

SUBDIVISION COMMITTEE  
Regular Meeting -- October 5, 1964

PRELIMINARY PLANS

C8-64-57 Frontier Village-Revised  
Ben White Boulevard and Pack Saddle Pass

The staff reviewed the following departmental comments:

1. Water & Sewer - - O.K. Annexation required for service.
2. Electric and Telephone Co. - - Show existing telephone anchor easements in Block C.
3. Storm Sewer - - It is believed that additional drainage easements will be required along the north side of Western Trails Boulevard.
4. Public Works - - Show names for streets extending westerly from Frontier Trail. Show building setback lines on plat. Require tie across Western Trails Boulevard to monument on iron stake.

Planning Department comments were reviewed as follows:

1. Recommend relocation of the proposed intersection of Frontier Trail and Western Trails Boulevard a minimum of 200 feet to the east for the following reasons:
  - (1) To avoid direct channeling of commercial and through traffic into a residential street. (Existing portion of Frontier Trail)
  - (2) Existing portion of Frontier Trail not of adequate width to carry commercial traffic. (Fifty foot right-of-way)
  - (3) The detrimental effect on the existing residents and land values along Frontier Trail resulting from a direct alignment of the street.
  - (4) To encourage the use of collector streets, Western Trails Boulevard and Pack Saddle Pass, in the area rather than residential streets, (Frontier Trail and Roundup Trail)
  - (5) To provide better site distances from the intersection in both directions.
2. Recommend that the locations of the driveways relating to the residential streets and adjacent houses be controlled.
3. Show building setback lines on plan. Recommend 25 feet from all streets.
4. Recommend against the dedication of the stub street extending westerly off Frontier Trail.
5. The previously approved preliminary of Western Trails above this tract as proposed commercial or shopping area, but did not propose any streets through it. It was left in one large tract.

Mr. Buford Stewart, the developer, presented a petition from 10 adjoining property owners, whose property adjoins the present right-of-way of Frontier Trail, urging that Frontier Trail be extended north from Western Trail Boulevard. Mr. Watts

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explained the developer is opposed to moving the street 200 feet to the east because of the cost of drainage construction which would amount to approximately \$8,000. They are also opposed to the size of tracts resulting from the moving of the street. Mr. Watts, engineer, outlined the school and adjoining playground area on the layout and noted the extension of Frontier Trail would make it more convenient to the property owners in the area.

Mr. Kinser was of the opinion the street would make a better alignment as proposed by the developer's layout and that the drainage cost would be prohibitive to move the street 200 feet to the east.

The staff emphasized the loss of a private street and property value to the residential property owners with the heavy traffic which would travel through Frontier Trail, a residential street.

The Committee discussed the termination of the stub street extending westerly off Frontier Trail. Mr. Jackson stated the stub street could not be approved without a turn-around if it is to be a dedicated street. Mr. Watts stated that there is an adjoining subdivision proposed and the street will be continued. If a shopping center is developed adjoining, parking space will be developed. The staff explained that the continuation of this street through the adjoining subdivision would be in the form of a 40 foot private road. The staff advised that the Directors of Public Works and the Planning Department recommends against this stub street. It is contrary to the Subdivision Ordinance not to have a turn-around if the street is not extended.

The Committee discussed the stub street further and concluded that it would be better to leave the street-as-in the light of the adjoining development, and felt it was not practical to require a cul-de-sac. They agreed to accept the preliminary plan as submitted. It was therefore

VOTED: To APPROVE the preliminary plan of FRONTIER VILLAGE - Revised subject to compliance with departmental requirements, and showing a name for the stub street, granting a variance from requiring a cul-de-sac on the stub street.

C8-64-58 Harmony Heights Addition  
Ledesma and Berger Streets

The staff reviewed the following departmental comments:

1. Water and Sewer - - O.K.
2. Electric and Telephone Co. - - Rear property line and street build. Additional easements required.
3. Storm Sewer - - Street grades on Mason Avenue in the vicinity of Mendoza Drive required to be held at less than 20% gradient in order to meet City criteria. Grade shown existing exceeds this.
4. Public Works - - Show tie to iron stake or concrete monument on south side of Ledesma Street.

C8-64-58 Harmony Heights Addition--contd.

