

SUBDIVISION COMMITTEE
Regular Meeting -- May 17, 1965

C8-65-14 Siegmund Addition, Sections 2-5
Lyons Road and Siegmund Circle

The staff reported this subdivision is located at the northwest corner of Lyons Road and Gunter Street. It is classified as urban with 6.86 acres, 37 lots, an average lot size of 60' x 140' and proposes residential uses. This subdivision is in the General Neighborhood Renewal Program (GNRP) of the Glen Oaks Urban Renewal Project. The GNRP project is bounded on the north by 12th Street, on the west by Northwestern Drive, or the railroad tract and Chestnut Avenue, on the east by Airport Boulevard and Springdale Road and on the south by East Seventh.

The staff reviewed the departmental comments as follows:

1. Water and Sewer - O.K.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Plat does not comply with Section 23.44 of the Subdivision Ordinance in that lots are subject to flooding to elevation 460.0 by Boggy Creek, and no arrangements have been made to prevent this. Recommend approval provided that all lots created herewith are subjected to the following restrictive "NOTE": No further residential structure shall be placed on lots in this subdivision having a finished floor elevation of less than 460.0 feet, City of Austin datum, unless a lower elevation is specifically approved by the Director of Public Works of the City of Austin.

The Planning Department comments are as follows:

1. Recommend modification of plan as shown on Planning Department sketch to conform to the GNRP plan surrounding the Glen Oaks Urban Renewal Project.

Mrs. Butler, Chief, Advanced Planning, advised the Committee that the entire GNRP area is subject to flooding to some extent. The Glen Oaks Project is seriously affected by flooding. The reason this area was included in the neighborhood study was to try to correct this flooding by further channel work being done on the creeks through the area and confine the water to the channels. The present creek channel is immediately south of subject property.

The staff is suggesting modification of the plan for two reasons. One reason being that there is a possibility of realigning Lyons Road between the school site and the Central Forwarding Company. This would be a collector street and would extend beyond Pleasant Valley Road and terminate at Springdale Road and would not be accessible from the school site. If the GNRP plan

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is adopted, it would affect a number of the lots proposed by the owner. Final approval of this plan would have to be given by the City Council and if it is approved, will serve as a guide or a master plan.

The second reason is that it is undesirable for residential property to front onto industrial usage. The Central Forwarding Company building is located lengthwise along Gunter Street and the loading and unloading facilities are adjacent to the street. There was a problem in trying to find a reason for leaving the street as residential or making it industrial. Ordinarily an industrial street requires 80 feet of right-of-way. If the realignment of Lyons Road is approved, there would be access for the forwarding company from Lyons Road and from Springdale Road and would possibly indicate that Gunter Street could retain a lesser right-of-way.

2. Section 23.44 of the Subdivision Ordinance prohibits final approval of lots which are subject to flooding.

The Subdivision Ordinance is as follows:

"Lots in any proposed subdivision subject to flooding by rainfall, as determined by computations approved by the Director of Public Works, will not be approved until drainage facilities adequate to carry off such rainfall have been installed or necessary arrangements made for such installations as required by Section 23.14 of this code."

Mr. Lewis asked what the elevation of the subject property is. Mr. Foxworth stated the elevation indicated by the contours on the plan, is 458 feet at the highest point and 455 at the lowest point which is two to five feet below the 460 feet flood elevation.

Mr. Lewis inquired of the owner, Mr. Linscomb, if it would be too much of a problem to fill in the two feet? Mr. Linscomb stated that the property does not flood and that he has lived there for 50 years and it has never had any water on the property except one time. He stated it is the highest place in Govalle and that if his property ever flooded, the whole Govalle area would be flooded. He also stated that it would be difficult to fill the property because the dirt from the street has already been removed and sold, and even if he could fill it in, he would be looking into the next man's house.

