

SUBDIVISION COMMITTEE
Regular Meeting -- July 13, 1964

PRELIMINARY PLANS

C8-64-9 Northwest Terrace

U. S. Highway 183 West of Burnet Road

The preliminary plan of this subdivision was previously approved at the special meeting of the Subdivision Committee on March 30, 1964. This plan included two (2) streets, Primrose Lane and Thrustwood Drive, which were tied together with a 60 foot right of way intended to serve other properties to the west.

At the last meeting of the Planning Commission on June 30, 1964, the final plat of Section 1 of this subdivision was accepted for filing and disapproved pending compliance with departmental reports and a further check to determine compliance with the approved preliminary plan. The final plat was submitted showing the two streets mentioned with a 50 foot right of way.

There was some concern by the Department in relation to requiring a 60 foot right of way for these streets since the subdivision plan of Allandale Estate to the west of this tract has now been submitted and given approval. This plan included a continuation of Thrushwood to the west to the proposed Shoal Creek Boulevard with a 60 foot right-of-way. After further consideration of these two subdivision plans by the department and the engineer, it was felt that a slight modification in the layout of the Allandale Estate plan could be made, thus removing the necessity for a 60 foot right of way on these streets. Such modification was agreeable with both engineers and the Planning Department. The subdividers of Northwest Terrace are now asking for approval of their plan with a 50 foot right of way on Primrose Lane and Thrushwood.

Mr. Oscar Holmes, engineer for the developer of Allandale Estates, stated that the developer, Mr. Jack Andrewartha, had not received the changes affecting his plan and suggested that any action be contingent upon his approval of such changes.

After further discussion, The Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST TERRACE with a 50 foot right-of-way on Primrose Lane and Thrushwood Drive subject to compliance with departmental reports and subject to the approval of the changes in Allandale Estates by the owners.

Staff Note: The revised plan of Allandale Estates was reviewed by the developer, Mr. Andrewartha, and was accepted by him this date.

C8-64-24 Allandale Estates

U. S. Highway 183 and Shoal Creek

This preliminary plan was considered at the last meeting of the Planning Commission on June 30, 1964, and was approved subject to compliance with departmental reports.

C8-64-24 Allandale Estates--contd.

The Planning Department and the engineers of this subdivision and Northwest Terrace subdivision to the east have worked out a slight modification of this plan to accommodate the plan of Northwest Terrace in connection with the right-of-way widths of Primrose Lane and Thrushwood Drive. This modification was agreeable to the department and the two engineers. However, the developer of this subdivision, Mr. Jack Andrewartha, had not reviewed the changes affecting this plan. The staff recommended that this plan be approved as modified subject to compliance with departmental reports and subject to the approval of these changes by the developer. After further discussion, the Committee then

VOTED: To APPROVE the revised plan of ALLANDALE ESTATES, subject to compliance with departmental reports and subject to the approval of these changes by the developer.

Staff Note: The revised plan of Allandale Estates was reviewed by the developer and was accepted by him this date.

C8-64-30 Colony North
Jamestown Drive and Alexandria

A portion of this preliminary plan was approved for a tier of lots on each side of Alexandria Drive at the Subdivision Committee meeting of June 15, 1964. The remaining preliminary plan was postponed pending consideration of drainage problems and street alignment.

Jamestown Drive is a proposed collector street to extend through this subdivision and the adjoining property to the west of Bluebonnet Marketing Company to Highway 183. All of the adjoining property owners affected by this proposed street extension have been contacted and are in agreement with the alignment of this street with the exception of Bluebonnet Marketing Company. This company is concerned with the proposed location of the street. They feel if it were placed further south, they would have better utilization of the street in connection with their property. The property owner to the east, Mr. Thurman, was also agreeable to the proposed location of Lowell Drive, a proposed 60 foot collector street from Jamestown Drive through his property to Lamar Boulevard. There is need for a 50 foot street, however, through Colony North in the vicinity of Lots 6 and 7, Block B. This would be located approximately 120 feet south of the north property line of the Blue Bonnet Marketing Company tract and desirable for access to this tract.

Mr. Isom Hale, engineer for the developer, stated the arrangement for extension of Jamestown Drive and the proposed access street in the vicinity of Lots 6 and 7, Block B, was satisfactory, and would be incorporated in the plan.

