

SUBDIVISION COMMITTEE
Regular Meeting -- November 1, 1965

PRELIMINARY PLANS

C8-63-44 Barton Village Revised
Barton Skyway and South Lamar

The staff reported that this subdivision is located at Barton Skyway and South Lamar Boulevard. It is classified as urban with 10.15 acres, 31 lots, average lot size being 70 x 135, and proposes residential and commercial uses.

The staff reviewed the departmental comments as follows:

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| 1. Water and Sewer Department | - (1) Sanitary sewer easement required between lots 5 and 6.
(2) Sanitary sewer approach main and off site easement required. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easement required between lots 7 and 8. |
| 4. Public Works Department | - Show cul-de-sac radius. Show street width of undedicated portions of Westhills Drive. Show all lot dimensions. |

The staff reported that this plan is a revised preliminary. The original preliminary plan showed Westhills Drive going north and west and then southerly back into Barton Skyway, making a loop with the proposed commercial use at the corner. The commercial area is now requested to be enlarged over and above what was originally proposed.

The property to the north of the subject property belongs to Mrs. Fagan Dickson who has contacted the Planning Department with reference to having access through this property to her property.

Mr. Kinser stated that when Mrs. Dickson came to the Commission previously, a street was required to go down the north boundary of her property from Lamar Boulevard.

Mr. Trueman O'Quinn, attorney for Mrs. Dickson, stated they were required to provide a street through the proposed commercial site to serve the balance of the tract. That street was located to take care of the commercial buildings, and was brought back with a cul-de-sac from Lamar Boulevard.

Mr. Foxworth stated that in connection with the zoning of Mrs. Dickson's property, the Planning Department required access to the balance of the tract. She did dedicate a cul-de-sac street through the commercial area which would provide such access. Originally she dedicated this street adjoining the north line of the original tract, but she then bought the front

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part of the Wortham tract fronting on Lamar Boulevard and decided it would be to her advantage to move the street to the south approximately 60 feet.

Mr. O'Quinn stated that the street was moved down because the commercial site is to be located at the south corner of the property instead of the north corner.

Mr. Foxworth stated that the Planning staff has looked at this property on the ground and they recommend that if access is going to be required from the subject property into Mrs. Dickson's property, that the location of the street be a northerly extension of the street leading off of Barton Skyway into Mrs. Dickson's property. There is a draw and a lake, and the natural drainage comes basically through that area. The layout has been checked with the Drainage engineer and his comments were that for the development of the balance of the Dickson tract, this seems to be the most practical and feasible from the drainage standpoint. At this point, there has not been an agreement between the subdivider and Mrs. Dickson.

Mr. Andrewartha stated that when this plan was first submitted, there was not any talk about bringing a street through there. A cul-de-sac will serve the same purpose of getting the apartment house traffic turned around.

Mr. Foxworth stated that when the first plan came in with the proposed loop street, the adjoining owner, Mr. Nehring, was notified and showed no interest in wanting or needing access. Mrs. Dickson has since acquired this tract and has expressed a desire for access. The original plan was approved based on the fact that Mr. Nehring did not request access. If the Commission now feels access should be required, the above location would be the staff's recommendation but it is not imperative that the Dickson property be required to have access from the subject tract.

Mr. Holmes, engineer, stated that the road is already built in a dirt form. It is built and paved only to a certain point. The reason it is built in dirt form is because when the road was started, other plans had to be made and submitted to the Drainage and Public Works Departments. The entire grade for this street was worked out at that time. In order to get a satisfactory grade, several fills had to be made at the point where the ground is elevated above what it was two years ago. The grade is quite severe now. The street is being built in the middle of a drainage way. Considerable instrument work has been done on the street as proposed by the subdivider.

Mr. Kinser stated that there is a lot of street in a little bit of ground that is not more than 400 or 500 feet with the cul-de-sac.

Mr. Cole, an interested property owner, advised the Commission that if the street is developed as proposed by the developer, there will be a lot of

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apartment houses on Barton Skyway that will be using this road which will make it almost impossible for anyone living there to get in and out onto Barton Skyway.

