

SUBDIVISION COMMITTEE
Regular Meeting -- April 20, 1964

PRELIMINARY PLANS

C8-63-10 Pilot Knob Acres, Section 2 - Revised
F.M. 812 E. of U.S. 183 South

The staff presented a summary of departmental comments as follows:

1. Water and Sewer - Since this subdivision is outside the City of Austin and outside of any Water Control and Improvement District, paragraphs 9-12 of the Fiscal Policy adopted by resolution of the City Council, October 22, 1953, will govern the utility refund contract of this subdivision. This is to be made a condition on final approval.
2. Electric - Outside city electric service area.
3. Telephone Co. - Additional easements required as may be permitted by existing pipe line easement restrictions. The right-of-way of 40 feet is deeded to the pipe line company.
4. Storm Sewer - Additional easements required as shown, and show elevation and size of existing drainage structure in F.M. Highway 812.
5. Public Works - Show name of county road between section 1 and section 2. Show tie across county road between section 1 and section 2.

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

1. Cul-de-sac required at south end of Howe Avenue.
2. Owners of pipe line right-of-ways will be required to join in the dedication of any final plat including said right-of-way.
3. Variance required on lengths of Blocks A and C. Variance recommended based on limitations imposed by pipe lines and drainage easements.
4. Variance required on length of Jarman Circle cul-de-sac. Variance recommended for the same reason as number 3 above.
5. Tract identified as park must be provided for in subdivision or deed restrictions as being for the use of the owners of this subdivision and their responsibility for maintenance and payment of taxes.
6. Approval is recommended subject to the conditions listed above and departmental compliance.
7. Indication and approval of water supply required unless property can be annexed to water district.

The Committee therefore

VOTED: To APPROVE the preliminary plan of PILOT KNOW ACRES, Section 2, - Revised subject to compliance with departmental reports and the conditions listed above.

C8-63-23 Briarwood Hills

Parker Lane and East Riverside

The staff reported a letter from the engineers for the developer requesting an extension of six months on preliminary approval of the plan. They are planning to do extensive site improvements prior to staking the lots and submitting a final plat. There has not been any development in this area that would change the conditions. The Committee therefore

VOTED: To GRANT a six-months extension of the preliminary plan of BRIARWOOD HILLS.

C8-63-45 Terrace Village Subdivision

Barton Hills Drive

The staff reported a letter from the engineer for the developer requesting an extension of six months on preliminary approval of the plan. The subdivision has been temporarily held up from construction because of the incompleteness of Barton Hills Drive at the western end of Terrace Village Subdivision. The Committee therefore

VOTED: To GRANT a six-months extension of the preliminary plan of TERRACE VILLAGE SUBDIVISION.

C8-63-48 Jerome Stark Subdivision

Manchaca Road and Barge Street

The staff reported a letter from the subdivider requesting a six months extension of the preliminary approval of this subdivision. Due to obtaining necessary drainage easement on the adjoining property, he has been unable to submit a final plat. The Committee therefore

VOTED: To GRANT a six-months extension of the preliminary plan of JEROME STARK SUBDIVISION.

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 Committee therefore

VOTED: To ACCEPT the following plats for filing.

C8s-64-49 Heritage Hills, Section 1, Resub. of Lots 31 and 32, Block C
Potomac Path and Shenandoak Drive

C8s-64-50 North Acres, Section 1, Resub. Lots 8 and 9, Block R and
Lots 2-5, Block S
Newport Avenue and Applegate Drive

SHORT FORMS - CONSIDERED

C8s-64-48 Oldham Addition No. 2
La Reins Drive and Southview

The staff reported that the tracing of this short form subdivision had not been returned to the Department and recommended that it be rejected for filing at this time. It was therefore

VOTED: To REJECT for filing the short form plat of OLDHAM ADDITION NO. 2.

C8s-64-52 Kenmore Oaks
Kenmore Court and Schulle Avenue

The staff reported a letter from the subdivider of this short form subdivision, Mr. Louis C. Page, requesting a variation from the Ordinance concerning the width of Kenmore Court, which is only 40 feet wide. Kenmore Court has existed as a 40 foot street for more than 15 years. At the present time, only four residents face on Kenmore Court. Because this is a quiet, secluded area, this existing width seems entirely adequate to Mr. Page and the other four residents. Mr. Louis C. Page owns Tract A and B and his brother, Mr. George M. Page owns Tract C of this subdivision.