Mr. Foxworth called attention to the 60 foot sliver of the property jutting into U. S. Highway 183. This portion would not be desirable for residential development in the subdivision because of the long narrow depth and frontage on U. S. Highway 183. This lot must be identified on the final plat and be incorporated into a final plat of the adjoining lots.

C8-64-30 Colony North--contd.

In addition to the comments outlined above, all departmental reports have not been completed and approval of the plan must be subject to these requirements. After further discussion, it was then

VOTED: To APPROVE the preliminary plan of Colony North subject to compliance with departmental reports and provision for a 50 foot access street in the vicinity of Lots 6 and 7, Block B, into the Blue-bonnet Marketing Company tract.

C8-64-37 Balcones Hills
Spicewood Springs and Greenslope

The staff presented the following report of departmental comments:

1. Water & Sewer - Will require annexation to the City of Austin for water service.
2. Electric & Telephone Co. - Additional easements required along the rear property line. Electric line to be relocated.
3. Storm Sewer - Plat as submitted seems to comply; realignment of Hillrise to connect to Greenslope would require a sanitary sewer along present street route, from point of divergence to Spicewood Springs Road.
4. Public Works - O.K.

Planning Department comments were reviewed as follows:

1. Recommend that Crowncrest Drive west of Greenslope Drive terminate in a standard cul-de-sac with a 50 foot radius and 50 foot right-of-way into Greenslope so that lots can be platted around it, thus terminating the 60 foot right-of-way coming from the east at Greenslope Drive.
2. Recommend Hillrise Drive be swung easterly at the southerly end into Greenslope to eliminate excessive intersections on Spicewood Springs Road. From Missouri-Pacific Blvd. westerly there is an intersection at every block. As many intersections as possible should be eliminated.
3. Existing power line should be identified and should be relocated out into Spicewood Springs Road to provide better building sites. The street alignment would conflict with the existing power line easement. The Electric Department will move this at no cost to the subdivider.
4. Compliance with departmental reports.

Mr. Oscar Holmes, engineer for the developer, stated the revised preliminary plans shows the cul-de-sac terminating at a point 10 feet from the property line to give these lots better arrangements. The curb of the cul-de-sac will be 20 feet from the property line.

Mr. Holmes objected to the location proposed for Hillside Drive into Greenslope. This would cause them to lose a lot plus the easterly swing would result in having to put in a storm sewer. This would make the length of the street greater and have a flatter slope. He also felt this was not a good location for double frontage lots.

C8-64-37 Balcones Hills--contd.

Mr. Foxworth explains a restriction would be required on the final plat that would prohibit access from Spicewood Springs Road. He suggested that lots should be backed onto Spicewood Springs Road with a no access restriction on the plat. Driveways off of Spicewood Springs Road will not be approved by Public Works. Mr. Stevens emphasized that standards of a thoroughfare street must be met.

Mr. Kinser advised he was not in favor of double frontage lots on a thoroughfare street and called attention to the traffic hazard in such a situation.

Mr. Riley felt the plan proposed by the Planning Department was better planning and would eliminate the traffic hazard.

Mr. Holmes stated that if the cul-de-sac was extended to the property line, another subdivision could back lots onto this street. Mr. Foxworth noted that a portion of the proposed Lot 10 would be virtually worthless and it would be preferable to have as much distance as possible between the cul-de-sac and the property line. A cul-de-sac extended to the property line would encourage the continuation of a street, which is not desirable from a planning standpoint.

Mr. Dewey Nicholson stated that the curving of the street would cost an extra sewer line and water line with only one tie-in to the main in Spicewood Springs Road. It would give more reliability of service to have a second water tie-in off of Spicewood Springs Road instead of just one and recommended two tie-ins from a practical standpoint for water and sewer service.

Mr. Robert B. Connelly, the subdivider, stated he did not want to build with lots backing to a major thoroughfare. The back yards would be higher than the street and this would hurt the salability of lots and houses.

After further discussion, it was decided to accept the layout for the cul-de-sac as outlined under Item 1 by the Planning Department and to accept the layout proposed by the subdivider for Hillrise Drive and the lots on Spicewood Springs Road. The Committee then

VOTED: To APPROVE the preliminary plan as revised for BALCONES HILLS subject to compliance with departmental requirements and changing of cul-de-sac to conform to Planning Department recommendations.