Planning Department comments were reviewed as follows:

1. Recommend subdivider effect dedication of a turn-around on Santa Ana in lieu of street being extended easterly to Mason Avenue.
2. Owner should show evidence that 3-7, block C and lots 5 & 9 block D, have adequate building sites by means of house plans for these lots.
3. Recommend that Mason Avenue adjoining lots 4, 5, & 13, block B be shifted easterly as much as possible to improve the building sites on lots 3-7, block C.
4. Recommend that both corners of the intersection of Rainbow Ridge Circle and Mason Avenue be rounded with a minimum radius of 40 feet to provide better site distance at intersection and recommend that only a normal intersection be required to be paved and curbed with excess now being applied to curb basis.

The staff recommended approval of the preliminary plan with the incorporation of the four comments noted.

The Committee therefore

VOTED: To APPROVE the preliminary plan of HARMONY HEIGHTS ADDITION subject to above conditions and compliance with departmental requirements.

C8-64-59 Greenbrier East

Parker Lane and Braxton Drive

The staff reviewed the following departmental comments:

1. Water and Sewer - - Water and sewer available from City. Annexation required for service.
2. Electric and Telephone Co. - - Additional easements required.
3. Storm Sewer - - Plat is believed to comply.
4. Public Works - - Change name of Old Burleson Road to Metcalfe Road. Show tie across Metcalfe Road and across Parker Lane to iron stake on concrete monument. Change name of Braxton Drive. Show north point.

Planning Department comments were reviewed as follows:

1. Recommend modification in layout as indicated on Planning Department Sketch "A" for the following reasons:
  - (1) To avoid unnecessary and possible dangerous intersection at Burleson Road
  - (2) To provide for the backing of single family lots onto proposed apartment and commercial sites, thereby providing a more desirable relationship of land uses.
2. Show north point on plan.
3. Recommend a 25 foot setback be required from all streets due to undetermined status of lot arrangement or require lot arrangement on plan with adequate setbacks.

C8-64-59 Greenbrier East--contd.

The staff reviewed the subdivider's plan which proposes six large tracts or lots. A 25 foot setback is recommended from all streets or lots should be platted so the front and side can be distinguished.

Mr. Thomas Watts stated the traffic going out to Burleson Road will present no hazard, and they did not want 25 foot setbacks from the street. If this street does not go through or there is no cul-de-sac, these tracts can be used for commercial rather than residential.

Mr. Foxworth stated the subdivision was submitted as residential. However, as there is an indication of commercial development, the Planning Department provided an alternate schematic separating the commercial from the residential as shown on the sketch.

Mr. Gilbreth, the developer, stated he approved of the schematic proposed by the Planning Department in the relationship of the residential to the commercial and the elimination of a need for the cul-de-sac with the street alignment as proposed. It was agreed a revised preliminary plan would be submitted to agree with the schematic.

The Committee therefore

VOTED: To APPROVE the revised preliminary plan subject to redistribution and compliance with departmental requirements.

C8-64-60 The Oaks

Stanely Avenue and Manchaca Road

The staff reviewed the following departmental comments:

1. Water and Sewer - - Water available from Water District #5. Sanitary sewer approach main required; annexation required for sewer service.
2. Electric and Telephone Co. - - Additional easements required. Show existing 10 foot Telephone Company toll cable easement along east side of Block A.
3. Storm Sewer - - A drainage easement of considerable width will be needed for existing creek in vicinity of R. R. right-of-way. Portions of Lots 24-32, Block A are believed to be subject to flooding.
4. Public Works - - Show tie across Manchaca Road to fence, R.O.W. marker, on iron stake.

The staff reported that five feet additional right-of-way is required on Manchaca Road to provide for 90 feet to conform to the Austin Development Plan.

Mr. Nash Phillips, developer, stated he has reviewed the revised plan suggested by the Planning Department which included a proposal for town houses. He stated the plan was good but would not fit the merchandising of what they can sell. Town houses are not accepted in this area at this time. They propose to have single family residences.

C8-64-60 The Oaks--contd.

Mr. Foxworth stated they would like to submit an alternative plan for single-family residence consisting of a joint collector street between the subdivision and the park. The Committee reviewed the plan. Mr. Foxworth advised that the Planning Department question, however, putting single-family residences adjacent to a park area. If the park is used to any great extent, the traffic will be heavy and detrimental to the residential area. There are minimum streets in the area and the purpose of the proposed collector street is to channel the traffic to the park without going over to Manchaca Road.

