

SUBDIVISION COMMITTEE  
Regular Meeting -- August 9, 1965

PRELIMINARY PLANS

C8-64-8      Barton Hills West  
Barton Skyway at Barton Hills Drive

The staff reported the preliminary approval of this subdivision has expired and the developer is asking for re-approval of the plan as originally submitted. The Committee therefore

VOTED: To RE-APPROVE the preliminary plan of BARTON HILLS WEST as originally submitted.

C8-65-1      Cavu Acres, Revised  
Jollyville and McNeil Road and Omni Drive

The staff reported that this is a revision to a previous layout on Cavu Acres and is located east of Highway 183. This subdivision is classified as suburban with proposed residential usage. It contains 40.8 acres, 78 lots, with the average lot size being 115 x 150.

The staff reviewed the following departmental comments:

- |                        |  |
|------------------------|--|
| 1. Water and Sewer     | - This tract is adjacent to Old Travis-Williamson Water District No. 1 and will require special arrangements for service. Sanitary sewer not available.  |
| 2. Electric            | - Additional easements required for rear build.  |
| 3. Public Works        | - Show basis for contours. Additional dedication required for Piper Place. Change name of Mustang Cove and Emeraude Place. Show tie across Jollyville-McNeil Road and radius of all culs-de-sac. |
| 4. Drainage Department | - Additional drainage easements required.  |
| 5. Telephone Company   | - Not represented.   |

The Planning Department comments are as follows:

1. Cul-de-sac required at west end of Omni Drive and Cavu Place.

The engineer indicated they would provide this on the final plat.

2. Show contour basis.

C8-65-1 Cavu Acres, Revised--contd.

3. Full right-of-way required for Piper Place at time abutting lots are platted.

Piper Place is the most southerly cul-de-sac and a portion of it extends beyond the subject property. Mr. Walter Yates, the owner of the subject property, and the owner of the adjoining property to the south have agreed they will share the right-of-way and that the street shown on this plan as Vortac Lane will be continued out to Highway 183.

4. Determination of location of 200 foot primary thoroughfare in relation to the southeast corner of this subdivision.

At the time of original approval, the southeast corner of this subdivision was held in abeyance subject to the thoroughfare. After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of CAVU ACRES, Revised, subject to conditions as outlined by the Planning Department and subject to compliance with departmental reports.

C8-65-36 Greenwood Hills, Block K, L, and M, Revised  
East of Suburban Drive and north of Westmoreland

The staff reported this subdivision is classified as urban and proposes residential usage. It contains 8.45 acres, 38 lots, with the average lot size being 68 x 115.

Departmental comments were reviewed as follows:

- |                        |  |
|------------------------|--|
| 1. Water and Sewer     | - O.K.   |
| 2. Electric Department | - Additional easements for rear build.           |
| 3. Public Works        | - Change name of Raintree Lane and Surrey Drive. |
| 4. Drainage Department | - Plat complies.                                 |
| 5. Telephone Company   | - Not represented.                               |

Planning Department comments are as follows:

1. Original design of these blocks is preferable as it is a more desirable layout from a livability standpoint.

The original preliminary plan proposed Raintree Lane and Surrey Drive as loop streets and it also had collector streets on both sides of the subdivision.

C8-65-36 Greenwood Hills, Block K, L, and M, Revised--contd.

They now propose to bring Raintree Lane and Surrey Drive on through the subdivision. From the Planning Department standpoint, the loops would be better. The owner feels, however, that from the standpoint of sales, the streets would be better going on through the subdivision.

2. Compliance with departmental reports.

After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of GREENWOOD HILLS, Block K, L, and M, Revised, as submitted, subject to compliance with departmental reports.

C8-65-37 Brushwood

East of Highway 81 at Brushwood Drive

The staff reported that this subdivision contains 44.72 acres, 78 lots, with the average lot size being 110 x 150. It is classified as suburban and proposes residential usage.