Mr. Stevens stated that the flooding problem does not concern only the subject property. It is an area wide problem. The Glen Oaks Urban Renewal Project was mainly based on the fact that this area was subject to intensive flooding. The drainage division has stated the property is subject to flooding from two to five feet, but they recommended the plan be approved provided a restrictive note is put on the plat limiting

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the floor elevation to the 460 feet elevation. When a new subdivision is planned, the intent of the Ordinance is very clear and it states that lots subject to flooding will not be approved.

Mr. Kinser stated that he is familiar with the property and acknowledged the fact that flooding is a problem in the entire area, but it was his opinion that some agreement should be worked out between the applicant, the staff, the Public Works Department and the Legal Department. It was his opinion the case should be postponed so that further study can be made.

3. Zoning change from "D" to "A" required before final approval of any section can be given. (Section 23.14 of the Subdivision Ordinance).

The staff reported the applicant is willing to apply for a zoning change, but they do not wish to apply before the preliminary plan of the subdivision is approved.

4. Compliance with departmental reports.

After further discussion, it was therefore

VOTED: To REFER the preliminary plan of SIEGMUND ADDITION, Sections 2-5 to the Planning Commission without a recommendation, pending further study of the flooding problem.

C8-65-15 Oak Valley Park
Davis Lane

The staff reported this subdivision is located on Davis Lane approximately 1500 feet west of Manchaca Road. The subdivision is classified as suburban with 5.1 acres, 10 lots, an average lot size of 100' x 200' and proposes residential uses. Davis Lane, is a westerly extension of Dittmar Lane, extending from Manchaca Road to Brodie Lane a distance of approximately 1½ miles, and has been proposed as a collector street with a proposed right-of-way of 60 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water available from Water District #5.
Sanitary Sewer not available.
2. Electric & Telephone Co. - Street build.
3. Storm Sewer - Plat does not comply with Section 23.11 (5) of the Subdivision Ordinance in that drainage structures in Davis Lane are not shown.

C8-65-15 Oak Valley Park--contd.

Mr. Doak Rainey, engineer for the developer, stated there are no drainage structures existing on Davis Lane.

4. Public Works - Show complete boundary survey; street name; tie across Davis Lane; block numbers, basis for contours, adjacent owners, and building setback line.

Planning Department comments were reviewed as follows:

1. Variance required on width of Davis Lane. Recommend variance since owner is dedicating his share to provide for a future right-of-way of 60 feet.

The staff reported the narrowest portion of Davis Lane existing is only 36 feet. The developer is offering to dedicate 12 feet, which would be half of the difference needed for the widening.

2. Show street name for proposed street.
3. Show building setback lines.
4. Round intersection corners.

Mr. Rainey stated the subject property is located in the county and will not be developed with curbs and gutters, therefore he feels there is no need for the intersection corners to be rounded.

Mr. Lewis stated that this requirement should be met.

5. Show complete boundary survey and basis for contours.
6. Schematic plan requires further study.
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of OAK VALLEY PARK subject to conditions outlined by the Planning Department and compliance with departmental requirements, granting a variance on the width of Davis Lane.

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C8-65-16 Fortune Estates, Section 3
Rabb Road and Wilke Drive

The staff reported this subdivision is located at the southwest corner of Rabb Road and Wilke Drive. It consists of 6.82 acres, 27 lots, an average lot size of 80' x 150' and proposes residential uses. The subdivision is totally inside the City limits and is classified as urban.

Departmental comments were reviewed as follows:

1. Water and Sewer - O.K. Water and sewer available.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Easement needed beyond plan area and within plan area. Check size of storm sewer in Lot 29, Block K, Barton Hills, Section 5. City records indicate a 21" storm sewer instead of 24".
4. Public Works - Show tie across Rabb Road and Wilke Drive. Show existing sections of subdivision with deed reference.

Planning Department comments were reviewed as follows:

1. Final street grade on Fortune Drive must be acceptable to Director of Public Works.

According to the contours on the plan, at a point approximately 250 feet west of Manchaca Road, the grade is approximately 22%.