The staff explained that Kenmore Court is a narrow county type road extending approximately 500 feet off Windsor Road, and dead-ends into the Page property. The question of street access into and through the area and adequate street provisions for the neighborhood needs to be considered. This street access involves the extension of Kenmore Court into Matthews Drive and a street connection to the proposed Hill Country subdivision which adjoins the Page property to the north. The Hill Country subdivision (owned by the LBJ Company) has never been developed and was approved pending the question of the future extension of Kenmore Court through this property. Preliminary approval of Hill Country was given in 1960 pending this proposal. The terrain is very rough in this area and the engineering aspects of a 20 percent grade in development of future streets needs to be considered.

The Director of Planning stated the question of drainage from Kenmore Court into the creek area and the provision for some way of getting water over a public easement needs to be settled. In connection with the Hill Country Subdivision, the question of whether there should be a connection with Scenic Drive needs to be considered. One possibility is the connection of Kenmore Court, through Kenmore Oaks, to connect with Matthews Drive on the Westside of LBJ property.

Mr. Page stated he did not think there is any drainage problem of the creek. He noted that Department approval is dependent on more easements - a 10 foot easement for electric and a 15 foot easement for storm sewer. He advised his brother, Mr. George Page, is not willing to give right-of-way for additional easements. They both feel this would destroy the beauty and natural situation of the area. Mr. Page stressed there are only four families in this subdivision and only one more will be added. He plans to sell Tract A of this plat to Mr. Kuykendall for a residence, but he feels this should not make any difference in the street or easement situation. The people in the neighborhood do not want a street to be opened in the area.

C8s-64-52 Kenmore Oaks -- contd.

Mr. Kinser noted the rough and rugged terrain in the area. He agreed with Mr. Page that a street will not be opened in this small, exclusive subdivision where there is little or no traffic. He suggested further study of the problems involved.

Mr. Stevens noted that approval of the subdivision would require a variance on the width of Kenmore Court, 40 feet existing - 50 feet required, on the streets frontage for Tracts A & B, 40 feet proposed - 50 feet required, and on the radius of Schulle Avenue cul-de-sac 40 feet existing - 50 feet required. The staff explained that Departmental reports were incomplete and no determination of all easements and other problems could be made.

After further discussion, the Committee then

VOTED: To REFER the plat of KENMORE OAKS to the Planning Commission to give the Planning Department time to determine all the problems involved and make a full report at that time.

ADMINISTRATIVE APPROVAL

The staff reported that four 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 plats.

C8s-63-50 Bannister Heights, Resub. of Part of Lot 1, 2 and 3
Ben White Boulevard and Bannister Lane

C8s-63-129 Sunshine Addition
E. Live Oak and Alta Vista

C8s-64-51 Schieffer Place, Section 5, Resub. of Lot 1 and 4, Block B
Brookview Road and E. 40th Street

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

OTHER BUSINESS

C10-64-1(g) STREET VACATION REQUEST
Boxdale Drive from Vinewood West

The staff reported that a poll is being made at this meeting to get a majority of the Commission to vote on the request for vacation of this street. The following considerations were presented for review.

In connection with the Northtown West Subdivision, Boxdale Drive was proposed to cross Shoalcreek from the east. However, the subdivider has requested this street be abanded.

A letter has been received from the owners on the west side of the creek, stating that they did not want this street crossing the creek and asked that this request be approved.

C10-64-1(g) STREET VACATION REQUEST--contd.

The Director of Public Works recommends the street vacation provided the following conditions are met:

1. A public utility and drainage easement be retained over the entire width of fifty (50) feet;
2. No building be erected on the vacated street; and
3. Any building erected on Lot 1, Block A or Lot 1, Block B of Northtown West, Section 5 be set back a minimum distance of ten (10) feet from the original north line of said Lot 1, Block A and the original south line of said Lot 1, Block B.

Some of the members of the Committee felt that the vacated street area and adjoining lots should be replatted so that ownership of vacated street be tied by plat to abutting lots and not be left in ownership of a corporation. After further discussion, the Commission

VOTED: To recommend the street vacation of Boxdale Drive subject to retaining the three (3) conditions listed above and the replatting of the vacated street area adjoining lots to tie ownership by plat.