

SUBDIVISION COMMITTEE
Regular Meeting -- August 10, 1964

PRELIMINARY PLANS

C8-64-44 Over Ridge Estates (Crestwyck Acres)
Manor Road and Over Hill Road

The staff reported a request for name change to Crestwyck Acres for this residential subdivision of 159 lots on 73 acres. The following summary of departmental comments was reviewed:

1. Water and Sewer - Water available from Water District No. 8. Sanitary sewer not available.
2. Electric and Telephone Co. - Lot line changes and additional easements in rear required.
3. Storm Sewer - Additional drainage easements required.
4. Public Works - Show setback lines for buildings, show lot dimensions, show contour datum basis. All street names subject to change.

Planning Department comments were reviewed as follows:

1. Variance required on length of Blocks C, E and F. Recommend variance due to topography (creek through Block C) and low density. Block C is 1900 feet and the Ordinance limits block length to 1200 feet.
2. Subdivider is giving an additional 5 feet to provide for future right-of-way of 60 feet on Seiders Lane and is giving an additional 10 feet to provide for future right-of-way of 60 feet on Over Hill Road.
3. Change name of Wyck Drive to Wyck Circle. Others street names are subject to review.
4. Show building setback lines on plan.
5. Show basis for contours.
6. Subject to conditions listed above and compliance with departmental reports, approval is recommended.

The Committee agreed to accept the name change to Crestwyck Acres. It was then

VOTED: To APPROVED the preliminary plan of CRESTWYCK ACRES subject to departmental reports, granting a variance on the lengths of Blocks C, E and F.

C8-64-46 Highland Hills Northwest Phase 1
Far West Boulevard and Mesa Drive

The staff reviewed the following departmental comments:

1. Water and Sewer - Layout submitted not satisfactory to water layout. Plan proposed by Planning Department is better.
2. Electric & Telephone Co. - Layout submitted is not satisfactory. See Planning Department suggested layout.

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3. Storm Sewer - Drainage easement between Lots 11 and 12 will need re-location or modification unless sanitary sewer proposed in Mesa Drive adjoining is modified, as current proposed pipe out fall is 30 feet southerly from proposed center-line of easement. Comments apply to platted area only; schematic plan area might be modified advantageously also.
4. Public Works - O.K.

Planning Department comments were reviewed as follows:

1. Recommend an additional right-of-way of 30 feet be required on Farwest Boulevard to provide for a right-of-way width of 120 feet to conform to the requirements of the Austin Development Plan for a primary thoroughfare.
2. Recommend no lots front into Mesa Drive or Farwest Boulevard which are secondary and primary thoroughfares respectively.
3. Recommend that subdivider submit a preliminary plan on the balance of this tract.

The Director of Planning stated that present indications are that both Mesa Drive and Far West Boulevard will be used to full capacity of thoroughfares with an anticipated 18,000 cars a day. He recommended against fronting lots into such a thoroughfare situation and suggested by proper planning, the problems of development could be overcome. An alternate layout was presented for review. The Planning Department feels the developer should try to overcome lots fronting into the thoroughfare by having a frontage road or the houses siding or backing on Mesa Drive. The Director emphasized the associated problems, even with a 50 foot setback, on houses fronting on thoroughfare streets.

Mr. Kinser inquired about the need for 120 feet right-of-way of Far West Boulevard in this hill area. He stated the lots will be larger than average and some of the terrain is not developable.

The Director reviewed some of the proposed development in the area: Northwest Hills Mesa Oaks, located immediately west of Mesa Drive, a large residential subdivision; a proposed shopping center across Far West Boulevard and allied development of apartments. At the present time, Mountain Climb Drive is the only access into the area. Automobile ownership in this area will be extremely high - in the range of three cars per house. The traffic will be funneled across Far West Boulevard into Missouri-Pacific Boulevard. It is anticipated Missouri-Pacific Boulevard will have from 40 to 50,000 cars a day.