2. Correction of drainage situation required to provide adequate building site on lots 3 and 10, Block A.

Mr. Harvey Smith, surveyor for the developer, stated they plan to re-channel the drainage and easements to fit proposed lot lines.

3. Soften curve on street at southwest corner of Lot 8, Block B.

The proposed street goes down hill pretty steep and flattens out at the bottom. The staff feels it would be beneficial to round the corner off at the intersection. Mr. Smith stated that this could be taken care of.

4. Compliance with departmental reports.

After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of FORTUNE ESTATES, Section 3, subject to conditions as outlined by the Planning Department and compliance with departmental reports.

C8-65-17 Swanson's Ranchettes, Resub. of Lot 3
Slaughter Lane

The staff reported this subdivision is classified as suburban and is located on the south side of Slaughter Lane approximately 312 feet west of Chisholm Lane and approximately 4500 feet east of the Missouri Pacific Railroad track. The subdivision consists of approximately 12 acres, 15 lots, an average lot size of 120' x 250' and proposes residential uses.

The staff reviewed the following departmental comments:

1. Water and Sewer - Water available from Water District #5.
Sanitary sewer not available.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Additional easements required within plan area and beyond plan area.
4. Public Works - Show street name, tie across Slaughter Lane. Block numbers; building setback lines; complete boundary survey, and width of dedication on Slaughter Lane.

Mr. Doak Rainey, engineer for the developer, stated this is part of an original subdivision on the south side of Slaughter Lane that has already dedicated 10 feet for the widening proposed for Slaughter Lane.

Mr. Foxworth acknowledged that the 10 feet has been dedicated, but stated it should be shown on the plat.

Mr. Rainey stated their intention is to subdivide between lots 4 and 5 and it was his opinion that the additional drainage easement was not needed.

Mr. Foxworth advised the Committee that the original subdivision plat of this property created 5 lots with subject property being Lot 3, consisting of a 60 foot neck from Slaughter Lane running behind then flaring out being the balance of the tract of land. The original subdivision was set up to provide for a street straight through. Mr. Swanson stated that he has put a deed on record dedicating the street down to within a distance of 140 feet from the southern most end of the tract. The County has not accepted the dedication or the maintenance thereof at this time.

The purpose of this subdivision was to create four lots fronting on Slaughter Lane and a large tract for one building site for the balance of the tract until such time as a street was provided for access. There have been four houses built on the subject property within the last two or three years without benefit of any further subdivision action.

Mr. Foxworth pointed out the fact that outside the City limits where a subdivision is in a water district or is beyond a water district, the only control over a subdivision of property is the connection of water

C8-65-17 Swanson's Ranchettes, Resub. of Lot 3--contd.

and electricity. In cases where electric service is obtained and water can be obtained from a well, this allows the requirements of the Subdivision Ordinance and state subdivision statutes to be circumvented.

Mr. Rainey stated that two of the four houses are served by wells, one is served by water from a meter on Slaughter Lane and one is not served at this time.

Mr. Lewis inquired if the street location interferes with the planning of the area. Mr. Foxworth noted the location of the street itself as proposed does not interfere with the overall plan of the area.

A study sketch was drawn in which Mr. Foxworth outlined the subdivision of Swanson's Ranchettes No. 1 and No. 2. The staff's proposal would be to have an east-west street to eventually tie these subdivisions together with adjoining property, and a north-south street set up as collector street in the center tract between No. 1 and No. 2 to go on beyond and serve additional property.

