

SUBDIVISION COMMITTEE
Regular Meeting -- February 23, 1965

PRELIMINARY PLANS

C8-65-1 Cavu Acres

Jollyville-McNeil Road and Omni Drive

The staff reviewed the following departmental comments:

1. Water and Sewer -- Sanitary sewer not available. Subdivision is adjacent to T.W.W.C&I.D. No. 1 and will require special permission for water service.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - Drainage easements needed.
4. Public Works - Show north arrow on key map. Use street name Piper Place from Vortac Lane to Cavu Place. Show contour basis. Show tie across Jollyville-McNeil Road.

Planning Department comments were reviewed as follows:

1. Show contour basis. (U.S.G.S. of City Standard)
2. Variance required on length of Block B, which is 1400 feet. Due to nature of subdivision with the large lots, the extra length of the block is justified and the variance is recommended.
3. Additional right-of-way being provided for McNeil Road required to be 35 feet from center line of existing right-of-way.
4. Subject to the above conditions and compliance with department reports, approval is recommended on that portion of the plan down to one lot depth south of Cavu Place.
5. Recommend balance of plan be held in abeyance to determine effect of major thoroughfare in vicinity.

The Committee reviewed the layout and felt the entire plan could be approved subject to departmental comments provided it is determined the thoroughfare will not affect the boundary of the subdivision. It was therefore

VOTED: To APPROVE the preliminary plan of CAVU ACRES subject to compliance with departmental reports and determination that the major thoroughfare will not affect the boundary of the subdivision.

C8-65-2 Chapparal Village

U. S. 290 and Roadrunner Lane

The staff reviewed the following departmental comments:

1. Water and Sewer -- Sanitary Sewer not available. Subdivision required to be annexed to Water District No. 9 for water service.
2. Electric and Telephone Co. -- Additional easements required.
3. Storm Sewer - O.K.
4. Public Works - Show tie across Highway 290 and basis for contours.

Planning Department comments were reviewed as follows:

1. Variance required on length of block and length of dead-end street. Recommend variance based on low density (suburban) and provision by developer for future extension of street by adjoining property owner.

C8-65-2 Chapparal Village--contd.

2. Show building setback lines.
3. The subdivider has contacted the adjoining owners and he has stated they are in agreement with the proposed street and lot arrangement of this subdivision.

The Committee therefore

VOTED: To APPROVE the preliminary plan of CHAPPARAL VILLAGE subject to departmental comments, granting a variance on block length and length of dead-end street.

C8-65-3 Highland Hills Northwest, Section 2
Far West Blvd. and Sungate Drive

The staff reviewed the following departmental comments:

1. Water and Sewer -- Annexation required for water and sewer service. Recommend street layout in schematic be accepted as firm so that utilities can be properly designed.
2. Electric and telephone company -- Additional easements as noted.
3. Storm Sewer -- Additional drainage easement will probably be required in vicinity of Lot 13; easement between Lots 14 and 15 not required. Fifty foot drainage easement from a point in vicinity of Lot 13 to boundary of Highland Hills Northwest Phase 1 appears unnecessarily wide.
4. Public Works - Full right-of-way of Far West Boulevard should be provided to subdivision limits. Show number of lots. Check street name of Sungate Drive.

Planning Department comments were reviewed as follows:

1. Dedication of full right-of-way (100 feet) for Far West Boulevard required to southeast corner of Lot 64 at such time as those lots are platted in final form.
2. Lot lines adjoining 50 foot drainage easement should extend to center line of said easement or they cannot be included with lots on opposite side of street.

Mr. Tom Bradfield, the developer, and engineer, Thomas Watts, stated the drainage easement was planned for the area and is necessary. The drainage easement could be on the lots on the north side of the draw and backing up to the lots in this subdivision.

3. Recommend a 25 foot building setback line from Far West Boulevard for Lot 64. Due to the nature of this thoroughfare, no buildings should be located closer than 25 feet.
4. Schematic plan for balance of the tract does not meet Ordinance requirements on block lengths and access to adjoining tracts.

The subdivider has submitted another schematic which complies with the following exceptions:

- (1) Excessive block length due to the creek.

C8-65-3 Highland Hills Northwest, Section 2--contd.

- (2) Cul-de-sac off collector street is 700 feet in length. They might be able to bring the street through to eliminate the dead-end street and excessive block length.
5. Recommend 15 foot building setback lines from the side streets for all corner lots except Lot 64 referred to in No. 3 above.
 6. Annexation to City required for utility service and refund contract.
 7. Further consideration required on layout of schematic.

Mr. Bradfield stated to require 25 foot setback from side streets would require realignment of every lot. He would like to hold to 10 foot setbacks. Lot 64 is separated from lots across the street by the 100 foot right-of-way and this is not a key lot. Regardless of what setback is held on side lots, by the nature of cul-de-sac design, buildings would project further back than alignment of setback lines at the neck of a cul-de-sac.

Mr. Stevens explained although this may be reasonable on cul-de-sacs, it would be critical for lots on front streets. For the protection of frontage streets, the 25 foot setback should be required.

