

SUBDIVISION COMMITTEE
Regular Meeting -- June 15, 1964

PRELIMINARY PLANS

C8-63-61 Chisholm Gates

F. M. 1325 and Krause Lane

The staff reported a letter from the engineers for the developer requesting a six months extension on preliminary approval of the plan. The Commission therefore

VOTED: To GRANT a six-months extension of the preliminary plan of
GHISHOLM GATES.

C8-63-63 College Heights

New Burleson Road and Hillbriar

The staff reported a letter from the engineers for the developer requesting a six-months extension on preliminary approval of the plan. The Commission therefore

VOTED: To GRANT a six-months extension of the preliminary plan of
COLLEGE HEIGHTS.

C8-64-28 Porter Heights

Manchaca Road east of Prathern

The staff identified the site as being located between Porter Junior High School and Manchaca Road and reviewed the following departmental comments:

1. Water & Sewer -- Sanitary sewer easement required on plan and outside the subdivision.
2. Electric & Telephone Co. -- Additional easements required as shown on plat review print.
3. Storm Sewer -- Drainage easement may be needed at north end of Bryon Road, depending on street grades.
4. Public Works -- Show all lot dimensions, show correct right-of-way on Manchaca Road and correct north point.

Mr. Stevens reviewed the need for a cul-de-sac with the full radius of 50 feet, as this street may remain a dead-end street for some time and the bend in the street does not provide adequate area for turn-around as would a full intersection. The plan now provides for 50 feet radius cul-de-sac. It was also explained that the location of the cul-de-sac at the bend would serve the purpose of a turn-around better than if it were located at the extreme end of the street. Mr. Stevens also stated the Fire Department encourages the staff recommendation for a cul-de-sac and there is concern for a standard size turn-around.

In addition to the above, the following comments were reviewed:

C8-64-28 Porter Heights--contd.

1. Recommend a 15 foot setback from Byron Road on Lot 10.
Mr. Stevens explained in regard to Lot 10, the 15 foot setback from Byron Road will leave a 5 foot width side yard on the other side of the lot at the building line.
2. Show all proposed lot dimensions and correct north point.
3. Show correct right-of-way width on Manchaca Road.
4. Subject to the above conditions and compliance with departmental requirements, approval is recommended.

Mr. Thomas Watts, engineer for the developer, stated in regard to Lot 10, if a larger setback than 10 feet is required, the building will be hampered. The Planning Department requiring a cul-de-sac would affect this.

The Committee therefore

VOTED: To APPROVE the preliminary plan of PORTER HEIGHTS, subject to compliance with all departmental comments.

C8-64-29 Allandale Park, Sec. 9
Foster Lane and Shoal Creek

The following departmental comments were reviewed:

1. Water & Sewer -- Show existing sanitary easement. Sanitary sewer easement required between Lots 11 and 12, Block F. Request that existing sanitary sewer easement be tied to proposed lot corners on final plat..
2. Electric & Telephone Co. -- Service overhang easement across the rear 60 feet of all lots in Block D required. Change lot line to match existing guy easement at rear of Lot 5, Block D. Additional easements required.
3. Additional drainage easement required. Plat does not comply with Section 23.11(3) Subdivision Ordinance. Existing drainage on the north side of Foster Lane must be considered, as a considerable portions spills into the property proposed for subdivision hereby.
4. Public Works -- Show complete boundary survey, all lot dimensions, all street width dimensions, and tie across Foster Lane. Change name of Teakwood Drive, Sprucewood Drive and Yucca Circle.

The staff recommended this plan be postponed in the absence of the engineer or any revision of this plan. The Commission therefore

VOTED: To POSTPONE the preliminary plan of ALLANDALE PARK, SECTION 9.

C8-64-30 Colony North

Jamestown and Alexandria Ave.

The staff reviewed the following summary of departmental comments.

1. Water & Sewer -- Sanitary sewer easement required between the following lots: 19 and 20, block H; 22 and 23 and 35 and 36, block G; and 30 and 31, block H, and along the east line of lot 38, block H. Request that common lines of lots 22 and 23, block G be lined up with common line of lots 35 and 36, block G.
2. Electric & Telephone Co. -- Lot line changes required in block F. Service overhang easement required across the rear 50 feet of all lots in block A. Additional easements required.
3. Storm Sewer -- Additional drainage easement will be required. Plat does not comply with Section 23.11(3) of the Subdivision Ordinance.
4. Public Works -- Change name of Alexandria Avenue, Concord Court and Lowell Drive.

Mr. Stevens explained the need for provision of a collector street to extend to U. S. Highway 183. Jamestown Drive is the proposed collector street to extend through this subdivision and the adjoining property of Bluebonnet Marketing Company. In addition, this collector street will affect development of Wotten Village subdivision to the northwest of the subject property. The staff recommended that preliminary approval be confined to the area bounded by the tier of lots on each side of Alexandria Drive, the south boundary of Lot 15, Block C and Lot 10, Block B. This would encompass a boundary of the lots south of Alexandria Drive, east of Clearfield Drive and west of Jamestown Drive. It was recommended the rest of the subdivision be held in abeyance until the street problem is determined.

The staff has contacted Mr. Milam Thurmond, who owns adjoining tracts of land to the east. Lowell Drive alignment and extension to Lamar Boulevard would affect Mr. Thurmond's tract. There is also a need to confer with other adjoining property owners regarding access and circulation in the area.

It was agreed by the staff and the engineers in discussion of this particular area that a complete review of the schematic needs to be considered and a workable plan for the lots which will be affected by the street alignment agreed upon. It was noted the general layout of the overall plan is acceptable but there will be drainage problems to consider.

