

SUBDIVISION COMMITTEE
Regular Meeting -- April 19, 1965

PRELIMINARY PLANS

C8-65-10 Aqua Verde Subdivision
Charles Avenue

The staff reported this subdivision is located between Lake Austin and Charles Avenue. The site is north of St. Stephens School and Rivercrest Addition Subdivision. This subdivision is classified as suburban with 31.81 acres in the area, consisting of 55 residential lots with the average lot size being 80 x 175. There are a number of small 20 foot lots fronting on Lake Austin that are planned for boat docks.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer not available from City or a water district.
2. Electric and Telephone Co. - Additional easements required.
3. Storm sewer - Plat does not comply with Section 23.11 (3) of the Subdivision Ordinance in that two existing water courses are not shown for significant portions of their lengths, nor with Section 23.11 (4) in that topo shown is believed to be inaccurate. These non-compliances prevent meaningful comment on the general layout at this time.

Mr. Foxworth drew a sketch illustrating the relationship of the top of the bluff and the proposed street nearest the Lake. The proposed street is 50 feet wide and this bluff is approximately 30 feet straight up at the east side of the street. Between the street and the Lake there is a drop in elevation of approximately 90 to 100 feet. It is difficult to determine what the conditions of the water courses are as the topo is inadequate.

4. Public Works - Show boundary survey, street names, building setback lines, and all lot dimensions.

Planning Department comments were reviewed as follows:

1. Recommend Cedar Street be extended westerly to proposed street on top of bluff to eliminate extreme length of dead-end street.
2. Recommend 60' right-of-way be required on proposed extension of Live Oak Street.
3. Recommend minor modification of intersection at Live Oak Street and Charles Street to provide better intersection.
4. Street names required.

C8-65-10 Aqua Verde Subdivision--contd.

5. Building setback lines required.
6. Boundary survey required.
7. Identify proposed uses of tracts adjacent to lake.
8. Variance required on lot widths and lot areas for lots designated by letter unless identified for use other than residential. The lots designated by letter are 20 foot lots that are proposed for boat docks. The staff recommends these lots be restricted to people in the subdivision. It would be impossible to back a boat trailer down the steep slope. If the lots are sold to people other than the subdivision residents, it would create additional parking along the street and curb.
9. Variance required on block lengths and length of dead-end streets. Recommend variance for all except No. 1 above, based on topography. The staff recommends that they provide street access out to Charles Avenue at this point.
10. Variance required on double-frontage lots. Recommend variance be granted based on topography.
11. Compliance with departmental reports required.
12. Round all intersection corners.
13. A clearance is needed from the Legal Department on the use restrictions on the boat dock lots. The staff advised the City has a regulation that all boat dock lots must have lights. It is recommended these lots be restricted from any service with the exception of electricity.

Mr. Gene Naumann, applicant, stated they would comply with Planning Department comments numbers 1, 2, 3, 4, 5, 6, 7, and 12.

Mr. Naumann stated that 33 of the 20 foot lots on the lower end would probably go to people in the subdivision. His intention is to sell 20 of these small lots to individuals and claim them as commercial. They will be restricted and all of the structures will be uniform. The lots are too small for anything but boat docks. A double restroom is planned. One on each side of the area proposed as common access to the lake. There will be a street close to the waterfront along the back of the 20 foot lots for access. It will be a private street for the people who own the small lots.

Mr. Lewis inquired if this would prevent parking on the bluff? Mrs. Butler asked if there would be enough turn around space at the end of the private road.

C8-65-10 Aqua Verde Subdivision--contd.

Mr. Naumann stated this private road would eliminate most of parking on the bluff and a cul-de-sac is planned for the private road. It will be a 50 foot wide road easement with a 100 foot turn around and will be topped.

Mr. Stevens advised the Committee that the small lots have not been identified as residential because of complications. Mr. Cortez has been asked to interpret the Ordinance requirements.

Mr. Cortez stated he has talked to Mr. Naumann and they have come to a tentative agreement subject to the Subdivision Committee approval.

Mr. Stevens noted that the 20 foot lots must be identified as commercial on the plat. He also noted that before the final plat is accepted, septic tanks must be worked out by the Health Department. If the Committee sees fit to grant a variance, the staff would prefer to see the lots with proper restrictions for boat dock purposes.

