

SUBDIVISION COMMITTEE  
Regular Meeting -- September 7, 1965

PRELIMINARY PLANS

C8-64-68 North Park Estates  
North of Kramer Lane

The staff reported that this subdivision is located to the north of Kramer Lane and west of the Old Dallas Highway. This subdivision is classified as suburban with 67.65 acres in the area, consisting of 169 lots with the average lot being 90 x 130. The first section of this subdivision has been given preliminary approval. The developer plans to bring North Bend Drive into this section as the entry street. He is also willing to dedicate 10 feet for the widening of Lamar Boulevard.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available from City owned Water District No. 7. Sanitary sewer not available.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer Department - Culverts existing and proposed in gravel road between this and Gracy property should be shown.
4. Public Works Department -
  - (1) Name all streets.
  - (2) Show a complete boundary survey.
  - (3) Show ties across North Lamar.
  - (4) Show radius on all cul-de-sacs.
  - (5) No block numbers.
  - (6) Show volume and page on all adjoining property owners.
  - (7) What is status of tract at southwest corner (south of thoroughfare).

Mr. Nolan Purser, engineer for the developer, stated that all of these items have been completed.

Planning Department comments were reviewed as follows:

1. Provision must be made at the time of final platting for one-half of right-of-way (60 feet) for Krause Lane thoroughfare along south boundary of subdivision and for the full right-of-way at southwest corner (120 feet) of the subdivision where this thoroughfare goes through the subdivision.

The Planning Department is requesting the developer to provide one-half of the right-of-way for the Krause Lane thoroughfare and where the developer's property is on both sides of the street, the staff is requesting that all of the right-of-way be provided.

C8-64-68 North Park Estates--contd.

2. Recommend that layout be modified to prevent the north-south street immediately east of power line from becoming a collector street, or require a 60 foot right-of-way for this street.

This street extends north of the proposed thoroughfare and if continued as proposed, will be approximately 3600 feet in length. Mr. Curington submitted a modification breaking the length of the street.

3. Recommend minor modification of street and lot layout as indicated on plat review copy to provide building sites for all lots and to provide 9,000 square feet for all lots to comply with ordinance requirements for septic tank lots.
4. Lots 4-14 along southeast edge of subdivision appear to have inadequate sites for use of septic tanks and lateral systems exclusive of building setback line, drainage easement at rear of lots, and building sites.

The rear 30 feet of these lots is a drainage easement and the front 25 feet will be setback.

Mr. Curington stated that because of the high line that they can combine two of the lots together. Mr. Stevens stated that any preliminary approval should be contingent upon the Health Department approval.

5. Right-of-way for gravel road at west side of subdivision required to be 60 feet in width for a collector street to the electric substation and park to the north. This subdivision required to provide for 30 feet from the centerline of such right-of-way.

Mr. Eubank stated that there is a high line through his property that has cost him \$5,000.00. He stated that it is his opinion that he should not have to give any right-of-way for this gravel road as it leads to the electric substation. The right-of-way should be given by Mr. Gracy, the adjoining property owner as the electric department pays Mr. Gracy and they do not pay him. This road would be a benefit to Mr. Gracy but it is not needed for the development of this property as an entrance road has already been provided for this subdivision.

Mr. Jackson asked what the right-of-way of the road is at the present time. Mrs. Evelyn Butler, Chief, Advanced Planning, stated that the right-of-way varies a great deal.

Mr. Kinser said that what the Commission recommends is for the benefit of the developer and the people the developer will sell the lots to.

Mr. Purser stated that the dedication will not be necessary until this section is developed.

C8-64-68 North Park Estates--contd.

It was the opinion of Mr. Jackson that this subdivision could be given approval on the first part of it, but that the Committee could not approve the entire section without adequate right-of-way being provided.

Mr. Eubank advised the Committee that he has beautiful trees and he does not wish to remove these trees in order to give right-of-way. There is 30 feet of right-of-way for the road that is already in existence.

Mr. Kinser stated that the development would be changing the character of the neighborhood. It will be difficult to sell lots in this area unless an adequate street is provided.

Mr. Curington stated that this preliminary plan was submitted at the request of the Planning Department and that Mr. Eubank may never subdivide the property adjacent to the gravel road. He bought this property as an investment for his children and then decided he would develop a small portion of it, but he does not intend to develop the entire area. The Planning Department is asking for right-of-way for this gravel road when it does not even pertain to the section that is to be developed.

Mr. Jackson stated this can be approved with the understanding that when the balance of the property is developed, that the 30 feet of right-of-way from the center line will be required.

6. Full right-of-way required on street adjoining Claude S. King tract when abutting lots are platted.
7. Show street names.
8. Show block numbers.
9. Classification of subdivision questionable (urban/suburban).

The engineer stated that the subdivision is a suburban subdivision.

