

SUBDIVISION COMMITTEE
Regular Meeting -- September 8, 1964

PRELIMINARY PLANS

C8-64-52 Timberwood
West Street and Scenic Drive

The staff reviewed the following departmental comments as follows:

1. Water & Sewer - O.K.
2. Electric & Telephone Co. - Electric O.K. Rear easements on Lots 6, 7 and 8 required. Rear easements also required on Lots 10, 11 and 12.
3. Storm Sewer - Plat does not comply with Section 23.11(6). Additional drainage easements will be required. F. L.'s shown should be clearly indicated as to which end of drainage structure they apply to.
4. Public Works - Show tie across West 25th Street. Shade subdivision area in location map. Additional right-of-way on Warren Street. (5.00 feet). Wade Avenue needs to be vacated. Dedicate additional right-of-way on Scenic Drive to conform to 60 feet of Pecos.

Planning Department comments were reviewed as follows:

1. 10 additional right-of-way required on West 35th Street.
2. 5 feet additional right-of-way required on Scenic Drive.
3. 5 feet additional right-of-way required on Warren Street.
4. Eliminate lot lines extending through Wade Street.
5. Extend common lot lines of Lots 10-16 to the center line of 20 feet private easement and extend easement to cul-de-sac and identify easement and extend easement to cul-de-sac and identify easement as private.
6. Identify those portions of Lots 3-5 west of Wade Avenue as Lots 3-A, 4-A, and 5-A and place restrictive note on final plat that these are not to be used as separate lots for building purposes and that in the event that Wade Avenue is vacated in the future, these lots will become a part of said Lots 3, 4 and 5.
7. Shorten cul-de-sac to provide better building site for Lot 9.
8. A 25 foot building setback line is required from Wade Avenue for Lots 1, 3-6.
9. A 10 foot building setback line is required from Wade Avenue for Lot 17.
10. Suggest subdivider provide private access easement for Lot 1 along the common lines of Lots 1 and 3 and Lots 2 and 3.
11. Variance required on length of cul-de-sac. Variance recommended due to topography.
12. Variance required on width of Wade Avenue. Recommend variances.

The developer, George MacDonald, agreed to dedicate the five feet to widen Scenic Drive, but questioned the need for the 10 feet on West 35th Street, stating that he would give five feet to provide for a 70 feet right of way. Mr. Barrow stated that there was need for increasing the right-of-way on West 35th Street due to the probability that this is the most likely place for a street to cross the lake, which will be needed in the future. Discussion was held by several members of the Committee in regard to dedication of five feet and requiring an additional setback on the abutting lots.

C8-64-52 Timberwood--contd.

Mr. Osborne stated that the Department strongly recommended the 10 feet be required due to the problems of dealing with individual lots owners after the subdivision has been approved. Mr. MacDonald also stated that the additional five feet required on Warren Street would seriously affect the adjoining property along Warren due to the bluff and creek. The staff commented that there is only approximately 40-50 feet between the present right-of-way line of Warren and the bluff. Discussion was also held on the status of Wade Avenue. Mr. Osborne explained that the street should be left "status-quo" due to the problems inherent in connection with the adjoining property owner; Mrs. Gooch, whose signature would be required to vacate the street and apparently didn't want the street opened or closed. The developer agreed to all the other conditions listed in the departmental report except those discussed and condition No. 10, stating that this was only a suggestion on the part of the Planning Department and that he felt Lot 1 had adequate access from 35th Street. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of Timberwood, requiring the 10 feet additional right-of-way on West 35th Street and granting a variance on the length of the cul-de-sac, the width of Wade Avenue and Warren Street, subject to the other conditions outlined in the Planning Department report and compliance with all departmental requirements.

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

The staff reviewed the following departmental comments:

1. Water & Sewer - Water available from Water District No. 1(City). Sanitary sewer not available.
2. Electric & Telephone Co. - Outside city electrical service area. Telephone Company street build. Side anchor easements required.
3. Storm Sewer - Plat does not comply with Section 23.11(6) in that numerous additional drainage easement will be required.
4. Public Works - Name all streets.: Change name of part of Ox Yoke Trail so street will not be east-west and north-south at the same time. Entrance roads to subdivision required (Yucca Drive and Texas Plume Road.).