The staff reviewed the following Planning Department comments:

1. Cul-de-sac required at south end of street. This would be required unless a cross street is provided within one lot depth of the end of this street.
2. Variance required on length of dead-end street and block length. The Ordinance requires a dead-end street to be not more than 400 feet in length. The proposed street is 1,375 feet in length, but provisions are being made for the continuation of the street.
3. Recommend an east-west street between lots 6 and 7 to break block length, or require subdivider to furnish agreement from adjoining owner for an east-west street location not more than one tier of lots south of this subdivision. These are large lots that are suburban in nature and the dimensions from Slaughter Lane to the southern end is 1,375 feet. This is not too excessive if we could be guaranteed of getting an east-west street one tier of lots south of the property line. Mr. Rainey stated that the subdivider would put the east-west street in rather than get any commitment from the adjoining owner.
4. Street name required.
5. Curves in proposed street should be softened if possible.

C8-65-17 Swanson's Ranchettes, Resub. of Lot 3--contd.

Mr. Rainey stated it was his opinion that the curves are all right the way they are. The land is very flat and there are no creeks or draws on the property.

6. Show building setback lines.
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SWANSON'S RANCHETTES, Resub. of Lot 3, subject to conditions as outlined by the Planning Department, requiring an east-west street between Lots 6 and 7, and subject to compliance with departmental reports.

C8-65-18 Country Air, Portion of Blocks H & I
North Lamar and Country Air Drive

The staff reported this subdivision is classified as urban and is located on North Lamar Boulevard, north of Peyton Gin Road and consists of 11.5 acres, 15 lots, 2 commercial tracts, an average lot size of 80' x 120' and proposes residential and commercial uses.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer | - Water and sewer available. Sanitary sewer easement required. Annexation required for service. |
| 2. Electric & Telephone Co. | - Additional easements required. |
| 3. Storm Sewer | - Intended disposition of "off stream lake" should be shown. Easement widths for proposed easements not shown. Additional easements needed. |
| 4. Public Works | - Show complete boundary survey; tie across Lamar Boulevard and block numbers. |

Planning Department comments were reviewed as follows:

1. Approval of this plan does not constitute a recommendation for approval of commercial zoning for proposed commercial tracts.

There are two commercial tracts indicated on the plan. One is Tract G and the other is Lot 28. To the south of Lot 28 is Country Air, Section I, with Lot A being zoned "GR" General Retail. The original preliminary plan had Willow Lake Drive coming south to the proposed

C8-65-18 Country Air, Portion of Blocks H & I, contd

cul-de sac in Lot 28 and then out. In this preliminary, they are moving this up two tiers of lots, and shortening Willow Lake Drive. The purpose of this is to try to get a tract to tie with said Lot A for a larger commercial tract.

2. Recommend residential usage of Tract G and the area north of proposed Country Air Drive.

The reason for this recommendation is because there is merit in combining commercial tracts together, creating one larger tract for development, but there are two tiers of residential lots between existing commercial on the south and proposed commercial on the north which would not be very desirable from a residential standpoint. The area to the north should be platted as residential.

3. Annexation and zoning required prior to submission of final plat. If commercial zoning is not established on Lot 28, this preliminary plan will become null and void.

This is by agreement with the engineers, Isom H. Hale and Associates, that if this fails to be zoned commercial after annexation, then the original plan will become effective. The reason for this recommendation is because there will still be two tiers of residential lots between commercial, but there will be internal circulation of the streets in the residential, whereas if this were platted and it failed to go commercial there would not be internal access to the residential. If it is developed residentially, it will be better to tie it in with other residential rather than isolate it.

4. Boundary survey required.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COUNTRY AIR, Portion of Blocks H & I, subject to conditions outlined by the Planning Department and compliance with departmental reports.

C8-65-19 White Plains, Section Five
North Lamar and Prairie Trail

The staff reported this subdivision consists of 19.96 acres, 44 lots, and an average lot size of 85' x 175'. It proposes residential and commercial uses and is classified as suburban.

The staff reviewed the following departmental comments:

C8-65-19 White Plains, Section Five contd.

