

SUBDIVISION COMMITTEE
Regular Meeting May 18, 1964

PRELIMINARY PLANS

C8-63-44 Barton Village - Revised
Barton Skyway and S. Lamar

The staff reviewed the following departmental summary of plat review:

1. Water & Sewer -- O.K.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer -- Additional easements required. Existing easements not correctly shown.
4. Public Works -- O.K.

Planning Department comments are as follows:

1. Identify proposed use of all lots in this subdivision. The developer, Mr. Jack Andrewartha, identified the "GR" General Retail Area and the "B" Residential Area. He explained that 4-unit apartments are planned for the "B" Residential area.
2. The alignment of Westhill Drive north of Barton Skyway is not good due to the curve approaching an intersection. However, this portion of the street has already been approved in Section One and development of the street is presently underway.
3. The relationship of the commercial use to the residential use is not good due to proposed commercial access from a residential street and due to the fact that some of the residential uses will be facing into commercial uses. The zoning boundaries of the commercial and residential areas have already been established by previous Council action, but were established in conformity with an approved preliminary plan with a different street layout.
4. Private access easement in Block B to be shown on plan and final plat subject to clearance from Legal Department and Public Works Department.
5. Recommend approval with notes and conditions listed above and subject to compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of BARTON VILLAGE - Revised, subject to the conditions listed above.

C8-64-17 South Gate Terrace
Interregional Highway and Wind Oak Drive

The summary of departmental comments were reviewed as follows:

1. Water & Sewer -- O.K.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer - Drainage easements needed in subdivision and outside subdivision. Show existing structures.
4. Public Works -- Change name of Wind Oak Drive. Portions of Matagorda Street to be vacated.

The following Planning Department comments were presented for review:

1. Proposed right-of-way width for Parker Lane is 70 feet. Ten feet will be required from the east side to continue established alignment. Present right-of-way is 60 feet.
2. Wind Oak Drive between Interregional Highway and Matagorda Street is required to provide a 60 foot right-of-way as it serves commercial property. Full 60 feet right-of-way must be provided prior to final approval.
3. Change name of Wind Oak Drive. The staff explained the Director of the Post Office is asking that any name with the word "Oak" not be approved, to avoid confusion with the overuse of this name in streets of the City.

Mr. Andrewartha stated he wished to retain this name for the reason that the area has been in existence for 20 years and it describes the area well with the clusters of Live Oak trees. The Committee was of the opinion the developer should be allowed to retain the name of Wind Oak.

4. Show building setback lines.
5. Portions of Matagorda Street required to be vacated as indicated by this plan. Such vacation must be accomplished prior to final approval.
6. The applicant has orally stated that his intentions are to use the vacated portion of Matagorda Street in Block B as a "B" buffer strip between the existing commercial and residential zones.
7. Subject to the above conditions and compliance with departmental reports, approval is recommended.

The Committee therefore

VOTED: To APPROVE the preliminary plan of SOUTH GATE TERRACE subject to the conditions outlined above, granting a variance on the name change of Wind Oak Drive.

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C8-64-20 Cogbill Subdivision
Matthews Lane and Eberhart Lane

The staff reviewed the following summary of departmental comments:

1. Water & Sewer -- Water available from Water District No. 5. Sanitary sewer not available.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer -- Easement designation required.
4. Public Works -- Show building setback lines. Use USGS or equivalent for elevations.

The following comments by the Planning Department were reviewed:

1. Five feet additional right-of-way from this subdivision is required to provide adequate width for a future 60 foot collector street on Cooper Lane.
2. Recommend Lenora Street be extended to the south line of the subdivision to provide access to the adjoining property on the south.
3. Show building setback lines on plan. Recommend a 25 foot setback from all streets.
4. Variance required on width of Mathews Lane. (45 feet existing -50 feet required.)

Recommend variance not be granted, and to require an additional 5 feet of widening from this subdivision to provide the minimum width at this time. Ten feet will be required from the north side of the street to provide for a future 60 feet collector street.

The staff read a letter from M.K. Parsons, representing the developer, requesting a variance from requiring 5 feet additional widening on Matthews Lane. Since Mr. Cogbill has just recently donated fifteen feet along Matthews Lane and Cooper Lane, he feels that the request for an additional 5 feet is unfair, and the property-owner on the opposite side should give their share of right-of-way when their property is developed.

Mr. Lewis inquired of the possibility of street dedication on the opposite side of the street.

The developer stated the property on the south side of Matthews Lane has been subdivided but not developed.