10. Ten feet additional right-of-way along Lamar Boulevard and cul-de-sac at south end of two streets required in approved section of this plan. Plan has not been corrected to indicate this.

11. Compliance with departmental requirements.

Mrs. Butler stated that the developer has corrected the area around the cul-de-sac and added street names. They have not readjusted the lots in Block D. This will still have to be done. There is no building site on Lot 14, Block D, but Mr. Curington has said they would combine some of the lots in order to bring them to the ordinance requirements. There will have to be a break in the proposed Eubank Drive so that the break will be at the proper point at the north end. There will have to be access into the Gracy property to the north.

C8-64-68 North Park Estates--contd.

Mr. Kinser stated that the density is going to be small and a 50 foot street is adequate. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTH PARK ESTATES subject to the following conditions:

1. The Health Department approves the septic tanks and lateral systems.
2. Compliance with departmental reports and requirements as outlined herein.
3. With the understanding that when the balance of the property is developed, that 30 feet of right-of-way from the center line of the gravel road will be required and that Krause Lane thoroughfare be provided as the property develops.

C8-64-65 Garza Place

Brodie Lane and Camino Largo

The staff reported that 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 GARZA PLACE as originally submitted.

C8-65-39 A. H. Neighbor's Subdivision, Resub.

Riverside Drive at Neighbors Lane

The staff reported that the engineer for the developer has requested a 30 day postponement. The Committee therefore

VOTED: To POSTPONE the preliminary plan of A. H. NEIGHBOR'S SUBDIVISION, RESUB. for 30 days.

C8-65-40 Briarwood

Parker Lane and Riverside Drive

The staff reported that this subdivision is located east of Parker Lane and south of Riverside Drive. The subdivision is classified as urban with 12.60 acres in the area, consisting of 41 residential lots with the average lot size being 75 x 125.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - O.K.
2. Electric and Telephone Co. - Additional easements required. Change 5 foot easements on one side for Telephone Co. Will be necessary to remove tree within easement where telephone buries cable (all underground construction).

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C8-65-40 Briarwood--contd.

3. Storm Sewer Department - Plat appears to comply subject to verification.
4. Public Works Department -
  - (1) Show contour lines
  - (2) Show ties across Parker Lane (Fence, pin, etc.)
  - (3) Show block numbers
  - (4) Show street widths and radius of all cul-de-sacs
  - (5) Suggest change street names to eliminate "wood"
  - (6) No scale on key map
  - (7) Key map does not reflect area covered by preliminary
  - (8) Show all owners of adjoining property
  - (9) Show building lines on lots fronting on Parker Lane.

As the objections raised by the Department have been resolved and as an acceptable schematic plan has been submitted on the balance of the property to the east, the staff recommends approval of this plan subject to departmental comments. After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of BRIARWOOD, subject to departmental comments.

C8-65-41 Preswyck Hills, Section 4  
Springdale Road and Rogge Lane

This subdivision is located on the west side of Springdale Road at Rogge Lane. It is classified as urban and contains 32.40 acres in the area with 71 lots and the average lot size is 80 x 125.

The staff reviewed the following departmental comments:

1. Water and Sewer - O.K.
2. Electric and Telephone Co. - Additional easements required.
3. Storm Sewer Department - Additional drainage easements required.
4. Public Works Department -
  - (1) Show Basswood Lane to Tipton Drive
  - (2) Change name of Preswyck Hills Drive
  - (3) Show Norwood Hill Road
  - (4) No block numbers
  - (5) Show ties across Rogge Lane and Springdale Road.

C8-65-41 Preswyck Hills, Section 4--contd.

Planning Department comments are as follows:

1. Subdivision street and lot lines inconsistent with existing zoning boundary lines. Recommend modification of layout to provide for a more desirable land use relationship and separation. Recommend layout be modified as indicated on Planning Department study sketch.

The Planning Department study sketch "A" proposes to bring Preswyck Drive through and block off the commercial. If the developers wish to enlarge the area, the street could be brought down even further. The reason is, that it is felt this defines the commercial area and keeps the commercial area from expanding into a residential area.

Study sketch "B" as an alternate, does approximately the same thing. It takes the existing Woodbriar Lane and swings back into Basswood and continues the platting of the through lots. It is felt that this is preferable over their proposal because if they put commercial sites with residential lots coming up as a neck between the commercial sites, it will encourage the residential lots to eventually become commercial sites.

If the commercial they have proposed remains, it will change the nature of Tipton Drive. Norwood Hill Road is a collector and it is requested that Tipton Drive be converted into a north south collector street as it will funnel traffic into the commercial area. It is requested that the right-of-way be changed to a full 60 feet of right-of-way from the intersection with Preswyck Drive southerly.

Mr. Curington stated that some of the lots only have 110 feet in depth in that area now. There are some lots that will be only 105 feet deep. The street should stay at 50 feet of right-of-way, but they are willing to put 36 feet of paving in.