Mr. Robert Sneed, attorney for the developer, advised the 20 foot lots would be designated as commercial and made a part of the plat as restricted covenants. The easement down to the water line would also be designated. This provision would be of benefit to the owner of each lot.

Mr. Stevens inquired about restrictions on the commercial boat docks. Mr. Sneed stated that this could be tendered as part of the plan and that he and Mr. Cortez would work out the restrictions to be placed on the plat.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of Aqua Verde Subdivision on the condition that the twenty foot commercial lots be identified and restricted on the final plat, and subject to availability of a water supply acceptable to the Health Department and approval of septic tank operation by Health Department.

C8-65-11 Springdale Park, Resub. Lot 1
Springdale Road and Mercer Drive

The staff reported that this site is located southwest of the intersection of Oak Springs Drive and Springdale Road. Lot 2 is not a part of this subdivision as it has previously been divided as a shortform subdivision. The site consists of 2 tracts with 13.38 acres. The average lot size is 6.5 acres. Tanneyhill Creek and an 80 foot drainage easement separates lot 2 from the subdivision. A Special Permit has been approved for an apartment dwelling group of low cost housing on the area covered by this plat. This area is located south of Givens Park.

C8-65-11 Springdale Park, Resub. Lot 1--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water and sewer available.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer - Additional drainage easement may be required in easement south of Mercer Drive, pending submission of revised grading plan by developing engineer.
4. Public Works - O.K.

The Planning Department stated compliance with departmental reports is required.

Mr. Stevens stated that the normal requirement for apartment development was 60' right-of-way and 40' paving, but 50 feet of right-of-way and 30 feet of paving was proposed for Mercer Drive and had been approved by the Directors of Planning and Public Works. The staff recommends the paving be 40 feet because of the amount of traffic created by 100 apartment units. In addition, it was noted that 25 foot setbacks are required from Oak Springs Drive and Mercer Drive. This would require changing the setback lines on the plat.

Mr. Thomas Watts, engineer for the developer, stated that they would like to have 40 feet of paving at the entrance of Mercer Drive by the Administration building. They propose 50 feet of right-of-way with 40 feet of paving, part of the way, narrowing down to 30 feet of paving.

Mr. Paul Coates, developer, noted there is no on-street parking and that an off-street parking ratio of 1.74 to 1 is planned.

Mr. Coates and Mr. Legge, developers, agreed to a setback line of 25 feet from Oak Springs Drive and Mercer Drive.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SPRINGDALE PARK, Resub. Lot 1, subject to compliance with departmental reports and showing a 25 foot building setback line on the plat from Oak Springs Drive and Springdale Road.

C8-65-12 Joe Gilbreth's Bluff Springs Tract
Bluff Springs Road

Mrs. Evelyn Butler, Chief, Advanced Planning, reviewed the Master Plan as related to this subdivision. She stated it is necessary to extend the thoroughfare plan as this area is beyond the Master Plan area and the same standards should be applied wherein the thoroughfares are planned a distance of approximately one mile apart. In this case, we have

C8-65-12 Joe Gilbreth's Bluff Springs Tract--contd.

located this thoroughfare 1.17 miles distance from Chunn Lane which is the outer loop of the Master Plan. This will tie in with Slaughter Lane and Riddle Road as approved in connection with Palomino Park at a previous meeting of this Committee. There is indicated on the subdivision plan a golf course and a park. The Recreation Department has informed us that there is not enough room for a golf course. This area will also need an elementary school if developed to this proposed density. The Austin School District ends to the east of the subdivision and Creedmoor School District covers the area on further to the east. Boggy Creek and Slaughter Creek join Onion Creek in this area. There is a new sewer plant located between Onion Creek and Williamson Creek and east of Knuckles Crossing Road.

The staff reported this site contains 61.0 acres and consists of 143 lots with the average lot size being 85 by 175 feet. This subdivision has a suburban classification of residential and commercial uses proposed.

The staff reviewed the following departmental comments:

1. Water and Sewer - Sanitary sewer not available. Will require annexation to Water District #5 and water approach main for water service.
2. Electric & Telephone Co.- Additional easements required.
3. Storm Sewer - Additional drainage easements will be needed in Blocks C, D and E. Plat is believed not to comply with Section 23.11 (5) of the Subdivision Ordinance in that no drainage structures are shown in Bluff Springs Road.
4. Public Works - Show name on all streets, complete boundary survey and tie across Bluff Springs Road to fence or property marker.