Planning Department comments were reviewed as follows:

1. Access into adjoining property to the north required in the vicinity of the intersection of Wagon Box Loop and Texas Plume Road.
2. Cul-de-sac required at west end of Bar "B" Trail.
3. Cul-de-sac required at west end of Ox Yoke Trail.
4. 70 feet right-of-way required to property at east end of Buck Horn Trail.
5. Variance required on length of several blocks. Variance recommended on all blocks except Block P due to topography. If No. 1 above is provided, variance on Block P is recommended.
6. Recommend dedication of small slivers of land along north side of Texas Plume Road to avoid leaving unusable land.

C8-64-48 Northwest Hills Ranch No. 1 - Revised--contd.

7. Show building setback lines on plat. Recommend 25 feet from all streets except for No. 8 below.
8. Recommend a 35 foot setback line to be required on both sides of D-K Ranch Road to provide for a future thoroughfare with a 90 foot right-of-way width.
9. Name all streets.
10. Dedication of Texas Plume Road and Yucca Drive required outside subdivision to provide access to this subdivision.
11. Recommend modification of intersection of Ox Yoke Trail east of D-K Ranch Road as shown in blue on departmental plat review print to accommodate street name continuity. Provide new street name for that portion of Ox Yoke Trail from this intersection to west boundary of subdivision.
12. Developer should provide plat or deed restriction against resubdivision into more than $2\frac{1}{2}$ lots per acre to maintain a suburban classification.

The developer, Mr. David Barrow, stated all departmental reports and recommendations would be complied with. The Committee therefore

VOTED: To APPROVE the preliminary plan of Northwest Hills Ranch No. 1 - Revised, subject to compliance with all departmental reports.

(DISQUALIFIED: Mr. Barrow)

C8-64-50 North Oaks, Section 3
Plaza Drive and Trinity Hill Drive

The staff reviewed the following departmental comments:

1. Water & Sewer - Water O.K. Sanitary sewer not available.
2. Electric & Telephone Co. - O.K.
3. Storm Sewer - Plat does not comply with Section 23.11(3). Topography in vicinity of Lot 17, Block A and adjoining portion of Plaza Drive is believed to be inaccurate. Topography is not on U.S.G.S. datum as average elevation on U.S.G.S. is 680 feet.
4. Public Works - Request street name change on most westerly Springhill Drive. Show radius in turn-around. Show all street widths. Show tie across Plaza Drive at south corner of subdivision.

Planning Department comments were reviewed as follows:

1. Include church tract in preliminary plan and indicate residential alternate layout.
2. Springhill Drive to the north of Riddlewood Drive must match alignment in preliminary plan of North Oaks Hillside.

The staff explained that there was concern over the sub street dead-ending into the church tract. In the event that this tract is developed with a church, there would be no chance of the continuation of the street and it would remain a dead-end street to be maintained by the public with only one lot abutting or fronting it. Mr. Thomas Watts, engineer, stated that the church had retained a 50 foot access easement over this area which would eliminate one lot if the

C8-64-50 North Oaks, Section 3--contd.

street were deleted. By leaving the street in this lot could be utilized and the church tract would have access for the street to continue if the church does not build.

C8-64-53 Heritage Hills North - Rev.
Highway 35 and Colonial Parkway

The staff reviewed the following departmental comments:

1. Water & Sewer - O.K.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Size of "35 feet" and "50 feet" drainage easements shown in commercial area are subject to verification, and alignment of the 35 foot easements in vicinity of Rundberg Lane will probably require relocation. Fill will probably be required on some or all the lots in Block A next to Little Walnut Creek.
4. Public Works - Tie across Rundberg Lane to property marker or to fence required. Show radius on all cul-de-sacs and knobs on streets. Names on all cul-de-sacs (Block N and E) required.

Planning Department comments were reviewed as follows:

1. Proof of dedication required on 30 foot cemetery road. If dedicated, street name is required.
2. Full 50 feet right-of-way required on 30 foot cemetery road in connection with a final plat containing abutting lots.
3. Cul-de-sac required at east end of Colonial Parkway.
4. Lot 15, Block F required to provide a minimum width of 50 feet on Sparhawk Drive.
5. Statement should be given by developer than an adequate building site is being provided on Lot 17, Block D.
6. Street names required for cul-de-sac off Nashua Lane and one off Montpelier Lane.
7. Recommend a 15 foot setback line from the side street on the following corner lots; Block E; lots 1, 17, 18 and 27, Block H.
8. Recommend a 25 foot setback line from the side street for the following lots; Lot 16, Block D; Lot 6, Block E; Lot 7, Block F; Lots 5, 14 and 18, Block G; Lot 9, Block H; Lot 1, Block J; Lots 6 and 13, Block K.
9. A 25 foot setback required around entire front of Lot 4, Block G.
10. Show radius of all cul-de-sacs.