Mr. Landon Bradfield, the developer, presented a schematic of their proposed layout. He stated he and the developer of Northwest Hills Mesa Oaks, Mr. David Barrow, had developed Mesa Drive, which is a \$60,000 investment. He felt he would be losing his cost of the development if the houses backed up to the street. He would rather have deep setbacks and the front of the houses facing the rear of the property for people to enjoy the view and the breeze. From an economic standpoint, he would lose 6 lots in the plan proposed by the Planning Department.

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Mr. Osborne noted that three-fourths of the cost of the street development included water and sewer. In addition, some of the cost of paving is reimbursed by the City. From a long range planning viewpoint, it will be least satisfactory for houses to front on a thoroughfare.

Mr. Tom Bradfield stated the only criteria for the planning is the best layout. He felt their layout works best for the problems of topography and contour. He disagreed that the land would develop densely in this rugged country and the terrain of the land. He did not feel the traffic generation in the area would be as great as forecasted. If they lose 6 lots out of the 18 lots proposed to front on Mesa Drive, it would take 20 years to amortize the loss.

Mr. Jackson stated a layout of the overall plan of 60 acres for the subdivision should be reviewed and not just this 6 acres of the plan.

Mr. Kinser stated he would like to make an inspection of the site, and felt the plan should be referred to the full Commission.

After further discussion, it was then

VOTED: To REFER the preliminary plan of HIGHLAND HILLS NORTHWEST PHASE 1 to the Planning Commission.

C8-64-47 Mountain Laurel Addn. No. 2
Exposition Boulevard and Mountain Laurel

The staff reviewed the following departmental reports:

1. Water and Sewer - O.K.
2. Electric & Telephone Co. - Power lines in place.
3. Storm Sewer - Additional easements required. Plat does not comply with Section 23.11 (3) and 23.11 (5) in that existing pipe and easements in Mountain Laurel Addition, Section 1, are not shown.
4. Public Works - O.K.

Planning Department comments were reviewed as follows:

1. Exposition Boulevard is designated as a secondary thoroughfare in the Austin Development Plan with a proposed right-of-way of 90 feet. Recommend that additional right-of-way be required only from the east side due to existing development on the west side.
2. A 25 foot building setback line is required from Exposition on Lots 1, 5 and 6.
3. Subject to the above conditions and compliance with department reports, approval is recommended.

Mr. Gatewood, the owner, stated their layout plan would not work with 25 foot setbacks. Since these lots will not be opened to Exposition Boulevard, Lots 1, 5 and 6 must have a 15 foot setback.

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Mr. Stevens informed Mr. Gatewood and Mr. Metcalfe that the lots must comply with the Zoning Ordinance and the Building Inspector's requirement of a 25 foot setback with the lots as platted. Any appeals to this exception would be a matter for the Board of Adjustment.

After further discussion, it was then

VOTED: To APPROVE the preliminary plan of MOUNTAIN LAUREL ADDITION NO. 2 providing a 25' setback from Mountain Laurel Circle and with setback restrictions meeting the requirements of the Zoning Ordinance for the lots fronting on Exposition Boulevard and subject to compliance with departmental reports.

C8-64-48 Northwest Hills Ranch No. 1
Yucca Drive and Texas Plume Road

The staff reviewed the following departmental reports:

1. Water & Sewer - Water available from Water District No. 1. Sanitary sewer not available.
2. Electric & Telephone Co. - Outside the city service area.
3. Storm Sewer - Numerous additional drainage easements required. Several streets shown have grades unnecessarily in excess of 20% and these locations are undesirable.
4. Public Works - Showing complete boundary survey, lot numbers and lot dimensions. Access Street must be dedicated from existing roads.

It was then reported the developer and the Planning Department have mutually agreed to a postponement of this plan until the next meeting of the Subdivision Committee, September 8, 1964, in order to work out the problems involved in connection with a revision of the plan.

The Committee then

VOTED: To POSTPONE the preliminary plan of NORTHWEST HILLS RANCH NO. 1 until the next Subdivision Committee meeting.