Mr. Stevens said that there was no objection to that.

Mr. Curington stated that Woodbriar Street has 36 feet of paving due to the cul-de-sac and they are willing to do the same thing for the other street.

Mr. Jackson advised that there is going to be people walking across a 60 foot street to get to the commercial. It is his opinion that the commercial should be on one side of the street.

Mr. Nolan Purser stated that the commercial tracts they are proposing are the type of tracts that are selling a great deal better than one large commercial site.

2. Recommend that additional right-of-way be dedicated along Springdale Road to straighten out west right-of-way line adjoining this subdivision.

C8-65-41 Preswyck Hills, Section 4--contd.

Mr. Curington stated that originally they were told they were to give 10 feet. Now the City is asking for 12 or 14 feet more. We are willing to give the 10 feet that was agreed upon a few years ago.

Mr. Stevens advised that this street has since been converted into one of the expressway systems.

3. United Gas Pipe Line Company will be required to participate in the final plat to the extent of signing such plat.
4. Compliance with departmental reports.

After further discussion the Committee therefore

VOTED: To REFER the preliminary plan of PRESWYCK HILLS, Section 4, to the Commission pending further study of the commercial area.

C8-65-42 Springdale Hills, Section Three  
East 19th at Campden Hill Drive

The staff reported that this subdivision is located on the north side of 19th Street at Campden Hill Drive. It is classified as urban with 11.6 acres in the area, consisting of 45 residential lots with the average lot size being 70 x 120. Sections I and II of this subdivision have already received approval.

The staff reviewed the departmental comments:

1. Water and Sewer Dept. - O.K.
2. Electric and Telephone Co. - Rear build. Change 5 foot easement to 10 foot easement for trenching in facilities.
3. Storm Sewer Department - Additional drainage easement may be required in vicinity of lots 31, 32, Block D.
4. Public Works Department - (1) Change name of Campden Hill Drive  
(2) Tie across East 19th Street (Fence, pin, etc.)

Planning Department comments are as follows:

1. Variance required on length of Blocks A and D. Recommend variance be granted on Block A based on existing development.

C8-65-42 Springdale Hills, Section Three-contd.

Block A extends down to East 19th Street. The block length is excessive as it exceeds the 1200 feet allowed by the Ordinance. The variance is recommended however, due to the way the subdivision is laid out and designed. Block D starts at one stub street and extends around to Tannehill Street. The block begins at Tannehill Drive and 1530 feet is now existing before another 700 feet is added to it. In affect, it becomes approximately 2500 feet long. This variance is not recommended because it is felt the block length is much too excessive. There is one other possibility. That is if Mr. Nash Phillips, owner of the adjoining property, brings in a workable schematic and commits himself to an acceptable location of a collector street.

2. Recommend that Campden Hill Drive be extended northerly to break length of Block D, and provide adequate circulation.
3. Recommend that Campden Hill Drive be widened to provide for a north-south collector street between Webberville Road and proposed East 51st Street, or require owner of adjoining property to the west to commit his proposed development to a 60 foot collector street not more than one block west of Campden Hill Drive.
4. The narrow strip of property adjoining west edge of subdivision under Cal Marshall's ownership must be developed in connection with adjoining property so as not to leave an undeveloped strip. Suggest agreement of adjoining owner be required to insure development of this street.

There is an agreement between Mr. Phillips and Mr. Marshall that this 40 foot strip will be developed in connection with the adjoining property. The staff must have evidence of this agreement.

Mr. Curington stated that Mr. Marshall and Mr. Phillips had worked together on this problem. A letter or whatever is needed, will be given as evidence of the agreement.

5. Schematic plan on adjoining property to the west and north needed to relate to this subdivision.
6. Compliance with departmental requirements.

Mr. Stevens advised the Committee that on the second section of this subdivision there was some discussion on bringing 51st Street down the north property line of Section II. However, if this were to be accomplished, it should have been done before finaling of Section II so that the future property owners would be aware of the double frontage when they purchased these lots. With the limitations of the intersection with East Loop, the best location for East 51st Street appears to run parallel with the existing telephone cable location. Shifting 51st Street further south would create a grade problem with its intersection with East Loop.

C8-65-42 Springdale Hills, Section 3--contd.

Mr. Curington stated that the only legitimate way they have found to develop this property with the big draw is to start the 60 foot street at East 19th Street and bring it up to 51st Street, making one tier of lots away from the back of Mr. Marshall's property. There needs to be some way to get away from the telephone cable and there is also a high pressure gas line in the area.

Mr. Kinser stated that the location of the proposed collector street is a logical place.