The staff reviewed the following Planning Department comments:

1. Suggest enlargement of the private park in Block E. The staff recommends an increase of 25 feet on either side and extend out to "F" street.
2. Extend pedestrian walkway between "F" Street and "D" Street, in order to tie both park areas together.
3. Street names required.
4. Subdivision name required.
5. Provide 10 foot walkway between Street "C" and private park to the west.
6. Suggest softening of curves on "D" Street.

C8-65-12 Joe Gilbreth's Bluff Springs Tract--contd.

7. Recommend greater setbacks on corner lots where lots on opposite side of street fronts such lots. Lot 1 of Block A, B, and C, and lots 8, and 10 of Block "C". The staff's reason for this setback is to protect the setback on the adjoining streets plus provide ample space between buildings for houses facing the sides of others across the street.
8. Recommend that commercial development be contained in the area at the Northwest corner of the subdivision. Commercial, churches, etc. have been indicated in a strip in the northwest and west portions of the subdivision. The staff recommends the commercial be confined to the northwest corner and have the churches and multi-family dwellings backing up to the green park area on to the south. On the overall plan with the proposed thoroughfares, it would be logical for a commercial shopping center to be located at the intersection of two thoroughfares at a point further east and outside this section of the subdivision. This section could probably only support a small convenience center.
9. Ten feet additional right-of-way required on western segment of Bluff Springs Road instead of the 5 feet shown. It is ultimately proposed to be a 70 foot right-of-way.
10. Show complete boundary survey.
11. Compliance with departmental reports required. The owner has provided his share of the proposed widening for the street to the north of the subdivision in connection with the 90 foot secondary thoroughfare. He will be dedicating 25 feet.
12. There should be a schematic on the balance of the tract.
13. Contours should be corrected to show 575 on the northeast corner and 595 on the southwest corner.

Mr. Thomas Watts, engineer for the applicant, stated the enlarging of the park would depend on the situation in this particular block. The lots have been worked on the idea they would be 1/3 of an acre or larger. There may be one or two that are smaller.

Mr. Stevens inquired if the small private park is intended to serve only Block "E"? Mr. Watts stated the park is intended to serve the general area.

Mrs. Butler stated there is concern for the care and maintenance of the parks. Mr. Watts replied that some type of an association will need to be formed and this will have to be worked out legally.

C8-65-12 Joe Gilbreth's Bluff Springs Tract--contd.

Mr. Watts advised that there is a need for the proposed shopping facilities. The 10 foot walkway for the park area can be worked out as to the best location.

Mr. Gilbreth, the developer, stated he had met with Mr. Sheffield, Director of Parks and Recreation, and they recommend the park be enlarged. It is intended these parks will eventually be turned over to the City. The Parks and Recreation Department also recommend that the fairways proposed in the first section be turned into a playground. They did not disagree with the general layout for Section 1 except they feel there should be more area for school sites.

The staff reported that the Legal Department has not given an opinion on the private park situation and this will be necessary.

Mr. Gilbreth advised that they do not intend for the parks to be private, once the city is in a position to accept them for public use.

Mr. Stevens inquired if the plat was going to be recorded in or out of the City?

Mr. Foxworth stated this site is 4 miles outside the City limits and would likely be recorded outside the City. The park dedication will be required as a restriction on the plat as the county will not accept public parks at this time.

Mr. Gilbreth stated that the Planning Department schematic would be acceptable at this time for the balance of the property.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of JOE GILBRETH'S BLUFF SPRINGS TRACT subject to conditions outlined by the Planning Department and compliance with departmental requirements.

C8-65-13 Rollinghills West

Swenson Drive and Pinnacle Road

The staff outlined the area as related to the Master Plan which is between Bee Caves Road and Walsh Tarlton Road. Walsh Tarlton Road is an existing county road with a proposed 90 feet of right of way on a portion of the road which will become a part of a secondary thoroughfare as outlined in the Master Plan. There are a number of creeks going through the property. The size of this residential subdivision is approximately 47 acres. The number of lots proposed are 76 with an average lot size of 100 by 170 of suburban classification.

C8-65-13 Rollinghills West--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer
 - Sanitary sewer not available. Will require annexation to Water District No. 10, approach main and easement for same for water service. It is felt by the owners that the subdivision can be served with two wells as 40 lots per well is usually adequate. Any approval for water service is conditional upon a satisfactory report from the Health Department.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer
 - Additional easements will be required and additional easement width may be required for those shown. Plat does not comply with Section 23.11 (5) of the Subdivision Ordinance in that structure in Walsh-Tarleton at Swenson Drive is not shown.
4. Public Works
 - Show all street widths, north point of key map, lot dimensions and complete boundary survey.