After further discussion, it was then

VOTED: To POSTPONE action on this request until the proper alignment could be established for Matthews Lane.

C8-64-21 Hugo Klint Subdivision
S. Interregional Highway

The following summary of department comments were reviewed by the staff:

1. Water & Sewer -- O.K.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer -- Additional easements required. Location of proposed street will require bridge structure. Suggest relocation.
4. Public Works -- Recommend proposed street be named or called easement for future street.

Planning Department comments were presented and discussed as follows:

1. An agreement between the subdivider and adjoining property owners to the east should be made on the location of the proposed street. The location of this proposed street does not match the location of the proposed street in the subdivision to the east. This street is to serve as a 60 foot collector street between the Interregional Highway and the Burleson Road and must be aligned for continuity from one tract to the other.
2. Show street name on proposed street.
3. Show building setback lines on plan. Recommend a setback of 25 feet from all streets.

The staff recommended the proposed street be located between Burleson Road and the Interregional Highway. In connection with the street location, the subdivision to the east is being held in abeyance for final approval until the location of the street has been determined. At this point the two subdividers cannot agree.

Mrs. Ross, representing the Hugo Klint Subdivision, stated that Phillips Petroleum is the developer of Tract 2 of the subdivision and has agreed to pay for utilities and development of the street if the street abuts their property. A representative of Phillips Petroleum Company, Hulon Simmons, stated they had placed \$10,000 of fill on this tract, and the subcontract has been let. The building permit is being withheld until the street alignment is settled.

Mr. Gerald Hart, representing Mr. Joe Gilbreth, who is the developer of the subdivision to the east, stated if the street is built at the proposed location a bridge would have to be built, which would cost \$5,000.00. Mr. Gilbreth suggested the Committee look at the site location.

The Committee agreed that the street problem needed to be resolved between the two subdividers but indicated the Commission would set the street location if forced to do so and it was therefore

VOTED: To REFER action of this preliminary plan to the Planning Commission, and instructed the representative of the two subdivisions to try and resolve the problem between them prior to the Commission meeting.

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C8-64-22 Perkins Valley
Bluff Springs Road & Mozelle Lane

The following summary of departmental reports were reviewed:

1. Water & Sewer -- Water available from Water District No. 5. Sanitary sewer not available.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer -- O.K.
4. Public Works -- Show building setback lines.

Planning Department comments are as follows:

1. Identify power line and show width of easement.
2. Variance required on length of Mozelle Lane. Variance recommended since provision has been made for further extension of the street.
3. Recommend approval of the revised plan as agreed upon by the subdivider and the Planning Department and as corrected and resubmitted by the engineer, subject to compliance of departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of PERKINS VALLEY subject to the above conditions and compliance with departmental reports.

C8-64-23 Skylark Addition
State Highway 71 and Popham Drive

The following summary of departmental comments were noted:

1. Water & Sewer -- Water available from Water District No. 12. Sanitary sewer not available.
2. Electric & Telephone Co. -- Additional easements required.
3. Storm Sewer -- Easement required outside of subdivision.
4. Public Works -- Show street width of Popham Drive. Show highway width of State Highway 71. Show north point of location map.

Planning Department comments are as follows:

1. Recommend against commercial use of the rear portions of the tracts fronting Bastrop Highway for the protection of the proposed residential lots in this subdivision.

C8-64-23 Skylark Addition--contd.

2. Exclude Lot 1, Block C from this plan. Short form subdivision has already been approved on this part of the property.
3. Show right-of-way width of Popham Drive
4. Show evidence of dedication on existing streets abutting subdivision.
5. Recommend approval subject to the above conditions and compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of SKYLARK ADDITION subject to the above conditions and compliance with departmental reports.

C8-64-24 Allandale Estates

U.S. Highway 183 and Creek Blvd.

Departmental comments were noted as follows:

1. Water & Sewer -- O.K.
2. Electric & Telephone Co. -- Additional easements and lot line changes as shown required.
3. Storm Sewer -- Additional easements needed as shown and as determined by further study.
4. Public Works -- Indicate tie across Steck Avenue. Recommend Stout Drive be changed to Crosscreek Drive or vice versa. What is the name of the cul-de-sac at Millway Drive and Daisy Trail?

Planning Department comments:

1. Residential layout west of Shoal Creek cannot be approved until and unless the City Council grants the requested amendment to the Austin Development Plan to exclude this area from the designated industrial area of the Plan.
2. Recommend postponement of this plan for Council action of the requested amendment to the Austin Development Plan and for further consideration and study to determine adequate street circulation, open space and school site, due to the increased number of people now proposed for this area.