1. Water and Sewer - Water available from City owned District #7. Sanitary sewer not available.
2. Electric & Telephone Co. - Street build.
3. Storm Sewer - Significant portions of Lot 11-13, Block A and Lots 2 and 3, Block D are believed to be subject to flooding at present time. Additional width of easement may be required depending on proposed drainage facilities.

The staff reported there are no drainage requirements outside the City other than easements and requirements of the County.

4. Public Works - Show all lot dimensions, tie across Lamar Boulevard and street widths.

The Planning Department comments were reviewed as follows:

1. Ten feet additional right-of-way required to widen North Lamar to comply with Master Plan requirements for a primary thoroughfare of 120 feet.

The staff reported that 10 feet, for widening purposes, is shown as being reserved on the revised plan but the right-of-way would be required to be dedicated on the final plat.

2. Recommend that Lots 8 and 9, Block C and Lots 12 and 13, Block D be platted for residential use and be re-oriented to front onto Prairie Trail.

The staff reported this has been complied with by the revision of the plan.

3. If lots mentioned in #2 above are approved for commercial use, Prairie Trail is required to be 60 feet wide from North Lamar to Nelson Road.

The staff reported this was no longer a requirement on the revised plan.

4. No lots subject to flooding can be approved on a final plat.
5. Compliance with departmental reports.
6. A statement will be required from the owner to the effect that Lot 12, Block D has adequate building site inasmuch as there is a 50 foot power line easement running diagonally through the lot.

C8-65-19 White Plains, Section 5--contd.

After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of WHITE PLAINS, Section 5 subject to conditions as outlined by the Planning Department and compliance with departmental requirements.

C8-65-20 Wooten Park Square
Anderson Lane and Mullen Drive

The staff reported this is a proposed commercial subdivision and is classified as urban. It is located on Anderson Lane adjoining Southern Pacific Railroad tract on the east and Allandale North Subdivision on the north. The site contains 18.45 acres of land, 46 lots, and an average lot size of 150' x 100'.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer | - Water and sewer available. |
| 2. Electric & Telephone Co. | - Additional easements required |
| 3. Storm Sewer | - Existing channels in drainage easement shown on plat were never completed to be acceptable for maintenance. |
| 4. Public Works | - Show names for all streets |

The Planning Department comments were reviewed as follows:

1. Widening for Anderson Lane required to be 45 feet from City of Austin centerline to comply with Master Plan requirements for a secondary thoroughfare of 90 feet.

The staff reported this had been complied with.

2. Identify all proposed uses.

The staff reported this had been complied with.

3. Approval of this subdivision is contingent upon passage of Zoning Ordinance for "GR" and "O"

The staff reported the City Council has granted the front tier of lots as "GR" General Retail, and the remainder of the property as "O" Office, although the Ordinance has not been passed at this time.

4. Street names required

The staff reported this has been complied with

5. Compliance with departmental reports

C8-65-20 Wooten Park Square--contd.

After further discussion, it was therefore

VOTED: To APPROVE the preliminary plan of WOOTEN PARK SQUARE subject to conditions outlined by the Planning Department and compliance with departmental requirements.

C8-65-21 Springdale Hills, Section 2

East 19th Street West of Hilldale Street

The staff reported this subdivision is located on East 19th Street west of Tannehill Lane and contains approximately 23 acres, 80 lots, and an average lot size of 65' x 145' and is classified as urban.

The staff reviewed the following departmental comments:

1. Water and Sewer - Release on portion of subdivision from Water District #13 required for water service. Annexation to City required for sewer service. Lots along Yorkhill Drive cannot be served with sewer. Taxing unit note required on final plat.
2. Electric & Telephone Co. - Additional easements required.
3. Storm Sewer - Contours are incorrectly numbered and incompletely identified. Structures shown in East 19th Street are incorrectly located. Location of Russet Hill Drive as shown will require extension of 36" pipe or special intersection plan.

Mr. Watts, engineer for the owner, reported the contours have been cleared up.