Departmental comments were reviewed as follows:

- |                            |  |
|----------------------------|--|
| 1. Water and Sewer         | - Water available from City owned District #7. Sanitary sewer not available.   |
| 2. Electric Department     | - Street build.  |
| 3. Public Works Department | - Change name of Carol Cove. Show tie across Highway 81 to marker, stake, or fence.  |
| 4. Drainage Department     | - Additional information needed to determine necessary drainage easement for Big Walnut Creek. Additional drainage easement required. Major portions of lots 16 & 17, Block F, are believed to be subject to flooding. |
| 5. Telephone Company       | - Not represented.   |

Planning Department comments are as follows:

1. Variance required on length of Jetta Court which is approximately 460 feet in length. Recommend variance based on topography and layout related thereto.
2. Show right-of-way width of U. S. Highway 81.

C8-65-37 Brushwood--contd.

3. Lots subject to flooding cannot be approved on a final plat.

Lots 16 and 17, Block F may have to be filled or the cul-de-sac shortened to provide a building site for every lot.

4. Compliance with departmental reports.

After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of BRUSHWOOD, subject to conditions as outlined by the Planning Department and subject to compliance with departmental reports, and granting a variance on length of Jetta Court.

C8-65-38 Kassuba Beach

Riverside Drive at Tinnin Lane

The staff reported that this subdivision is classified as urban and proposes apartments and commercial usage. The subdivision contains 107.053 acres, consisting of six tracts.

Departmental comments were reviewed as follows:

1. Water and Sewer - O.K.
2. Electric Department - Show existing guy easements along Riverside Drive. Street widening or easement required across Hugh Tinnin tract.
3. Public Works Department - Show basis for contours. Show lot dimensions and a tie across Riverside Drive and Tinnin Lane.
4. Drainage Department - Plat does not comply with Section 23.11 (5) of the City Code in that culvert shown under Riverside Drive 900 feet (more or less) easterly of Tinnin Lane does not have its size specified, nor is upstream F.L. elevation. Also, the old wood culvert approximately 200 feet southerly of the latter is not shown at all. Further, the existing storm sewer and drainage channel draining Tinnin Lane at South Lakeshore Boulevard are not shown. Major portions of phases 1 thru 4 inclusive are presently subject to flooding by ponded rainfall (cf. Section 23.44 City Code) and no remedy is noted therefore. Additional drainage easements will be required. It is suggested that the subdivider should consult FHA regarding its requirements relative to the

C8-65-38 Kassuba Beach--contd.

4. Drainage Department, contd. - to the Colorado River, if it is necessary for FHA approval to be obtained since major portions of the subject tract are known to have been flooded, and under some conditions would again be subject to flooding although the property is not considered to be subject to flooding for the purposes of review under the City Code, Section 23.

Phase 1 goes from Tinnin Lane easterly approximately 650 feet and each of the phases 2 through 4 are approximately 300 feet wide on to the east property line which becomes the west property line of the Steiner tract.

Mr. Foxworth stated that Mr. Metcalfe, engineer for the developer, had brought in prints of the subdivision that have the majority of the departmental requirements completed. There are certain areas that are subject to flooding. These will have to be filled or site grading will have to be done. There is a note to that affect on the plat. The Subdivision Ordinance states that no lots subject to flooding can be approved on a final plat.

Planning Department comments are as follows:

1. Full right of way for South Lakeshore Boulevard required with the platting of the abutting lots.

Because of the alignment of this street in Town Lake Plaza and because they are trying to create an intersection at Pleasant Valley Road, right-of-way is required from adjoining property owners. Mr. Wroe inquired if South Lakeshore Boulevard takes in all of the lake frontage. Mrs. Evelyn Butler, Chief, Advanced Planning, stated the drive comes right along the edge of the water except for one small tract. The City of Austin owns the property to the northeast of this tract and adjacent to the lake front and Pleasant Valley Road.

2. Cul-de-sac required at east end of Elmont Drive.
3. A variance is required on the length of Elmont Drive.

Elmont Drive is approximately 1620 feet long. The staff recommends the variance be granted because provision is being made for the continuation of the street tying, eventually, into Pleasant Valley Road.

Mr. Kinser asked if the excess right-of-way of the cul-de-sac will be abandoned when the street is continued.