FINAL PLATS

ADMINISTRATIVE APPROVAL

C8-63-23 Briarwood Hills
Parker Lane and East Riverside

The staff reported this final plat 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 BRIARWOOD HILLS.

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SHORT FORM PLATS - CONSIDERED

C864-99 Ridgetop Gardens, Sub. of Part of Lots 1 and 2
52nd Street south of Cameron Road

The staff reported a variance is required on the signatures of adjoining owners. A letter from the engineer, Mr. Doak Rainey, was read in which he explained the property is bounded on the west by three tracts that belong to the Ben Powell Estate. They involve long time contracts and liens. It is bounded on the south by a tract belonging to Mrs. Tillie Taylor, who refused to sign the plat. The owner on the east also refused to join in the subdivision. For these reasons, it is requested the plat be approved without the adjoining property. In addition, the staff noted the owner and volume and page on the adjoining tract to the east must be shown on the plat.

The Committee therefore

VOTED: To APPROVE the plat of RIDGETOP GARDENS, Sub. of Part of Lots 1 and 2, subject to showing the owner, volume and page of the adjoining tract to the east; granting a variance on the signature of adjoining owners.

C864-100 Dolly Smith Subdivision No. 2
East 17th Street and Redwood

The staff reported a variance is required on the width of Lot 2. Lot 2 does not have 50 foot of width 50 feet behind the setback line. Since the property could not be utilized without the variance, the staff recommended it be granted.

The Committee therefore

VOTED: To APPROVE the short form plat of DOLLY SMITH SUBDIVISION, granting a variance on the width of Lot 2.

C8-64-54 C. R. Johns Subdivision, Resub. Block 8
Chicon and East 20th Street

The staff presented a layout for improvement of the property. The odd shape of the lots were noted and the fact that several lots contain more than one residential structure each. Because the purpose is to divide the property and improvements as nearly equal as possible between three owners, it is recommended the plan be accepted.

The Committee reviewed the plat and agreed there was no alternative to dividing the property. It was therefore

VOTED: To APPROVE the short form plat of C. R. JOHNS SUBDIVISION, Resub. Block 8.

C8-64-102 Odas Jung Subdivision
Ben White Boulevard and Fort View Road

The staff reported all departmental reports had been cleared and the plat was ready for approval with the exception of a variance required on the signature of the adjoining owner. The adjoining owner, Mr. Jake J. Fry is not available to sign the plat at the present time. The Committee therefore

VOTED: To APPROVE the short form plat of ODAS JUNG SUBDIVISION, granting a variance from the requirements on the signature of adjoining owner.

C8-64-103 L. E. Toungeate, Lot 1
U. S. Highway 183

The staff reported this two acre tract has been split into three parcels. Two parcels are owned by Mr. L. E. Toungeate. When Lot 1 was originally split, 1.15 acres was sold to Mr. Devine. Since Mr. Devine does not wish to join in the plat, a variance is required on signature requirements. All departmental reports have been cleared with the exception of the Health Department. The Committee therefore

VOTED: To DISAPPROVE the plat of L.E. TOUNGATE LOT 1, granting a variance on the signature of adjoining proper owner, subject to a report from the Health Department.

C8-64-101 Teer Subdivision
Burnet Road and Burnet Lane

The staff reported this 1.37 acre short form subdivision complied with all provisions of the Ordinance with the exception of notarization and the owner's signature. The Committee therefore

VOTED: To APPROVE The plat of TEER SUBDIVISION, and authorized the staff to hold the plat pending notarization and the owner's signature.

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 short form subdivisions:

- C8s-64-97 Manor Road Add'nt., Resub. Lots 9 and 10, Block A
Palo Pinto Drive and Denver Avenue
- C8s-64-91 Elmwood Estates Sub., Lots 10 and 11, Block D
Sherwood Road and Elmcrest
- C8s-64-98 Matthews Place and Resub. Lot 2
Manchaca Road and Bissel Lane
- C8s-64-33 Elmwood Estates, Resub. Lot 18, Block F
Cliff Drive and Oakledge Drive