4. Public Works - Label east-west portion of Yorkhill Drive. Show tie across East 19th Street.

Planning Department comments are as follows:

1. Lots 27, 28 and 34, Block C and Lot 1, Block E, do not comply with Ordinance requirements on width. Suggest slight shifting of lot lines.

The staff reported this had been complied with.

2. Variance required on length of Blocks C, D, and F.

Block C is the block east and south of Yorkhill Drive, and is in excess

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C8-65-21 Springdale Hills, Section 2-- contd

of 1,200 feet. Block D in itself is not in excess of the Ordinance, but is tied to a block already approved in Section I and it does run 1,300 or 1,400 feet. Block F is the most westerly tier of lots shown on the plan.

The staff has done considerable study on this area and there are a number of reasons they are recommending the variance on block length pertaining to this particular section. There is a schematic plan which involves another street and two tiers of lots to the west of this subdivision and being a part of this same tract. The area to the west and north is owned by Mr. Nash Phillips. They are in the process, through their engineers, Bryant-Curington, of presenting a schematic plan showing how these areas can be tied together.

Mr. Marshall, the developer, agreed to leave this part out of any actual plan until they could come together on how these areas could be tied together. Mr. Thomas Watts, engineer for the developer, presented a schematic showing the proposed streets in the subdivision and the adjoining properties to the west and north. The schematic would be subject to further consideration by the Committee, the staff, and the developers. The schematic does show a possible street location of East 51st Street, which would abut the lots proposed on Mr. Marshall's plan. An agreement between Mr. Marshall and Mr. Phillips would have to be made on the location of the street as affecting the lots, prior to the submission of the final plat. The staff would not want the lots to be created in final form and then create a 90 foot thoroughfare street at the rear of the lots.

The Building Inspector has stated he would issue a permit for the lots fronting on 19th Street and therefore acknowledged the setback line as complying with Zoning Ordinance requirements for through lots.

3. Schematic plan requires further study.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SPRINGDALE HILLS, Section 2, subject to conditions as outlined by the Planning Department, and compliance with departmental reports, granting a variance on block lengths of Block C, D, and F.

SHORT FORMS - FILED

C8s-65-38 Olvera Subdivision Revised

The staff reported this subdivision was postponed because Lots 4,5, and 6 were not a part of the subdivision as originally proposed. The streets and easements are existing. The subdivision is subject to flooding, but there is a restrictive note restricting the lots in the subdivision to a

C8s-65-38 Olvera Subdivision Revised--contd.

finished floor elevation of 460.0 feet as recommended by the Drainage Department.

After further discussion, it was then

VOTED: To ACCEPT the short form plat of OLVERA SUBDIVISION REVISED for filing, granting a variance from the ordinance requirements on lots subject to flooding.

SHORT FORMS - CONSIDERED

The staff reported that two 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-65-53 Larson Oaks

Texas Highway 71 and U. S. 290

C8s-65-46 Resub. of Riverbend Section 3B at University Hills

Manor Road and Loyola Lane

C8s-65-54 Resub. Lots 3 & 4, Graham Addition

Salado Street and San Pedro Street

The staff reported a variance is required on the width of San Pedro Street. Portions of this area are zoned "B" Residence with a number of existing apartments, but San Pedro is only 30 feet wide, and widening has not occurred at any point. The staff recommends the variance be granted. It was therefore

VOTED: To APPROVE the short form plat of GRAHAM ADDITION, Resub. Lots 3 and 4, granting a variance on the width of San Pedro Street.

ADMINISTRATIVE APPROVAL

The staff reported that three short form 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-65-30 Barton Oaks, Section 2

Manchaca Road & Fleetwood Drive

C8s-65-24 Cherico Subdivision, Resub of Lot 1 of the Resub of Lot 4

Tillery Street and Neal Street

C8s-65-55 Nisbet and Pool Subdivision

East 40th Street, east of Wilbert Road