

SUBDIVISION COMMITTEE
Special Meeting -- March 30, 1964

PRELIMINARY PLANS

C8-64-11 Blue Bluff

Webberville Road & Ehlert Drive

The staff presented the following summary of departmental comments:

1. Water & Sewer department stated that annexation to WC & ID No. 13 required for water service. Recommend against granting variance on elevation datum.
2. The Electric and Telephone Co. stated that additional easements are required and change lot line on lots 7, 8, 16 & 17.
3. Storm Sewer department recommends no variance from elevation datum requirements be granted. Better location data should be provided as distance to identified intersection on Webberville Road.
4. Public Works - gave their O.K.

The Planning Department comments as follows were reviewed.

1. The Subdivision Ordinance requires the source of contour datum to be tied in with the U.S.G.S. or City of Austin standard Bench Mark.
2. F.M. 969 is shown on the Austin Development Plan as a primary thoroughfare with a proposed right-of-way width of 120 feet. To comply with the provision of the Master Plan, 10 feet additional right-of-way is required from this subdivision.
3. Recommend modification in plan as shown in color on plat review print to better relate lots shown as commercial to the rest of the subdivision in the event said lots are not used for commercial purposes.
4. Subject to conditions above and departmental compliance, approval is recommended.

Mr. Osborne stated that a previous variance on assumed contour elevation was granted by the Planning Commission on Decker Lane approximately a mile from this subdivision but in the same general area.

Mr. Stevens commented that this would be a bad precedent to continue granting a variance of this nature due to the fact that the Water & Sewer department and Public Works and Drainage departments cannot adequately determine the most desirable layout for a sewer, street grades and drainage without proper source of contour data.

After further discussion the members of the Committee felt that this was required since so much of the planning design was contingent upon such information. The Committee therefore

VOTED: To APPROVE the preliminary plan of BLUE BLUFF as presented by the subdivider, subject to contours being tied to City Standard or U.S.G.S. 10 feet dedication for F.M. 969 and compliance with department reports.

C8-60-12 A.D. Stenger, Section 2
Westridge Drive

The staff presented the following summary of departmental comments:

1. Public Works gave their O.K.

No other reports were available.

Mr. Foxworth gave the following reports: A.D. Stenger Subdivision was originally approved excluding lots 6 and 7 which were to be used for temporary turnaround on Westridge Drive. Mr. Rountree has recommended the street be extended to south end of property on basis that connection to Airole Way will be made in near future. There is need for this street to be opened when the school is open in this area. The Committee therefore

VOTED: To recend the previous preliminary approval and to APPROVE the preliminary plan of the A.D. STENGER, SECTION 2 and to accept the final plat with the street, Westridge Drive, being extended to the most southerly boundary of the subject tract.

C8-64-9 Northwest Terrace
U.S. Highway 183 and Burnet Road

The members of the Committee asked that this subdivision be brought up for further discussion of the problems presented at the regular Subdivision Committee meeting of March 23, 1964.

The subdivision had been referred to the Planning Commission so the members could make a field inspection of the property and for further consideration of the problems involved.

Mr. Kinser made reference to the proposed offset intersection of Winnewood Drive, Rockwood Lane and Stillwood Lane, as indicated on the original plan submitted, and compared this with the intersection of 38th and Duval, which he felt was one of the worst intersections and traffic hazards in the City of Austin. He indicated that he thought this situation could be remedied by extending Winnewood Drive easterly into Rockwood instead of curving to the south as indicated. The staff explained that the main point of contention was the easterly extension of Rockwood Lane to Burnet Road to serve as a collector for the entire area. The subdivider had stated at the previous Subdivision Committee meeting that this extension would cost him approximately \$16,000.00 to \$18,000.00 in loss of lots and added development costs, and therefore, wanted to extend Rockwood Lane northerly to provide a 60 foot street out to Burnet Road at right angle to Rockwood Lane about 600 feet further north than the location recommended by the Department.

Mr. Foxworth stated that Mr. J.B. Robinson and his son had appeared in the department and were opposed to the location of the street proposed by the subdivider and were planning to attend the meeting to oppose but were agreeable to the location proposed by the department. For this reason, Mr. Stevens recommended that no action be taken on the subdividers plan until the Planning Commission meeting.

C8-64-9 Northwest Terrace--contd.

Mr. Hale, engineer, commented on the drainage requirements for the subdivision and were trying to work with the City and adjoining owner to the east (Mr. Robinson) to provide open ditch in certain areas to eliminate some storm sewer costs and indicated if nothing could be worked out, this subdivider would have to provide the storm sewer required.

The staff explained that the collector street system as proposed by the developer would not serve the same purpose and need as that proposed by the department. The staff also explained that the department's proposal included the same number of lots as the developer's and the drainage department had indicated that it would be no more expensive, possibly less expensive, than the developer's own costs for drainage.

After further consideration, Mr. Hale stated that the developer would go along with the department proposal if the department would help them in acquiring the triangular portion of the adjoining lot owned by Pat Stanford for the intersection of Donna Gail Drive and Rockwood Lane. The Committee therefore

VOTED: TO APPROVE the preliminary plan of the NORTHWEST TERRACE, as proposed by the Planning Department, subject to compliance with departmental reports.

SHORT FORM PLATS - CONSIDERED

C8s-64-34 V.M. Carothers Subdivision, Resub Lot 3
Dunlap St. & Wadford Street

The staff reported this short form plat has complied with all departmental reports but a variance is required from the Subdivision Ordinance on street width (Wadford Street), since the street is only 45 feet in width (50 feet is required by ordinance). The staff further recommended that this variance be granted due to the fact that previous dedication for additional widening from subject tract was made to establish proper alignment of the street. The Committee therefore

VOTED: To APPROVE V.M. CAROTHERS SUBDIVISION, RESUB LOT 3, granting a variance on street width based on established alignment.

C8s-64-25 Dry Creek Subdivision
Dry Creek Drive and Bull Creek Road

The staff recommended disapproval pending additional information to determine the extent of the drainage and other problems involved.

VOTED: To DISAPPROVE the plat of DRY CREEK SUBDIVISION pending additional information on drainage and other problems.

C8s-64-31 Preswyck Hills, Section 3
Rogge Lane and Preswyck Drive

The staff recommended disapproval of this short form pending annexation and asked for authorization of administrative approval when first reading of annexation is passed by Council. The Committee therefore

VOTED: To DISAPPROVE the plat of PRESWYCK HILLS, SECTION 3, pending annexation and authorized administrative approval after first reading of annexation is passed.

C8s-64-32 St. Edwards Heights, Section 2 - Revised
Interregional Highway North of Ben White

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

VOTED: To DISAPPROVE the plat of ST. EDWARDS HEIGHTS, SECTION 2 - REVISED, pending completion of departmental reports.

C8s-64-33 Elmwood Estates, Resub. Lot 18, Block F
Cliff Drive & Oakledge Drive

The staff recommended disapproval of this short form pending fiscal arrangements. The Committee therefore

VOTED: To DISAPPROVE the plat of ELMWOOD ESTATES, RESUB. LOT 18, BLOCK F, pending fiscal arrangements.

ADMINISTRATIVE APPROVAL

The staff reported that the following 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 subdivision:

C8s-64-39 North Ridge Terrace, Section 4, Resub. Lots 17 & 18, Block G
Modesto Street and Burbank Street

C8s-64-41 Heritage Hills, Section 1, Resub. Lots 13 & 14 Block A
Shenandoah Drive & Heritage Drive