Mr. Wroe stated he felt there was too great a density in the area to channel traffic through the subdivision and felt the traffic should be kept on a major thoroughfare. Mr. Foxworth stated Mr. Sheffield, Director of Recreation, has indicated a street is desirable adjoining the park area. Mr. Hendrickson noted that the park would probably need police protection also. Mr. Jackson suggested a fence along the park with the houses backing up to the fence.

Mrs. Butler advised that lots should not back into the park area but because of the layout difficulties in the plan, some of the houses will have to back-up to the park.

Mr. Phillips stated there should be some protection of the residential property owners from the park area. From an economic point of view to the property owners, the park and subdivision should be separated. Mr. Kinser suggested a walk through instead of a street, with a fence dividing the park area from the residences. He stated the Committee recognized the need for parks in the City and were in favor of the park area. However, he did not feel it was a good idea to mix a residential area with the park.

Mr. Watts then submitted a revised plan of the subdivision.

Mr. Foxworth explained that the revised plan submitted by the subdivider limits access to only one street going out to Manchaca Road, and might be better planning to have a double exit if no collector street is provided.

The staff explained that there were a few problems in the revised plan and would want to take a further look at it. Also, none of the departments have reviewed this revised plan.

Mr. Butler advised access for a planned junior high school and elementary school for this area is needed. It is necessary to have good circulation for access to the schools.

The staff reported that the engineers for the subdivider were requesting the name of the subdivision be changed to "Cherry Creek".

The Committee approved the name change of the subdivision.

C8-64-60 The Oaks--contd.

The Committee then

VOTED: To REFER the preliminary plan of Cherry Creek (The Oaks) to the Planning Commission, and instruct the staff and developer to try and work out a suitable plan prior to the meeting.

C8-63-38 Cherrylawn, Section 5  
Springdale Road and Manor Road

The staff presented a review of the preliminary plan. The original plan proposed to side Lot 15 along Springdale Road. The subdivider intends to revise this plan for commercial use. The original plan approved proposed residential use for this portion. The objection by the staff to the revised plan is that the proposed plan does not show a stopping point for the proposed commercial zoning. Whereas, the approved plan did provide such a stopping point with residential lots backing onto the commercial.

The Committee reviewed the revised plan and it was agreed the preliminary plan should be changed to show the proposed commercial from High Creek Drive to the southern most boundary of Block B.

The Committee therefore

VOTED: To APPROVE the preliminary plan as revised of CHERRYLAWN, Section 5.

C8-64-30 Colony North Revised  
Jamestown Drive and Alexandria Avenue

The staff reported this subdivision has been approved previously but the subdivider is requesting a revision and consideration of a variance on Lowell Drive. Lowell Drive is a 60 foot collector street 200 feet long and has no provision for a turn-around. Previously one lot was proposed to front this street. The revised plan proposes two lots. If the revised plan is approved, two sections will be submitted for final approval.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COLONY NORTH-Revised, granting a variance from requiring a cul-de-sac on Lowell Drive.

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.

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SHORT FORMS-FILED--contd.

The Committee therefore

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

- C8s-64-123 Resub. of West 100 feet, Lot 12, Block 1, Crest Haven  
Greenwood Avenue and East 19th Street
- C8s-64-128 Resub. Lot 1, Block A and Lot 1, Block B, Northtown West, Sec. 5  
Vinewood Lane and Boxdale Drive
- C8s-64-129 Resub. Lot 32, 33, 34, Block 1 Windsor Park Hills, Sec. 4  
Claymoore Drive and Norwood Hill Road
- C8s-64-130 Resub. Lots 7 and 8, Sauer's Resub. Block 144  
Neches Streets and East 13th Street

C8s-64-117 Resub. of Lot 5, Mar-Glenn  
Exposition Boulevard and Carlton Road

The staff noted this plat was accepted for filing at the last Commission meeting on the condition that Exposition Boulevard would be widened 30 feet at the site. Exposition Boulevard is a secondary thoroughfare with a proposed right-of-way of 90 feet. It is recommended that only 20 feet be taken off the subject property. The staff explained that a revised plan has been worked up by the Planning Department. This would reduce Mr. Jaggar's center lot to approximately 37 feet. The Ordinance requires 50 foot lot widths at the building line with a 50 foot width 75 feet rear of the front property line. Six units and a pool are proposed on the site. A common driveway, the pool and parking area would be affected by this street widening. The site is located between a state institution and church property, fronting onto Exposition Boulevard. Due to the unusual shape of the property, it is recommended this variance be granted.

