

SUBDIVISION COMMITTEE
Regular Meeting -- November 2, 1964

PRELIMINARY PLANS

C8-64-61 North Ridge Terrace, Section 6
Burnet Lane and Justin Lane

The staff reviewed the following departmental comments:

1. Water and Sewer - Sanitary sewer easement required on site and off-site.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - O.K.
4. Public Works - Show complete boundary survey. Change name of Goleta Street and show tie across Burnet Lane

Planning Department comments were recommended as follows:

1. Additional right-of-way required on Justin Lane to conform to the Master Plan requirements of 90 feet for a secondary thoroughfare.
2. Ten feet additional right-of-way required on proposed Goleta Street to conform to Ordinance requirements for a commercial street.
3. Additional right-of-way needed on Burnet Lane to provide for 60 feet of right-of-way for a commercial street.
4. Individual driveway access from Justin Lane is contrary to the purpose intended as a secondary thoroughfare.
5. Change name of Goleta Street.
6. Consideration of drainage onto adjoining lots should be given by the developer.

Mr. Oscar Holmes, engineer for the developer, reviewed the drainage and sewer lines on Justin Lane. He did not feel that another sewer easement would be needed on site and off-site. He advised, however, that he would work this out to the satisfaction of the Water and Sewer Department.

Mr. Holmes stated he was in favor of compliance with all departmental comments except the right-of-way on Justin Lane being increased. He questioned the feasibility of the seven adjacent lots being reduced to 85 or 90 feet next to Justin Lane. He noted that Justin Lane is built with residential development. The right-of-way width of Justin Lane was originally designated at 60 feet and increased to 90 feet when it led into Missouri-Pacific Boulevard. He felt that Burnet Road would catch all the traffic flowing in an easterly direction and it was not necessary for Justin Lane to have a right-of-way of 90 feet. He agreed with the proposed widening for Goleta Street.

Mr. Jackson noted that area has no east-west streets and the traffic will flow across Justin Lane very heavily sometime in the future. Mr. Kinser stated that Justin Lane is built up 100 percent over to Lamar Blvd. He felt most of the traffic from this area would come out Burnet Road from Missouri-Pacific Boulevard. It was his opinion a 60 foot right-of-way was adequate at this particular location. However, he felt that 60 feet of right-of-way on Goleta Street was necessary for a commercial street serving the subdivision.

Mr. Lewis stated he would rather see Justin Lane be widened to 90 feet and Goleta Street be developed as a 50 foot street. Mr. Jackson agreed that he would rather see a 50 foot street in the middle of the subdivision on Goleta

C8-64-61 North Ridge Terrace, Section 6--contd.

and widen Justin Lane to 90 feet. It was his feeling that this type of land is normally developed as a retail center. The property could be developed with a shopping center without cutting up the lots.

The developer stated in cutting smaller lots they would be able to develop the property gradually and sell off lots. They cannot afford to hold the land, and there is interest from buyers wanting 100 foot lots.

After further discussion, the Committee then

VOTED: To REFER the preliminary plan of NORTH RIDGE TERRACE, Section 6, to the Planning Commission without a recommendation.

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

This preliminary plan was approved by the Committee in September subject to compliance with departmental reports. The staff presented the plan for review and reported approval was recommended subject to completion of and compliance with all departmental reports and a slight modification of intersection design at Lamplight Drive and Highland View Drive. A sketch of the intersection showing an island design with the right turn lane was presented for review. The island at the intersection would provide proper widening due to the drop of terrain at the intersection.

Mr. Tom Bradfield, developer, stated they were in agreement with the design of the intersection.

The Committee reviewed the sketch and felt the design should be incorporated in the plan. It was therefore

VOTED: To APPROVE the preliminary plan with the revised intersection design at Lamplight Drive and Highland View Drive, subject to compliance with all departmental reports, and recommended the flaring of the intersection, as proposed by the subdivider, for better site distance approaching the intersection, with provision for a standard 10 foot curb basis and island for proper channelization of a right turn lane, and of traffic through the intersection.

SUBDIVISION PLATS - CONSIDERED

C8-64-49 North Acres, Section 2
Holy Bluff Street and Walnut Bend

The staff reported this plat complied with all requirements of the Subdivision Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the final plat of NORTH ACRES, Section 2.

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SUBDIVISION APPROVAL BY POLL

The staff reported that the Planning Commission had been polled by telephone on November 2, 1964, and that a majority of the Commission had

VOTED: To APPROVE the following final plat:

C8-64-39 Bluff Springs Subdivision
Bluff Springs Road and North Bluff Blvd.

SHORT FORMS - CONSIDERED

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

The staff reported this plat lacked the required fiscal arrangements, necessary easements, completion and compliance with departmental reports and correction of plat to comply with condition of acceptance. It was explained that a variance has been granted on Lot 5A for 37 feet width and the plat has not been corrected to reflect this change in lot arrangement. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Mar Glenn, Resub. Lot 5, pending fiscal arrangements, necessary easements, completion and compliance with departmental reports, and correction of the plat to comply with the conditions of acceptance.

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

The staff reported fiscal arrangements are required and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of LUCILLE CAMERON SUBDIVISION pending the required fiscal arrangements.

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

The staff reported this plat lacked completion of and compliance with departmental reports and that the existing building extends across new lot line approximately 1 (one) foot. It may be necessary to show the lot line on the plat. The Committee therefore

VOTED: To DISAPPROVE the short form plat of C. O. BARKER SUBDIVISION pending compliance with departmental reports and correction of the lot line.

C8s-64-128 Northtown West, Sec. 5, Resub. Lot 1, Block A and Lot 1, Block B
Vinewood Lane and Boxdale Drive

The staff reported additional fiscal arrangements, completion of and compliance with departmental reports are required. In addition, easements have been omitted on the plat and an easement should be retained for an existing water main. The Committee therefore

VOTED: To DISAPPROVE the short form plat of NORTHTOWN WEST, Section 5, Resub. Lots 1, Blocks A and B, pending the required fiscal arrangements, compliance with departmental reports, showing of easements omitted and retaining of easement for existing water main.

C8s-64-129 Windsor Park Hills, Sec. 4, Resub. Lots 32-34, Block 1
Claymoor Drive and Norwood Hills Road

The staff reported this plat required fiscal arrangements, easements which had been omitted and completion of and compliance with departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Windsor Park Hills, Section 4, Resub. Lots 32-34, Block 1, pending the required fiscal arrangements, including omitted easements and completion and compliance with departmental reports.

C8s-64-130 Sauer's Resub. Lots 7 and 8, Block 144
Neches and East 13th Street

The staff recommended disapproval of this plat until determination of the needs for a hike and bike trail along Waller Creek has been made. The Committee therefore

VOTED: To DISAPPROVE the short form plat of SAUER'S RESUBDIVISION Lots 7 and 8, Block 144, pending determination of needs for hike and bike trail.

C8s-64-114 Glenmar, Section 2
Fiesta and Govalle Streets

The staff reported this plat did not comply with requirements of the Ordinance regarding flooding. The property is subject to flooding and the Drainage Department recommends the plat be approved providing the floor elevation of 462 feet or higher is noted on the plat.

Mr. Edward Joseph, the developer, stated the elevation was 462 feet.

The Committee discussed the elevation and reviewed the plat. It was then

VOTED: To APPROVE the short form plat of GLENMAR, Section 2, granting a variance from the Ordinance on flooding requirements providing a notation is placed on the plat that the floor elevation will be 462 feet or higher.

C8s-64-139 Aubrey D. Douglas Subdivision
Wholesale Lane

The staff reported a variance is required on signature of adjoining owners. The subdivider has contacted the adjoining owners and they are not willing to join in the plat. All departmental requirements have been complied with. The Committee therefore

VOTED: To APPROVE the short form plat of AUBREY D. DOUGLAS SUBDIVISION, granting a variance on the signature of adjoining owners.

C8s-64-140 Georgian Acres, Resub. Lot 9, Block C
East Drive

The staff reported that fiscal arrangements are required and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of GEORGIAN ACRES, Resub. Lot 9, Block C, pending the required fiscal arrangements.

ADMINISTRATIVE APPROVAL

C8s-64-125 Georgian Acres, Resub. Lot 7, Block J
Georgian Drive East of Rundberg Lane

The staff reported this short form 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 GEORGIAN ACRES, Resub. Lot 7, Block J.