Planning Department comments were reviewed as follows:

1. Show complete boundary survey. It was noted that this plan is different from the original plan agreed upon and now proposes a street to connect Swenson Drive and Constant Springs Drive and reduces the area at Section 1 previously discussed. Mr. E. Swenson, father of the developer, will dedicate Swenson Drive an internal street in connection with the development of this property.

A bridge will be required for the creek. The Drainage Department will not approve a low water structure.

An extension of Silver Hills Drive is proposed and a variance will be required on the length of the cul-de-sac street. Ordinance requires a variance to create a dead-end street in excess of 400 feet. The property owners to the north did not want access to their properties from this subdivision. The property owner to the east, Mr. Eddie Joseph has agreed to the layout proposed and access being provided to his property.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 4-19-65 9

C8-65-13 Rollinghills West--contd.

Mr. Foxworth noted the green parkway north of Swenson Drive, which is proposed for a private parkway for people in the subdivision. A public road will be provided. The Chairman suggested the possibility of creating a home owner's association for maintaining the green parkway.

Mr. Foxworth noted that the collector street between Pinnacle Road and Silver Hill Drive would affect Mr. R. G. Burn's property at the western edge of the subdivision. The extension of the proposed collector street will need to be arranged to minimize the effect on Mr. Burn's property.

The staff noted that 120 acres are involved in the entire tract and that further study will need to be given to the schematic plan.

2. Compliance with all departmental reports are required. Some information is lacking from the Health Department as to the availability of water and approval of septic tank. West Lake Hills has extra-territorial jurisdiction over this subdivision for annexation purposes. There would need to be a release from West Lake Hills before the City could annex this subdivision. However, it is the intention of the developer to leave the subdivision outside the City at this time.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of ROLLINGHILLS WEST subject to compliance with departmental reports, and granted a variance on the length of Silver Hills Drive as a dead-end street.

SUBDIVISION PLATS - FILED

C8-64-29 Allandale Park, Section 9 REVISED
Foster Lane and Shoal Creek

The staff reported that reports have not been received from several departments and recommended that this plat be accepted for filing. The Commission then

VOTED: To ACCEPT the final plat of ALLANDALE PARK, Section 9, REVISED for filing.

SUBDIVISION PLATS - CONSIDERED

C8-63-33 Highland Hills, Section 5, Phase 2
Highland Hills Terrace

The staff reported the preliminary plan of Highland Hills, Section 5, Phase 2, has received approval by the Commission on August 27, 1963. At that time there was a question of access through Lots 16 and 17 along Highland View Drive later changed to Lamplight Lane, to the adjoining property owned by Mr. W. G. Allen. The problem of street access was due to rough terrain

C8-63-33 Highland Hills, Section 5, Phase 2--contd.

dropping down to a dry creek bed. At that time, Mr. Landon Bradfield, the developer, submitted the following proposal, which is quoted from the minutes of that meeting:

"It is expressly stipulated that the conveyance of Lot 16 shall provide that the developer shall retain the right to demand the reconveyance of the north 200 feet thereof for the purpose of re-subdivision in connection with the subdivision of land east of and abutting Dry Creek. Such right shall be exercised within a period of one year following the sale of Lot 16, and the resulting subdivision shall have the approval of the City Planning Commission and shall be subject to restrictions substantially the same as the recorded restrictions of Highland Hills, Section 5, Phase 2. Upon the demand of the City of Austin made within one year after date of sale, the then owner of Lot 16 shall convey to the owner of adjoining property east of and abutting Dry Creek for street purposes a strip of land 50 feet wide connecting the proposed street to the center of Dry Creek."

In addition, Mr. Tom Bradfield's letter to the Planning Department of April 14, 1965, regarding Lots 16 and 17, was read as follows:

"We have sold Lots 16 and 17 of Highland Hills, Section 5, Phase 2 to separate purchasers. Mindful of an agreement which we had with the City Planning Commission, we have stipulated in each of our instruments of conveyance the following:

As to Lot 17 contracted to be sold to Jack Crier: 'Upon demand of the City of Austin made within one year after the date of recording of the plat of Highland Hills, Section 5, Phase 2, the then owner of Lot 17 shall convey to the owner of the adjoining property east of and abutting Dry Creek for street purposes a strip of land 25 feet wide off of the south side of said Lot 17 connecting Lamplight Lane to the center of Dry Creek.'