The staff explained that most of these conditions had been complied with and the engineers and developers had agreed to comply with the others. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HERITAGE HILLS NORTH - Revised, subject to compliance with departmental reports.

C8-64-54 Glen Way Terrace
Parker Lane and Glen Springs Ways

Department comments were reviewed as follows:

1. Water & Sewer - O.K.
2. Electric & Telephone Co. - O.K.
3. Storm Sewer - Additional drainage easements may be required at the south end of Circle Cover, across the Metcalife property, depending on street grades.
4. Public Works - Show ties across Old Burleson Road and Parker Lane. Old Burleson Road changed to Metcalfe Road.

The staff reviewed the following Planning Department comments and recommendations:

1. Cul-de-sac required on north end of Greentree Drive.
2. Show right-of-way width on Burleson Road and Parker Lane.
3. Suggest slight modification of plan as outlined in blue on departmental plat review print to provide better lot and street arrangement.

Mr. Thomas Watts, engineer for the developer, requested a variance on the cul-de-sac on the north end of Greentree Drive. He stated Mr. Joe Gilbreth, the adjoining subdivider will submit a preliminary plan which will provide for the continuation of this street.

Mrs. Sue Sanders, an adjoining property owner to the south stated that if the cul-de-sac would be shortened slightly, it would make the future lots in her tract more desirable in depth. Mr. Watts commented that the plan submitted would provide equal lot depth on each side of Greentree Drive where it joins Glen Springs Way. He stated a preliminary plan on the adjoining property to the north (Mrs. Gilbreth's property) will be submitted before the next meeting.

The staff commented that the suggested modification of the street had not been checked with drainage department to determine any affects it might have and recommended that this condition be handled as an administration matter after checking with the drainage department. After further discussion, it was then

VOTED: To APPROVE the preliminary plan of GLEN WAY TERRACE, granting a variance on the cul-de-sac required at the north end of Greentree Drive, and subject to compliance with departmental reports, and authorized administrative action on the street alignment of Greentree Drive.

C8-64-55 Highland Hills, Section 9
Lamplight Lane and Summac Drive

The staff reviewed the following departmental comments:

1. Water & Sewer - Sewer O.K. Street required to north across Lot 40 for water feed.
2. Electric & Telephone Co. - Anchorage easements required outside subdivision plan by telephone company.
3. Storm Sewer - O.K. based on conditions shown in notes.

C8-64-55 Highland Hills, Section 9--contd.

4. Public Works - Require name change on Sumac Drive. Also require name change on Lamplight Lane in Highland Hills, Section 7. Require street name at Highland View Drive. Resolve land between P. B. Kelley property and unnamed street.

Planning Department comments were reviewed as follows:

1. Access required into adjoining property to the north in vicinity of Lot 39 to provide adequate circulation and distribution of utilities. Decision on exact location pending further consideration of collector street system for the area.
2. Variance required on length of blocks. Variance recommended to topography.
3. Name changed required on existing portions of Lamplight Lane and Sumac Drive.

Mr. Tom Bradfield, the developer, stated they would like to change the name of Lamplight Lane to Crestline Drive and to tie into an existing street called Sumac Street. This portion of street should be changed and it will be suggested to the two property owners abutting on Sumac Street.

Mr. Bradfield stated they were not in agreement with the street as outlined in Item No. 1 of the Planning Department comments. As soon as the best location is determined, the street will be developed in conjunction with their next section of the subdivision.

The staff and developers agreed to delete lots 37-39 from this plan with the understanding that the street and these lots would be included in the next section. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS, Section 2, subject to compliance with departmental reports.

C8-64-56 West Gate Square

U. S. Highway 290 and West Gate Blvd.

Departmental comments were reviewed as follows:

1. Water & Sewer - O.K.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Plat does not comply with Section 23.11(3), 5(5) and (6); additional drainage easements will be required.
4. Public Works - Show ties to base line established by City of Austin in Jones Road. Show tie across U. S. 290. Change name of Cactus Cove because of location. (not connected to Cactus Lane.)