Mr. Foxworth stated they are going to develop by phases. They will have a cul-de-sac at the east side of each phase. As soon as they continue the next phase, they can vacate the excess right-of-way of the cul-de-sac. The developers are working to get the full right-of-way of South Lake Boulevard dedicated. It will be a 120 foot street and will be 20 feet wider than a cul-de-sac is required to be.

C8-65-38 Kassuba Beach--contd.

4. A variance is required on block length which is approximately 1700 feet in length.

The block length is directly connected with the street length because the street is a dead end and is excessive in length. The staff recommends the variance be granted.

Mr. Foxworth stated that the proposed use for this property is apartment use on the area between Elmont Drive and South Lake Shore Boulevard. Between Elmont and Riverside Drive is proposed as commercial. Tinnin Lane, by agreement, is being brought up to 70 feet in width. For the developers to use this land as proposed, zoning will have to be established on the property after annexation. Because of the layout of the property for the number of buildings and locations, it will require a special permit due to the fact that there are a number of buildings proposed on one tract of land.

5. Subject to compliance with departmental reports.

After further discussion, the Committee, therefore

VOTED: To APPROVE the preliminary plan of KASSUBA BEACH, subject to the requirements as outlined by the Planning Department, granting a variance on the length of Elmont Drive and a variance on block length.

SHORT FORMS - FILED

C8s-65-96 North Village

East side of Burnet Road, South of Anderson Lane

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

VOTED: To ACCEPT the short form plat of NORTH VILLAGE for filing.

C8s-65-100 Patton's Addition

U. S. 290

The staff reported that this is a one lot subdivision located on Highway 290. Mr. Patton sold the subject lot to Texaco, Inc. These people are seeking a variance from requiring Mr. Patton to be a part of the platting. A short form plat was prepared, that all of the adjoining owners had signed and filed with the Planning Department. In the process of walking the plat around, the Drainage Department discovered an extensive drainage easement. The Patton property crosses the creek. The drainage easement

C8s-65-100 Patton's Addition--contd.

comes up the creek and there is a draw that drains Reagan High School. The owner cannot provide the necessary drainage easements without changing the plat and getting all of the owners to sign again. The Drainage Department felt that this was not necessary if the subdivision could be limited to this one tract. The drainage easements on the balance of the property can be acquired at a later date. The drainage will not affect the subject tract and this is the only development that is proposed at this time. After further discussion, the Committee therefore

VOTED: To ACCEPT the short form plat of PATTON'S ADDITION, for filing, granting a variance from the Ordinance requiring signatures of the adjoining property owners.

C8s-65-97 Speedway Annex  
Speedway, South of West 46th

The staff reported that the tracing of this plat had not been returned and recommended the plat be rejected for filing. The Committee therefore

VOTED: To REJECT for filing the short form plat of SPEEDWAY ANNEX, subject to the return of the tracing.

SHORT FORMS - CONSIDERED

C8s-65-101 Poehlmann Acres, Resub. Lots 3 and 4  
Pecan Springs Road

The staff recommended disapproval of this plat pending payment of taxes and submission of tax certificates. The Committee therefore

VOTED: To DISAPPROVE the short form plat of POEHLMANN ACRES, Resub. Lots 3 and 4, pending payment of taxes and submission of tax certificates.

ADMINISTRATIVE APPROVAL

The staff reported that the following 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 this meeting the administrative approval of the following subdivisions:

- C8s-65-79 Oltorf Village, Resub. Lots A & B, Sec. 2 and Lot 1, Sec. 1  
South Interregional Highway at St. Edwards Drive
- C8s-65-82 North Plains, Resub. Lots 8 & 9, Block A  
Burnet Road and Mahone Avenue
- C8s-65-83 Berkman Drive Addition  
Berkman Drive and Patton Lane
- C8s-65-98 May Addition  
River Oaks Drive and Dove Haven
- C8s-65-99 L. C. Johnson's Resub. of a portion Lot 3, Plainview Heights  
I. G. Interstate 35 at East 38½ Street