Mr. Stevens advised that this was a question that was raised on Section II. It was requested that the location of 51st Street be determined before any of the lots were disposed of so that the people who purchased the lots would know there was a thoroughfare in the back of their lots. It is felt this should be done before final approval. After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of SPRINGDALE HILLS, Section III, subject to (1) the alignment of 51st Street, (2) subject to the submission of a letter of intent to develop the 40 foot strip, (3) a commitment from Mr. Phillips to locate the collector street on his property one tier of lots away from this subdivision, (4) subject to compliance with departmental reports, and (5) granting a variance on the length of Block A and D.

C8-59-33 Wooten Village, Revised

Brookfield Drive and Fairfield Drive

This subdivision was originally discussed at the Planning Commission meeting of June 29, 1965, at which time the Commission voted to disapprove the final plat of Section 3 pending a number of requirements, one of which was submission of this revised preliminary.

Planning Department comments are as follows:

1. Boundary survey required.
2. Show tie across U.S. 183 to existing right-of-way lines of Ohlen Road and Fairfield Drive to insure rights-of-way of 80 feet and 60 feet respectively.
3. Show Jamestown Drive (60 feet) on plan across south end of property; location to tie in with existing Jamestown Drive to the east and line up with crossover on U. S. 183.
4. Show all adjoining property owners.
5. Identify area south of Lot 6 on the west side of Beech Street.

C8-59-33 Wooten Village, Revised--contd.

6. Name required for all streets.
7. Show block numbers.
8. All lots must conform to Ordinance requirements for width and area.
9. Recommend modification of blocks north of Ohlen Road to provide for lots backing onto commercial instead of fronting.

Mr. Stevens advised the Committee that Peyton Gin Road needs to be widened. A minimum of 70 feet would be required. The staff recommends approval subject to departmental reports and subject to the widening of Peyton Gin Road.

After further discussion, the Committee therefore

VOTED: To APPROVE the preliminary plan of WOOTEN VILLAGE, Revised, pending the necessary right-of-way for Peyton Gin Road and subject to departmental reports.

SHORT FORMS - CONSIDERED

C8s-65-106 Industrial Terrace Annex  
F.M. 1325 at Longhorn Boulevard

The staff recommended disapproval of this plat pending completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of INDUSTRIAL TERRACE ANNEX pending completion of departmental reports.

C8s-65-109 Resub. Lots 4, 5, & 6, D. C. Pace Addition, Outlot 12, Div. "O"  
Pace Street, East of 5th, Pleasant Valley Road City of Austin

The staff reported that this subdivision is two lots backing up to a 40 foot street. Pace Street, with 40 feet of right-of-way, is only two blocks long. Widening has been dedicated for Pleasant Valley Road. The variance is recommended on Pace Street.

After further discussion, the Committee therefore

VOTED: To APPROVE the short form plat of D. C. PACE ADDITION, Outlot 12, Div. "O", City of Austin, Resub. Lots 4, 5, & 6, granting a variance on the width of Pace Street.

C8s-65-67 Resub. Southern Oaks, Sections 3 and 3A  
Fair Oaks Drive and Periwinkle Path

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of SOUTHERN OAKS, Section 3 and 3A, Resub. pending completion of departmental reports.

## SUBDIVISION APPROVAL BY POLL:

The staff reported that four final plats complied with all requirements of the Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the following plats:

<u>C8-65-3</u>	<u>Highland Hills, Northwest, Section 2</u>
	<u>Far West Boulevard and Sungate Drive</u>
<u>C8-65-10</u>	<u>Aqua Verde</u>
	<u>Charles Avenue</u>
<u>C8-65-14</u>	<u>Siegmund Addition, Section 2</u>
	<u>Lyons Road and Siegmund Circle</u>
<u>C8-65-25</u>	<u>Frontier Village, Section 3</u>
	<u>Western Trails Blvd. at Frontier Trail</u>

## ADMINISTRATIVE APPROVAL

The staff reported that six 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:

<u>C8s-64-153</u>	<u>Freewater Addition, Resub. Lot 4 of the Resub. Lot 2 &amp; portion</u>	
	<u>Cardinal Lane and South 5th Street</u>	<u>Lot 1, Block 6</u>
<u>C8s-65-96</u>	<u>North Village</u>	
	<u>East side of Burnet Road south of Anderson Lane</u>	
<u>C8s-65-107</u>	<u>Allandale North, Section 3, Resub. Lots 4 &amp; 5, Blk. D</u>	
	<u>Exmoor Drive</u>	
<u>C8s-65-108</u>	<u>Hill and Rowe Resub.</u>	
	<u>Scenic Drive west of Windsor Road</u>	
<u>C8s-65-111</u>	<u>Resub. Block 3, Rosedown (Rev.)</u>	
	<u>Hancock Drive</u>	
<u>C8s-65-110</u>	<u>Cherrylawn Resub. #2</u>	
	<u>Cherrylawn Circle</u>	