Mr. Andrewartha said that Barton Hills Drive is the main artery street feeding Barton Hills. In approximately 8 to 10 months Barton Hills Drive will be opened all the way and most all of this traffic then will flow from Barton Hills Drive into town as that is the main downtown thoroughfare. When this was first proposed, the zoning was changed from "GR" to "B" and "A" to keep the street quiet. The street as proposed by the Planning Department would put a through street through 5 or 6 lots. The traffic will use this street to come through this subdivision to avoid the signal light at Lamar. The reason for not wanting the Planning Department street is so that the traffic that will be there will be from the people who live in the area and not from people passing through.

Mr. O'Quinn stated that he represents Mrs. Dickson and she has acquired some 12 acres in this area. She has talked about whether or not she should have access from this property. There is some problem of grade in this area. Mrs. Dickson has a lake on her property that will be difficult to develop. The question is should she keep the lake or fill it in and make something out of it. A topography map is being made and until it is finished, it is not clear as to what should be done. If access is wanted, it may be at a different location. That is not known at this time. This may be the kind of circulation that is needed for the development that is going to be made on the property. It is requested that the Committee not make a decision at this time so that Mrs. Dickson can have a chance to bring her plans to the Commission so that the acreage can be developed in a way that will be compatible.

After further discussion, the Committee

VOTED: To REFER the preliminary plan of BARTON VILLAGE, Revised, to the Commission, without recommendation, pending further study of the location of West Hills Drive and access to the adjoining property.

C8-65-44 Abbate Subdivision

Gunter Street and Abbate Circle

The staff reported that this subdivision is located on Gunter Street at Abbate Circle. It is classified as urban with 3 acres, 12 lots, with the average lot size being 65 x 125, and proposes residential use.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - O.K.
2. Electric and Telephone Company - Additional Easements required

C8-65-44 Abbate Subdivision--contd.

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| 3. Storm Sewer Department | - Plat meets requirement, but requires study due to area of location. |
| 4. Public Works Department | - Show street widths. Show building setback lines. |

Planning Department comments are as follows:

1. Variance required on width of corner Lot 4. Recommend variance be granted based on location of existing houses.

Lot 4 is only 50 feet wide. There are existing houses located on lots 1, 2, 3, 4 and 12. They are in a good state of repair and there seems to be no possibility of tearing them down. Lot 4 will be a corner lot when the street is completed and the staff does recommend the variance.

2. Show all street widths.

The staff reported that this has been complied with.

3. Show building setback lines.

The staff reported that this has been complied with.

4. Compliance with departmental reports.

Based on the existing zoning pattern of the area surrounding this subdivision, it is felt that this property might be desirable for higher density use such as multi-family.

Mr. Kinser stated that it is his opinion that the proper use for this property is as proposed.

Mr. Foxworth stated that the original submission of this plan proposed to bring Abbate Circle in with a cul-de-sac with no provision for the street to continue to the south. The owners of the property adjoining to the south came in and worked with these owners and they agreed to have a stub street running through the property to the south, that could eventually be continued to Munson Drive. There are houses on the front portion of this property and unless access is provided, the back portion of the property can not be developed.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of ABBATE SUBDIVISION, subject to compliance with departmental reports, and granting a variance on the width of corner Lot 4.

C8-65-45 C. O. Spray Subdivision
U. S. Highway 183 and Celeta Lane

The staff reported that this subdivision is located on U. S. Highway 183 and Celeta Lane. It is classified as urban with approximately 3 acres, 7 lots, with an average lot size of 100 x 150 feet and proposes residential use.

The staff reviewed the departmental comments as follows:

1. Water and Sewer Department - Sanitary Sewer not available. Back taxes and water approach main required.
2. Electric and Telephone Company - O.K.
3. Storm Sewer Department - Drainage easement required between lots 3 and 4.
4. Public Works Department - Show building setback lines. Show tie across U. S. Highway 183 to fence, right-of-way marker or iron stake. Show radius of cul-de-sac.

The Planning Department comments are as follows:

1. