

SUBDIVISION COMMITTEE
Regular Meeting -- December 28, 1964

PRELIMINARY PLANS

C8-64-67 Starlight Terrace
Ledesma, East of Mason

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer available. Planning Department suggested revision preferable.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - O.K.
4. Public Works - Show tie across Ledesma Street to iron pipe, concrete monument, or fence.

The Planning Department recommends that Lots 7-9 be extended back to toe of bluff or approximately to the common line of Lots 3 and 4 adjoining subdivision to the west. The owner has indicated this arrangement will be satisfactory. With this notation, approval is recommended. The Committee therefore

VOTED: To APPROVE the preliminary plan of STARLIGHT TERRACE, subject to compliance with departmental reports.

C8-64-68 Eubank Oaks
U. S. 81 and Krause Lane

Mr. Thomas Watts, engineer for the developer, requested postponement for 30 days in order that some problems could be worked out. The Committee therefore

VOTED: To POSTPONE action for 30 days on the preliminary plan of EUBANK OAKS.

C8-64-69 Wallingwood
Barton Skyway

The staff reviewed the following departmental comments:

1. Water and Sewer - Sanitary sewer not available. Approximately 1,700 feet of approach main required for water service. Annexation to City required for service.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - Suggest that any revisions of final location for Mo-Pac Boulevard South give consideration to drainage which may be required for the ravine shown on plan submitted.

C8-64-69 Wallingwood--contd.

4. Public Works - Indicate subdivision connection to FM 2244. Show complete boundary survey. Who will dedicate Barton Skyway south from FM 2244? Name all streets.

The Planning Department recommended postponement to the next Subdivision Committee meeting in order that the implications of the Master Plan affecting this area could be reviewed by the Planning Commission.

The Assistant Director of Planning stated the whole area needs to be analyzed in relation to the community. He reviewed briefly some of the problems considered;

1. The Master Plan implications as to density. Wallingwood proposes two dwelling units per acre. The relationship of land use in regard to a proposed shopping center in this preliminary plan needs consideration. This in turn needs consideration in relationship to thoroughfares and the residential area.
2. At the Planning Commission Meeting of July 1962, Mr. Landon Bradfield inquired as to the location of Missouri-Pacific Boulevard. At that time, the Commission voted to approve the alignment submitted by Mr. Bradfield. The development that might occur may need to be limited in relationship to other land uses in the area and the school site. The question as to how the subdivision approximates the location of the creek needs consideration also.
3. The status of parks and greenways for open space to serve the people of Austin needs to be determined. Open space land grants are available and there is inadequate scenic land space provided in the Zilker Park area adjoining.

Mr. Tom Bradfield presented a sketch of the proposed layout and stated they want to bring all the good planning to bear on this plan that is possible. They have counted on the alignment of Missouri-Pacific Boulevard which was located in 1962. This alignment was located as a result of field trips and study by members of the Planning Department and City officials. They have based their plans on this alignment and cannot afford to have the location changed. They are also concerned with the location of Barton Skyway. This will be the only access into the property at this time.

Mr. Bradfield suggested that Missouri-Pacific Boulevard should tie into Ben White Boulevard in order to take pressure off the Interregional Highway. Some attempt should be made to involve the State and acquire right-of-way for better planning.

C8-64-69 Wallingwood--contd.

Mr. Tom Bradfield stated that the matter of utilities was discussed with Mr. Albert Davis several years ago. The sewer line proposed will be accomplished some time after the first of the year and they want to have Phase 1 ready at the same time.

The plans for a structure crossing Barton Creek by Barton Skyway need further study.

In the matter of acquisition of parks, Mr. Tom Bradfield stated that they have approached the Parks Board in regard to buying adjoining land, however, they are only interested in dedication of land for a park area.

There are still many difficulties in land acquisition and planning but they feel this development will be a great asset to the community. Problems of drainage, streets, utilities, schools, churches and community centers are involved in the planning of this area.

Mr. Kinser stated he felt this proposal would be a great asset to the southwest part of Austin. He would like to see the plan expedited as soon as possible.

The Committee agreed that a further review of the Master Plan should be heard at the next Planning Commission meeting. It was therefore

VOTED: To POSTPONE action for 30 days until the next Subdivision Committee Meeting.

SHORT FORMS - FILED

The staff reported that reports have not been received from several departments and recommended that the following short form plats be accepted for filing. The Committee therefore

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

C8s-64-152 Joe P. Jekel Subdivision

Pecan Street and McNeil Road

C8s-64-153 Freewater Addition, Resub. Lot 4 of Resub. Lot 1 and 2, Block 6

South Third Street and Cardinal Lane

C8s-64-155 Allandale Place, Section 2

Steck Avenue and Burnet Road

C8s-64-151 Banister Acres, Section II, Resub. Lot 1, Block D
Jinx Avenue

The staff reported that reports have not been received from several departments and recommended that this plat be accepted for filing upon consideration of a variance required on the width of Lot 5-A at the building line. It was explained the Ordinance requires 50 feet at

C8s-64-151 Banister Acres, Section II, Resub. Lot 1, Block D--contd.

the building line with a 25 foot setback. The lot is 49.69 feet and it is recommended the variance be granted. The Committee therefore

VOTED: To ACCEPT the short form plat of Banister Acres, Section II, Resub. Lot 1, Block D, for filing, granting a variance on the width of Lot 5-A at the building line.

C8s-64-156 Gray Resubdivision
Anderson Lane

The staff reported this is a portion of a larger tract owned by Mr. McClure. He is asking for a variance from the balance to be included in the subdivision. Mr. Foxworth stated the splitting of these two tracts will not interfere with future layout of the subdivision and recommended the variance be granted. All departmental reports have not been completed. The Committee therefore

VOTED: To ACCEPT the short form plat of Gray Resubdivision, granting a variance on the balance of the tract being included in the plat.

SHORT FORMS - CONSIDERED

C8s-64-145 Resub. Lot 8, part of Lot 7, Block 78, Original City of Austin
Rio Grande at West 8th

This plat was accepted for filing at the last Subdivision Committee meeting with the notation that an accessory building was across the common line. A letter from the owner states that the building in question is a carport which will be removed. It was recommended the plat be disapproved pending completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the plat of Resub. Lot 8, part of Lot 7, Block 78, Original City of Austin, subject to completion of departmental reports.

C8s-64-154 Betty L. Davern Subdivision
Slaughter Lane

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

VOTED: To APPROVE the short form plat of Betty L. Davern Subdivision.

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ADMINISTRATIVE APPROVAL

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

The staff reported this plat had received administrative approval under the Commission's rules. The Commission therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of Georgian Acres, Resub. Lot 9, Block C.