C8-64-35 Olivia Heights, Outlot 20, Div. B.
E. 19th Street and Adriane Drive

The staff reviewed the following departmental comments:

1. Water and Sewer - Water available from City of Austin. Sanitary sewer available with approach main across Frank Tinnon tract, will require off-site sanitary sewer easement.
2. Electric and Telephone Co. -- Additional easements required along rear property line.
3. Storm Sewer -- Drainage easements omitted on plan. Drainage easement may be needed at such end of Adriane Drive.
4. Public Works - Show all lot dimensions and change name of Joyce Lane.

C8-64-35 Olivia Heights, Outlot 20, Div. B.--contd.

Planning Department comments were reviewed as follows:

1. An additional right-of-way of 10 feet is required on E. 19th Street to conform to the Austin Development Plan requirements of 120 feet.
2. Recommend a 15 foot setback from Adriane Drive for Lots 5 and 13.
3. Change name of Joyce Lane.
4. A 25 foot setback is required from E. 19th Street on Lots 10-13 (through lots).
5. Recommend a 25 foot setback from E. 19th Street for Lot 1 to allow more separation of structure and thoroughfare.
6. House located on Lot 12 and 13 must be relocated to conform to proposed lot lines or these lots must be combined into one building site (one lot) on the final plat.
7. Compliance with department reports.

Mr. Claude F. Bush, Jr., the surveyor, has indicated all these comments could be worked out satisfactorily. The Committee therefore

VOTED: To APPROVE the preliminary plan of OLIVIA HEIGHTS, OUTLOT 20, Div. B., subject to compliance with departmental reports and the conditions outlined above.

C8-64-38 Northwest Hills, Mesa Oaks, Phases 2 and 3
Far West Blvd. and W. Rim Drive

The following departmental comments were reviewed.

1. Water and Sewer - Will require annexation to the City of Austin for water service. Will require sanitary sewer lift station for immediate service.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - O.K.
4. Public Works - Omit Northwest Hills, Mesa Oaks, Section 3-A. Require street name for street west from West Rim Drive. Suggest change Block Q and Block A into same block name.

Planning Department comments were reviewed as follows:

1. Recommend a modification of the alignment of Northhills Drive and Farhills Drive to provide a better layout of the 60 foot collector street.
2. Cul-de-sac required on the west end of Deepwood Drive.
3. Soften curve on West Rim Drive to a center line radius of approximately 350 feet on the west side of Block M.

C8-64-38 Northwest Hills, Mesa Oaks, Phases 2 and 3
Far West Blvd. and W. Rim Drive

4. Show street name for street location between Blocks P and U.
5. Compliance with departmental reports.

Mr. Foxworth stated that items 1 thru 4 of these comments have now been complied with.

The Commission therefore

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, MESA OAKS, Phases 2 and 3, as revised, subject to compliance with departmental reports.

C8-64-39 Bluff Springs Subdivision
Bluff Springs Road and N. Bluff Road

The staff reviewed the following departmental reports:

1. Water and Sewer - Water available from Water District No. 5. Sanitary sewer available from City. Will comment on separate memo regarding recommended street changes on layout.
2. Electric and Telephone Co. - Additional easements and lot line changes required.
3. Storm Sewer - Contours should be identified. Additional drainage easements will be required. Creek alignment is incorrectly indicated in Block No. 3. Plat is believed not to comply with Sec. 23.11(5) of the City Code, in that it is believed that not all existing drainage structures are shown. Further study will be required to determine the flood level to be anticipated for Williamson Creek, immediately north of North Bluff Blvd., and its relation hereto.
4. Public Works - Change names of Brook Haven, Shelton Place, Piedmont Circle, Reed Road, Palmer Drive and Haywood Court or Haywood Circle. Identify contour basis.

A revised preliminary plan was presented for review by Mr. W. R. Coleman, developer, stating that it complied with all requirements of the Planning Department. The Committee therefore

VOTED: To APPROVE the preliminary plan of BLUFF SPRINGS SUBDIVISION subject to review by the Planning Department and compliance with all departmental requirements.

Staff Note: The Planning Department reviewed the revised preliminary plan and found it to meet all the requirements as set forth in the Planning Department report.