Mr. Oscar Holmes, engineer for the developer, stated they realized before final approval of this preliminary plan, they will have to have Council action. They hope that the Committee will see fit to recommend to the Council. The plan is not in conflict with the proposed Missouri-Pacific Boulevard.

Mr. Dewey Nicholson stated the proposal of Steck Avenue coming into the Burnet Road fit the plans for the major water line. The Committee therefore

VOTED: To POSTPONE action until after Council action on the request for amendment to the Austin Development Plan to exclude this area from the industrial designation.

C8-64-25 Fairmont Park
Manchaca Road and Southern Oak Drive

Departmental comments were noted as follows:

1. Water & Sewer -- O.K.
2. Electric & Telephone Co.--Additional easements and lot line change between Blocks C and E required. Line up Lots 7 and 8, Block E with Lots 6 and 7, Block C or Lots 4 and 5, Block E with Lots 2 and 3, Block C.
3. Storm Sewer -- Suggest easement between Lots 11 and 12, Block B.
4. Public Works -- Show complete boundary survey. Show tie or width across Manchaca Road.

Planning Department comments were reviewed as follows:

1. The commercial tracts as shown have been granted commercial zoning by the City Council, but the Ordinance for such zoning has not been passed except for the "C-1" zoning at the northeast corner of proposed Southern Oaks Drive and Manchaca Road. The Ordinance for the balance of the proposed commercial has been held up by the Council pending dedication of necessary streets and drainage facilities which are affected by such commercial use.
2. Clearance will be required from Legal Department on dedication of streets and easements before any final approval can be given.
3. Annexation to City required for utility service and refund contract.
4. Agreement from City of Sunset Valley required prior to final approval concerning annexation.
5. Recommend approval subject to above conditions and compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of FAIRMONT PARK subject to the conditions noted above and 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 Committee therefore

VOTED: To ACCEPT the following plats for filing.

- C8s-64-60 Cherrylawn, Section 4, Resub. Lots 1 and 2
Walnut Hills Drive and Cedar Lawn
C8s-64-62 Georgian Acres, Resub. Lot 4, Block C
Georgian Drive and Crestwood Lane
C8s-64-63 R.L. Wormely Subdivision
Farm Highway 969 and Heflin Lane

SHORT FORMS CONSIDERED

C8s-64-64 Resub of Reed AdditionU.S. Highway 71 W. of Popham Lane

The staff recommended this plat be rejected for filing until return of the tracing of this short form subdivision to the Department.
The Committee therefore

VOTED: To REJECT for filing the short form plat of RESUB OF REED ADDITION.

C8s-64-59 Ridgetop Annex, Resub. Lots 1-4, Block ~~B~~⁴
E. 45th Street

The staff reported all departmental reports have been received and this plat complied with all the provisions of the Ordinance. It was therefore

VOTED: To APPROVE the plat of RIDGETOP ANNEX, RESUB. Lots 1-4, Block B.

C8s-64-48 Oldham Add'n Section 2, Block 8
La Reina Drive and Southview

The staff recommended disapproval of this plat pending the required fiscal arrangements, additional easements and completion of departmental reports.
The Committee therefore

VOTED: To DISAPPROVE the plat of OLDHAM ADDITION pending the necessary fiscal arrangements, additional easements and completion of departmental reports.

C8s-64-65 Glen Subdivision
San Gabriel south of 21st Street

The staff recommended against acceptance for filing on this type of lot due to awkwardness of the arrangement. It was explained by Mr. Harvey Smith that the owner of the two lots is asking for approval for apartments on Lot 11 and 20 feet for parking on Lot 12. He intends to remove the existing single-family dwelling on Lot 12 at some future date and build additional apartments and off-street parking to be tied to structure proposed now on Lot 11. The staff explained that if the Committee approved this lot arrangement, they can only recommend acceptance for filing at this time as departmental reports are not complete. The Ordinance requires residential units to have only one structure per lot.

Mr. Stevens noted that 25 feet may be required from the alley to provide parking off the alley and stated this requirement should be checked through Public Works before any action is taken. After further discussion, it was then

VOTED: To POSTPONE action on this request pending further study.

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ADMINISTRATIVE APPROVAL

The staff reported three 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-64-53 Heilingenthal Addition

Scenic Drive and Pecos Street

C8s-64-58 Eubank Acres, Section 2, and Walnut Forest Resub.

Oakwood Drive and Whitewing Avenue

C8s-64-61 Westover Hills, Sec. 1, Resub. Lots 6 & 7, Block E

Willowick Drive