After further discussion, the Committee then

VOTED: To ACCEPT the plat for filing, granting a variance on the width of Exposition Boulevard and lot width.

SHORT FORMS - CONSIDERED

C8s-64-121 Resub. Part of Lot 12 - Live Oak Grove Addition  
South First Street and Herndon Lane

The staff explained that three lots have been created by this subdivision. Lot 1 has 100 feet of width and Lot 2 has 50 feet, and Lot 3 contains three acres. The property is zoned "C" Commercial and there is a creek running through the back of the property. The logical development is for an apartment dwelling group, however, the density under "C" Commercial would be very high. The street is inadequate to serve commercial use and the width of Lot 2 is inadequate for commercial development. Other than this consideration, all departmental reports have been cleared.

C8s-64-121 Live Oak Grove Addition--contd.

The Committee reviewed the location sketch. Mr. Jackson suggested that Lot 2 be deleted, or combined with Lot 3 making one lot with a frontage of 100 feet. This would allow the owner to have commercial on one side.

This was explained to Mr. West, the owner, and he was agreeable to making Lot 2 and 3 into one lot. After further discussion, the Committee then

VOTED: To APPROVE the plat of Resub. Part of Lot 12 - Live Oak Grove Addition as amended to have two lots instead of three.

C8s-64-126 A. E. Olson Subdivision  
F. M. Road 973

The staff recommended approval of this plat upon consideration of a variance required on the balance of the tract being included in the plat. The staff explained this subdivision was on a farm to market road southeast of Bergstrom Air Force Base. The road is designated as a primary thoroughfare with a proposed right of way of 120 feet. The owners are dedicating 10 feet for the widening. The variance requested comprises 182 acres and is farm land.

The Committee therefore

VOTED: To APPROVE the short form plat of A. E. Olson Subdivision, granting a variance on the balance of the tract being included in the plat.

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

The staff recommended disapproval of the plat pending the required easements, completion of all departmental reports and determination of street widths in the area. It was explained the property is zoned "D" Industrial and the Ordinance requires 80 feet of right of way for industrial streets. The streets widths for Hidalgo and East 5th Streets have not been determined.

The Committee therefore

VOTED: To DISAPPROVE the plat of Louis O. Bryant Subdivision pending the required easements, completion of departmental reports and determination of street widths.

C8s-64-122 Lucille Cameron Subdivision  
Davis Lane - County Road

The staff reported all departmental reports have not been received and recommended acceptance for filing with the consideration of a variance on the street width of Davis Lane. Davis Lane is in the county and the subdividers have dedicated 8 feet to bring the right of way to 33 feet for a better alignment. The remaining right of way of Davis Lane is 50 feet and 45 feet due to existing alignment, variance is recommended.



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C8s-64-122 Lucille Cameron Subdivision--contd.

The Committee therefore

VOTED: To ACCEPT the plat of Lucille Cameron Subdivision for filing, granting a variance on the street width of Davis Lane.

C8s-64-124 C. O. Barker Subdivision  
East 19th at Clifford Avenue

The staff reported all departmental reports have not been received and recommended acceptance for filing with the consideration of two variances. The existing right of way on Clifford Avenue is 20 feet with a proposal to widen to 50 feet. The Subdividers are willing to dedicate 15 feet of the right of way needed. A variance is required on the signature of an adjoining owner, who has refused to join in the subdivision.

The Committee therefore

VOTED: To ACCEPT the plat of C.O. Barker Subdivision for filing, granting variances on the street width requirements and signature of adjoining owner.

The staff reported that tracings had not been returned on two plats and recommended they be rejected for filing:

The Committee therefore

VOTED: To REJECT the following plats for filing:

C8s-64-120 Blue Bonnet Gardens Annex  
Burleson Road and U. S. Highway 183  
C8s-64-131 Glenora Addition  
North Interregional Highway

ADMINISTRATIVE APPROVAL

The staff reported that two 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-64-118 Resub. of F. O. Cullen Subdivision  
Manchaca Road south of Fredricksburg  
C8s-64-127 Resub. Lot 1, Blk. 6 Silverton Heights  
Sewanee Drive at Guadalupe