As to Lot 16 contracted to be sold to O. Carl Happel: 'Upon demand of the City of Austin made within one year after the date of recording the plat of Highland Hills, Section 5, Phase 2, the then owner of Lot 16 shall convey to the owner of the adjoining property east of and abutting Dry Creek for street purposes a strip of 25 feet wide off of the north end of said Lot 16 connecting Lamplight Lane to the center of Dry Creek.'

The above provisions seem to us to be the best possible way of providing access from Lamplight Lane to the Allen property east of Dry Creek and has met with the approval of our purchasers. This is in lieu of an unspecified strip 50 feet wide heretofore agreed to be given off of Lot 16. If this should need further approval by the Planning Commission, will you so advise us."

Subdivision Committee -- Austin, Texas

Reg. Mtg. 4-19-65 11

C8-65-33 Highland Hills, Section 5, Phase 2--contd.

Mr. Stevens suggested this discussion of the requirement of the preliminary plan be referred to the full Commission for formal action.

The Chairman inquired if Mr. Allen had been given formal notice regarding the one year from the date of the sale of these lots. Mr. Tom Bradfield stated he did not think Mr. Allen has had formal notice of the year's date, however, he is aware that the development of the property has been accomplished.

It was noted there is five months left from the date of plat recording and the question of whether this should be a year from the date of sale of the lots should be clarified.

The Committee was of the opinion Mr. George Allen should be notified that this matter will be discussed at the next Planning Commission meeting in case he would like to appear. It was therefore

VOTED: To REFER the final plat of HIGHLAND HILLS, Section 5, Phase 2 to the Planning Commission.

SHORT FORMS - FILED

C8s-65-38 Olvera Subdivision
Lyons Road and Cherico Street

The staff reported this subdivision is located at the northeast corner of Lyons Road and Cherico Street. Under the short form procedure of the Ordinance, the balance of the tract between Lot 3 and Lyons Road is required to be a part of the plat. The entire tract owned by Mr. Olvera is subject to flooding and would require a finished floor elevation of 460 feet on any residential structure placed on the tract. The applicant has asked for a variance from requiring the balance of the property to be a part of the subdivision. The staff noted that approval of this plat would automatically leave a building site on property excluded and asked for opportunity to discuss with Mr. Olvera the possibility of including the balance of the property in the plat and restricting all lots in the subdivision to a finished floor elevation as recommended by the Drainage Department. A letter from Mr. M. O. Metcalfe, engineer for the developer, was read as follows:

"We submit herewith the "OLVERA SUBDIVISION", a subdivision of a portion of a 1.0 acre tract of land out of Outlot #39, Division "A" in the City of Austin, Texas, same being located on Cherico Street, north of Lyons Road.

We hereby request that a variance be granted allowing our client to omit that portion of the one acre tract which is unusable land due to a flooding problem which is impossible to correct at this time."

C8s-65-38 Olvera Subdivision--contd.

Mr. Foxworth stated there would have to be a zoning change from "D" Industrial to "A" Residence before any approval could be given.

Mr. Kinser noted there is a possibility of the property being required for a drainage easement because it is in a gully. It was noted there would have to be further consideration of the problems as outlined above. The Committee then

VOTED: To ACCEPT the short form plat of OLVERA SUBDIVISION for filing, and will give further consideration of problems involved.

SHORT FORMS - CONSIDERED

The staff reported that two short form plats lacked completion of departmental reports and recommended disapproval. The Committee therefore

VOTED: To DISAPPROVE the following short form plats:

C8s-65-30 Barton Oaks Section 2
Manchaca Road and Fleetwood Drive
C8s-65-37 Christian and Fellman Addition
Oldham Road and East 23rd Street

SHORT FORMS - 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-65-12 Kenniston Drive Addition
Guadalupe Street, Kenniston Street and Airport Boulevard
C8s-65-29 Akres Bonitos
Charles Avenue and Live Oak Street
C8s-65-31 Gunter Street Addition
Gunter Street and Oak Springs Drive

ADMINISTRATIVE APPROVAL

C8s-65-35 Standard Mortgage Company
Cantebury Street

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 STANDARD MORTGAGE COMPANY.