The staff reviewed the following Planning Department comments:

1. The west right-of-way line of West Gate Blvd. must match or line up with the east line of Sunset Valley at Jones Road.
2. Zoning change required to be initiated by owner prior to submission of any final plat or portions of Lots 19, Block A and 10, Block B, to make subdivision line and zoning boundaries match.

C8-64-56 West Gate Square--contd.

3. Request for vacation of Apache Pass between Tejas Trail and this subdivision required to be initiated prior to submission of any final plat. If street cannot be vacated, it will be required to be extended westerly into Western Trails Boulevard.
4. Full 50 feet right-of-way required along south end of West Wind Trail before any abutting lots can be approved.
5. Shorten length of Cactus Lane to provide greater distance or lot depth between it and West Gate Boulevard.
6. Round all intersection corners.
7. Lot 1, Block E, required to provide a 25 foot building setback from West Gate Boulevard. Recommend a 25 foot setback from Choctaw Trail also.
8. Recommend a 15 foot setback from the side street for Lot 12, Block E, and Lot 1, Block C.

The subdividers and their engineers indicated that they would comply with the above conditions.

Mr. Moore, one of the adjoining property owners on Apache Pass appeared in support of the vacation of Apache Pass.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WEST GATE SQUARE subject to compliance with departmental reports.

C8-64-29 Allandale Park, Sec. 9
Shoal Creek Blvd. and McElroy Drive

The staff recommended this preliminary plan be postponed until the department and the developer can work out a suitable subdivision layout as may be affected by the 5 foot strip of land between the subdivision and Foster Lane so as not to have a number of dead-end streets.

The Committee therefore

VOTED: To POSTPONE action to allow the department to work with the developer on the problems involved.

C8-64-46 Highland Hills, N. W. Phase 1
Far West Boulevard and Mesa Drive

The staff reviewed the Planning Commission action of August 25, 1964, wherein approval was given for lots fronting onto Mesa Drive and 100 feet of right-of-way on Far West Boulevard. The overall schematic of the subdivision plan meets general agreement, recognizing minor changes may be involved were a preliminary plan is submitted on the balance of the tract. Approval of Phase 1 recommended, as it would be tie in with the balance of the tract. The Committee therefore

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS, N.W. Phase 1, subject to compliance with departmental reports.

SHORT FORMS - FILED

C8s-64-110 Louis O. Bryant Subdivision
Hidalgo Street and Gunter Street

The staff reported that reports have not been received from several departments and that no action is recommended at this meeting. The Committee therefore

VOTED: To ACCEPT the short form plat of LOUIS O. BRYANT SUBDIVISION for filing.

SHORT FORMS - CONSIDERED

C8s-64-40 Fairey Oaks, Section 1
Rogge Lane and Manor Road

The staff reported all departmental reports have been received and this short form plat complied with all requirements of the Ordinance. The Committee therefore

VOTED: To APPROVE the short form plat of FAIREY OAKS, SECTION 1.

C8s-64-108 Wayne H. Corbitt Subdivision
F. M. 812 West of U. S. Highway 183

The staff reported this plat lacked the required fiscal arrangements and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of WAYNE H. CORBITT SUBDIVISION pending the required fiscal arrangements.

C8s-64-112 Fredericksburg Road Acres, Resubdivision of Lots 21, 22, 23
Thornton Road and West Oltorf Street

The staff reported a variance is required on the signature of the adjoining owner next to Lot 23B. This adjoining owner refuses to join the subdivision. The subdivision is ready for approval subject to granting of this variance. However, there is a problem on Oltorf Street. Public Works has indicated a plan for an overpass and need for some of the subject land. Some agreement with the owner and the City to purchase part of this property is expected to be reached shortly. The Committee therefore

VOTED: To DISAPPROVE the short form plat of FREDRICKSBURG ROAD ACRES, Resubdivision of Lots 21, 22 and 23, granting a variance on the signature of adjoining owner, and authorized the staff to give Administrative Approval of the plat upon completion of arrangements by the City and the owner regarding purchase of a portion of the property.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 9-8-64 9

ADMINISTRATIVE APPROVAL

The staff reported that the following 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 subdivisions:

C8s-64-109 Dollie Smith Sub. No. 2
East 17th Street West of Redwood Drive
C8s-64-111 North Loop Plaza, Resub. No. 1, Resub. Tract B
Hancock Drive West of Burnet Road