C8-64-40 McKinley Heights Terrace
E. 19th Street and Loretta Drive

The following summary of departmental comments were reported:

1. Water and Sewer - O.K.
2. Public Works - Change name of E. 16th Street
3. Electric and Telephone Co. - Additional easement required in rear.
4. Storm Sewer - Drainage easements may require relocation, depending on final drainage layout.

Planning Department comments were reviewed as follows:

1. Recommend a 15 foot setback from E. 19th Street on Lot 1, Block A and Lot 1, Block B.

Mr. Foxworth explained that Tillery Street, adjoining the site, is a dedicated street but not opened. The owner and adjoining owner are considering requesting vacation of the street for that portion of Tillery Street from E. 18th to E. 19th Street.

Mr. Riley inquired about the double frontage lots on the west side of Tillery Street. Mr. Foxworth explained the site adjoins "LR" zoning and it is usually best to avoid lots fronting on commercial. In this particular location, due to the drainage easement within the tract and other limitations in the area, double frontage lots cannot be avoided.

2. Compliance with departmental reports.

The Committee then

VOTED: To APPROVE the preliminary plan of MCKINLEY HEIGHTS TERRACE subject to compliance with requirements and a 15 foot setback from E. 19th Street for Lot 1, Block A-and Lot 1, Block B.

C8-62-73 Rivercrest Addn., Sec. 2 - Rev.
Rivercrest Ave. W. of St. Stephens

This plan was rejected for filing last year due to a report from the Health Department stating that all septic tanks and laterals must be placed not closer than 75 feet to the Lake. The present owner, Mr. Walter Bohn, is working with the Health Department to solve the problems involved. The Health Department has orally stated they would now approve the plan if a restriction is placed on the final plat about the water and septic tank situation. Approval of the preliminary plan is recommended subject to the following conditions:

1. Work out the availability of water since it is not in a water district.
2. Prior to installation of any septic tank, the Health Department approval will be required on an individual lot basis.
3. Compliance with current departmental requirements.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of RIVERCREST ADDN., Sec. 3-Rev., subject to the current departmental compliance, approval of Health Department on the water supply and a restriction on the final plat as to the water and septic tank situation.

FINAL PLATS - CONSIDERED

C8-64-31 Barton Terrace, Sec. 3
Barton Hills Drive and Deerfoot

The staff reported this plat complied with all requirements of the Ordinance except for annexation. Approval of the plat was recommended with authorization to hold the plat for the first reading of annexation. The Committee therefore

VOTED: To APPROVE the plat of BARTON TERRACE, Sec. 3, authorizing the staff to hold the plat until the first reading of annexation.

C8-64-33 Cameron Park, Sec. 2
Cameron Road and St. John's

The staff reported this plat complied with all requirements of the Ordinance except for annexation. Approval of the plat was recommended with authorization to hold the plat for the first reading of annexation. The Committee therefore

VOTED: To APPROVE the final plat of CAMERON PARK, Section 2, authorizing the staff to hold the plat until the first reading of annexation.

C8-63-56 Stonegate
Webberville Road and Stonegate Drive

The staff reported this plat met all requirements of the Ordinance except for the following conditions:

1. Permission from the Water District to serve the subdivision. Part of the property is in a Water District and part of it is not. This situation is being worked out presently by the City Legal Department.
2. Annexation is till pending but is due for the first and second reading next week.
3. United Gas Pipeline is required to sign the plat because of an easement going across the property.

Mr. Curington, the engineer for the subdivider, stated all of these arrangements are being resolved. After further discussion, the Committee then

VOTED: To APPROVE the plat of STONEGATE subject to the conditions outlined above and authorized the staff to hold the plat pending annexation, signing of the plat by United Gas Pipe Line Company, and clearance from the Legal Department in the water district situation.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 7-13-64

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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. The Committee therefore

VOTED: To ACCEPT the following final short form plats for filing:

C8s-64-87 Resub. of Kies Addn.
Chesterfield Ave. and Denson Drive
C8s-64-89 Manor Hills, Section 12-E
New Manor Road and E. 51st Street

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 Committee therefore

VOTED: To APPROVE the following short form plats:

C8s-64-82 Northwestern Industrial Addn. Resub. Lot 2, Block B.
United Drive
C8s-64-88 Szymanski Subdivision
Bluebonnet Lane and Wright Street