. Required width is 60 feet.
2. Variance required on width of portions of Encino Verde and Frijolita. Fifty feet required by Ordinance, 40 feet requested by subdivider due to topography.
3. Clarify status of tract at rear of Lots 4 and 5, Block H, as to whether it is a part of this preliminary plan, and if so, clarify status of street frontage.
4. Since water is not available from the City of Austin, or a water district, approval of water supply must be given by the Health Department.
5. Subject to conditions listed above and departmental compliance, approval is recommended.

The Commission recommended the grade be checked before final approval on Encino Verde and Frijolita. It was therefore

VOTED: To APPROVE the preliminary plan of OAK SHORES ON LAKE AUSTIN subject to compliance with the above departmental comments, granting a variance on the width of portions of Encino Verde and Frijolita.

C8-64-8 Barton Hills West

Barton Skyway and Barton Hills Drive

The staff presented the following departmental comments:

1. Water & Sewer -- Annexation to City required. Temporary lift station or approach main required for immediate development.
2. Electric & Telephone Co. -- Lot line changes and additional easements required.
3. Storm Sewer -- Note in "General Notes" will suffice; however, strongly subdivider and engineer carefully assess the possible effect thereof.
4. Required street name change of Chaparral Cove.

C8-64-8 Barton Hills West--contd.

In addition, Planning Department comments were as follows:

1. There is a question of Kassarine Pass to Clemons Terrace as the grade is very steep. We recommend the street end in a cul-de-sac. Mr. Isom Hale, engineer, stated this was acceptable and felt the street grade could be worked out.
2. There is a need of 80 feet for Barton Hills Drive at its intersection with Barton Skyway for additional right-of-way. This will be an entrance street into the subdivision and this additional right-of-way is necessary, as the entire right-of-way for Barton Hills Drive in this subdivision is 80 feet.
3. The grade of the cul-de-sac (Kassarine Pass) must be checked with Public Works before final approval.

The Commission therefore

VOTED: To APPROVE the preliminary plan of BARTON HILLS WEST subject to the conditions outlined above and compliance with department reports.

C8-64-9 Northwest Terrace

U. S. Hwy. 183 and Burnet Road

The following departmental comments were reviewed:

1. Water & Sewer -- Annexation required.
2. Electric & Telephone Co. -- Additional easements required and lot line changes to permit construction from one block to another.
3. Storm Sewer -- Additional drainage easements required.
4. Public Works -- Show all street widths.

The staff presented a sketch of the overall plan and suggested an extension of Rockwood Lane to Burnet Road in the approximate location of Lot 3, Block K. This plan is based on the need for a 60 foot collector street which will tie in with Anderson Lane and Steck Avenue to the south and Burnet Road to the east. This street is needed for adequate circulation into and out of the area, as there is an elementary school site immediately south of this property and for access from this area to Lanier Junior High School east of Burnet Road and from Burnet Road to the commercial areas.

Mr. Isom Hale, engineer, explained the proposed street and thoroughfare plan into the subdivision for circulation and traffic. According to their proposal, the collector street system would be from Rockwood Lane onto Thrushwood Drive and McCann Drive, to serve the area west and north, and a 60 foot collector street, identified as Sandy Lane on the subdivider's plan to channel traffic out to Burnet Road. Mr. C. Darrell Hopkins stated the difference in cost between the two plans was between \$15,000 and \$20,000 and the plan suggested by the Planning Department would also create lots in an undesirable arrangement.

C8-64-9 Northwest Terrace--contd.

Mr. Kinser stated he objected to the proposed plan for the extension of Rockwood Lane as it would leave triangular shaped tracts when the 60 foot right-of-way was extended. In his opinion the proposed street going into the Burnet Road should be moved further away from this corner.

The staff explained they felt this was the best location for the outlet to Burnet Road and for a street outlet to the school area also.

The Director of Planning stated the Department's plan attempted to serve the elementary school traffic as a collector to Anderson Lane by entering at a point on the Burnet Road and U. S. 183, about 2500 feet from Steck Avenue. The staff feels this is a better location within a few hundred feet distance for the collector street than any other location which would serve the area, the highway and the school. At the most, only one lot would be lost out of the proposed plan to extend Rockwood Lane.