Mr. Dewey Nicholson stated in alignment of the collector street, he is concerned with the limited amount of access for a water system on U. S. 183 giving feedback to this area. At present, it would be necessary to go up from North Lamar to Nelson Puett's property (Wotten Village) to get a feed into this area. An engineering representative stated the cross-over falls north of this area. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of the tier of lots on each side of Alexandria Drive, the south boundary of Lot 15, Block C and Lot 10, Block B, subject to departmental reports, and to POSTPONE action on the remaining preliminary plan.

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

This subdivision was disapproved at a special meeting of the Planning Commission on June 4, 1964, pending street relocation and drainage agreement.

Dr. Hugo Klint stated they would like approval of this subdivision. They have come to an agreement with Mr. Gilbreth, the developer of Greenbriar Subdivision to the east. The street location agreed upon would be between 530 feet to 585 feet from the south end. This would tie into the Greenbriar subdivision and into Parket Lane and Burleson Road.

Mr. Stevens noted the recommendation of the Commission was within 200 feet south of the creek. Mr. Gerald Hart, engineer for the developer of Greenbriar Subdivision, stated it is about 350 feet south of the creek. He advised there is no objection to this location and their plan can be adjusted to it. If this location can be settled, they are agreeable.

Mr. Lewis reiterated the Commission's feeling in this matter that the property owners involved should come to an agreement which would be satisfactory to the City.

Mr. Hart stated the ramp access between the Interregional Highway is 530 feet south of Phillips property. Mrs. Ross stated a drainage agreement has been reached with the drainage department. Mr. Hart stated the crossing of this road is a joint participation and they are in agreement with the drainage requirement.

Mr. Frank Bryant, engineer for Greenbriar Subdivision, inquired of City participation on the culvert. It is his understanding the City will participate up to approximately 50% on the culvert. Mr. Stevens stated participation by the City is a matter of choice and further investigation would have to be made by the City. After further discussion, it was then

VOTED: To APPROVE the preliminary plan of HUGO KLINT SUBDIVISION pending the following:

1. Joint agreement between the owners on the drainage alignment and cost.
2. Compliance with the drainage requirements.
3. Street alignment being checked for conformity by the Planning Department.
4. Compliance with all departmental reports.

C8-64-24 Allandale Estates
U. S. Highway 183 and Shoal Creek

Due to a lack of quorum at this point of the meeting (Mr. Brunson had to leave the meeting at approximately 4:15 p.m.), no action was taken. It was therefore,

AGREED: To POSTPONE action on this subdivision pending a quorum present.

Subdivision Committee -- Austin, Texas

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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. It was therefore

VOTED: To ACCEPT the following plat for filing and authorized administrative approval.

C8s-64-72 Ford Oaks Annex, Resub. of Part
Gail Road and Riddle Road

C8s-64-75 Marlton Place, Sec. 1, Resub. Lots 5 - 10
W. 10th Street and Possum Trot

The staff reported a variance is required on an adjoining property owner's signature requirement on the plat. The owner of Lot 4 and the east 25 feet of Lot 5, Marlton Place, Section 1, Miss Sybil Dickinson, does not choose to join in this subdivision. A letter from Robert L. Ogden and Mary DeLoney Ogden, the owners of this subdivision, requests a variance from this requirement.

The Building Inspector advises final approval of this plat should stipulate the house presently on Lot 2 will be moved to Lot 1 to create a duplex. The plat complied with other departmental requirements. The Committee therefore

VOTED: To APPROVE the plat of MARLTON PLACE, SECTION 1, RESUB. LOTS 5 - 10, granting a variance on the signature requirements.

C8s-64-76 Resub. of Part of Block 2 of Duval Subdivision
W. 5th Street and Orchard Street

The staff read a letter from the Manager of the Austin Transit Corporation, the owner of this subdivision, as follows:

"It is our understanding that it is necessary to go through the formalities of a short form subdivision on the lots that we own adjacent to our site here on West 5th Street in order for us to sell off 175 feet of these lots. We hereby request that you give this short form your speediest consideration.

At the same time we would like to request a variance in this short form to the effect that we do not join our plant site in this request due to the fact that we have our permanent improvements already constructed and in operation on our plant site and that this short form request does not involve our plant site in any manner and that these lots are separate and apart from the main plant site.

We understand, however, that the balance of these lots would not be considered a building site and would necessarily have to be used in the future with our present plan site."

A further communication from the Austin Transit Company regarding a note on the plat restricting the use of Lot 2 from residential use is agreeable to them. The staff explained that this restriction would be required since Lot 2 does not comply with the residential requirement of the Subdivision Ordinance.

C8s-64-76 Resub. of Part of Block 2 of Duval Sub.

The staff recommended granting this variance from showing the balance of the property in the plat because the subject property are legal lots. It was noted, however, that the question of easement through the property would need to be settled before final approval. The Committee therefore

VOTED: To ACCEPT the plat of RESUB. OF PART OF BLOCK 2 of DUVAL SUBDIVISION for filing, granting a variance from requiring the balance of the property to be included in the plat, subject to placing the restriction note regarding Lot 2 on the plat.

SHORT FORMS - 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-64-68 Richard Hooper Sub., Resub. of Part
Harmon Avenue
- C8s-64-74 Sutherland Subdivision No. 1
Old Austin-Lockhart Highway
- C8s-64-71 Georgian Acres, Lot 4, Block M
Capitol Drive east of Fawnridge

ADMINISTRATIVE APPROVAL

The staff reported that two short form 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 short form subdivisions.

- C8s-64-63 R. L. Wormley
F. H. 969 and Heflin Lane
- C8s-64-73 Travis Heights, Resub. Lots 14 and 15, Block 39
Mariposa and Fairlawn Lane