Mr. Jackson suggested that a restriction might be placed on the final plat and defined by lot number that the house must face on 25 foot setback for all corner lots. After further discussion, the Committee agreed this would be a partial solution to handle setback requirements. It was therefore

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS NORTHWEST, Section 2, subject to compliance with departmental comments and the condition that a restriction be placed on the plat that houses on corner lots be faced on street with 25 foot setback.

C8-65-4 Parmer Lane Heights, Section 1
Parmer Lane and Limerick Avenue

The staff reviewed the following departmental comments:

1. Water and Sewer - Sanitary sewer not available. Water available from District 11.
2. Electric and Telephone Co. - Additional easement required.
3. Storm Sewer - O.K.
4. Public Works - Suggest consideration of lining up Donegal with Tomanet Trail and carrying on name of Tomanet Trail. Show tie across Parmer Lane. Show number of lots in subdivision and key map scale.

Planning Department comments were reviewed as follows:

1. Recommend commercial uses be planned at intersections of thoroughfares, and that residential use be planned for property between such locations.

C8-65-4 Parmer Lane Heights, Section 1--contd.

2. In the event retail neighborhood services are desired by the developer and are needed as determined by the Commission, the plan should be designed to accommodate such services without encouraging the use of all of Parmer Lane as commercial.
3. In the event the Commission feels that retail uses should be permitted within Section 1, such uses should be confined between proposed Donegal and Limerick Avenue.
4. Recommend against the fronting of any residential lots onto Parmer Lane.
5. Status of street required -- old street running south from Parmer Lane through Section 1 and west to west boundary of Master Plan.
6. Boundary of Section 1 may be required to be changed to provide access and tie-in with existing street of west boundary.
7. Status of street dedication required for street at east edge of Master Plan. Additional right-of-way required on this street. (Secondary thoroughfare of proposed 90 foot right of way.)
8. Recommend modification of balance of Master Plan as indicated on Planning Department Study Sketches.

The Committee discussed the need for commercial or retail lots in this area. Mr. Jackson suggested that retail is not needed in Section 1 unless a major portion is developed. He did not feel there would be enough families to support commercial development.

Mr. Isom Hale, engineer for the developer, stated there are quite a number of people already in the area and he feels the proposed commercial would serve the community.

Mr. Alfred Davey suggested that the residential lots not face into the commercial property for good planning.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of PARMER LANE HEIGHTS, Section 1, on condition that the retail tract terminate at the west line of Lots 11 and 12, Block B, and restrict Lots 1, 2, 11 and 12 to residential use only.

SHORT FORM PLATS - FILED

C8s-65-22 Woodward Industrial District No. 2
Ben White Blvd. - Bergstrom Field Spur

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

VOTED: To ACCEPT the short form plat of Woodward Industrial District No. 2 for filing.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 2-23-65

5

C8s-65-21 Seabrook's Resub. Lots 19-20, Block D, Manor Road Addition
E. 19th and Greenwood Avenue

The staff reported that reports have not been received from several departments and the tracing had not been returned to the department. They recommended this plat be rejected for filing until the tracing is returned. The Committee therefore

VOTED: To REJECT the short form plat of Seabrook's Resub. Lots 19-20, Block D, Manor Road Addition, for filing, and authorized the staff to give administrative approval when the tracing is returned.

SHORT FORM PLATS - CONSIDERED

C8s-65-8 Royal Oak Estates, Section 7, Resub. Lots 18-19, Block A
Thames Drive and Gaston Place

The staff reported all departmental reports had not been completed and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Royal Oak Estates, Section 7, Resub. Lots 18-19, Block A, subject to completion of departmental reports.

C8s-65-9 Royal Oak Estates, Section 7, Resub. Lots 3 and 4, Block E
Thames Drive

The staff reported all departmental reports had not been completed and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Royal Oak Estates, Section 7, Resub. Lots 3 and 4, Block E, subject to completion of departmental reports.

C8s-65-16 Elmwood Estates, Resub. Lot 4, Block D
Forest Wood Road

The staff reported all departmental reports had not been completed and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Elmwood Estates, Resub. Lot 4, Block D, subject to completion of departmental reports.

C8s-65-19 Tarrytown River Oaks, Resub. Lots 18, 19 and Part of 20
Scenic Drive

The staff reported all departmental reports had not been completed and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the short form plat of Tarrytown River Oaks, Resub. Lots 18, 19 and Part of 20, subject to completion of departmental reports.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 2-23-65

6

SHORT FORM PLATS - APPROVED

The staff reported that three short form plats complied with all requirements of the Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the following short form plats:

C8s-61-109 Howard Johnson Subdivision
Sunshine Drive south of Stark Street
C8s-64-149 J. W. Gregg's Resub. of a portion of Crest Haven
Greenwood Avenue
C8s-65-11 A. B. Dittmar Subdivision
West Dittmar Road

ADMINISTRATIVE APPROVAL

The staff reported that several 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 the meeting the administrative approval of the following short form plats:

C8s-65-17 McBride and Attal Subdivision
Rosewood Avenue
C8s-65-20 Fiskville School Addition, Resub. Lot 1, Block 5
Guadalupe and Beaver
C8s-65-18 L. O. Jackson Subdivision
McCarty Road