After further discussion of the proposed street plan for access, the Commission agreed it would like to make an inspection of the site. It was therefore

**VOTED:** To REFER the preliminary plan of NORTHWEST TERRACE to the Commission.

C8-64-10 Riverbend, Section 3  
Manor Road and Loyola Lane

The following departmental comments were presented by the staff:

1. Water & Sewer -- Annexation to City required
2. Electric & Telephone Co. -- 3 guy easements on Loyola Lane to be vacated. Additional easements required. Show Southwestern Bell Telephone Co. buried cable easement in all of Block "Z".
3. Storm Sewer -- Additional drainage easements needed. Section 23.11(5) of the Subdivision Ordinance has not been complied with.
4. Public Works -- Change name Bryn Cove to Bryn Mawr.

Planning Department comments were reviewed as follows:

1. Manor Road is listed in the Austin Development Plan as a secondary thoroughfare with a proposed right-of-way of 90'. Due to the fact that the City has established a right-of-way of 80' on previous subdivisions in this area, it is recommended that no more than 80' be required in this subdivision.
2. The engineer has agreed to all other changes recommended by the Planning Department and as shown in color on the plat review print. Subject to departmental compliance, approval is recommended.

The Committee therefore

**VOTED:** To APPROVE the preliminary plan of RIVERBEND, Section 3, subject to departmental compliance.

C8-64-12 Northwest Hills, Section 7, Phase 1  
Mesa Drive and Hart Boulevard

The staff reported all departmental reports have not been received. It was reported the layout plan had been agreed to by the subdivider and the Planning Department but there is some concern for the proposed thoroughfare plan of Hart Boulevard. It is recommended that Hart Boulevard have a right-of-way of 120 feet from Mesa Drive easterly, instead of 90 feet, due to the traffic generating from Bull Creek Road and areas west of this section to Missouri Pacific Boulevard. Mr. Barrow has agreed to dedicate 90 feet of right-of-way for Hart Boulevard but he feels he cannot provide more than this due to his development to the south. The additional 30 feet of right-of-way would need to be dedicated from Mr. Bradfield's adjoining property.

David Barrow, Jr. stated that originally the Planning Department had felt this would be a 90 foot right-of-way on Hart Boulevard. The Planning Department now feels this should be 120 feet. They have not had an opportunity to discuss this with Mr. Bradfield. However, 90 feet of right-of-way is the maximum Mr. Barrow can give.

Mr. Lewis questioned the need for this large a thoroughfare.

Mrs. Butler reviewed the thoroughfare plan of connections and interchanges to Missouri-Pacific Boulevard in this area. She stated the Planning Department's study has been based on the Origin and Destination Study. This proposal for Hart Boulevard would relieve the traffic off Bull Creek Road. Because of the school site and commercial facilities proposed on Hart Boulevard, the staff recommends 120 feet. This plan for Hart Boulevard would provide for the traffic generated by the proposed uses and would improve the values and livability of the adjoining properties because of the added space between actual street and structure.

Mr. Tom Bradfield, stated by the routing the traffic on Hart Boulevard as proposed, they would be forced to change the nature of their residential development. Mr. W. L. Bradfield stated if 30 feet is taken off their property, they would loose their lots on that side. They are not willing to dedicate 30 feet unless they are forced to.

Mr. Riley stated that future planning required 120 feet of right-of-way. After further discussion, it was then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, SECTION 7, PHASE 1, subject to compliance with departmental reports.

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 Commission therefore

VOTED: To ACCEPT the following short form plats for filing

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SHORT FORMS - FILED--contd.

C8s-64-34 V. M. Carothers Subdivision, Resub. Lot 3

Dunlap Street and Wadford Street

C8s-64-38 Dahlstrom and Cook Subdivision

Walnut Avenue North of 32nd Street

SHORT FORMS 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 Commission therefore

VOTED: To APPROVE the following short form plats:

C8s-63-157 Cannizzo Subdivision, Section 3-Rev.

Rabb Road S. E. of Arthur Lane

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

Conrad Street and Little Walnut Parkway

C8s-64-36 Rex Bradley Subdivision

Avenue H

The staff reported a variance is required on the width of Avenue H which is only 46 feet wide instead of the required 50 feet. Approval of this variance is recommended based on previously established alignment. The Committee therefore

VOTED: To APPROVE the plat of REX BRADLEY SUBDIVISION, granting a variance on the street width.

ADMINISTRATION APPROVAL

The staff reported three 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 plats:

C8s-64-20 Windsor Park Hills, Section 3

Resub. Lots 16 and 17, Block Q

C8s-64-35 Inwood Hills, Resub. Lots 1 and 2, Block 1

Rabb Glenn and Blue Bonnet Lane

C8s-64-37 Buffer Subdivision

Retama Street and Bouldin Avenue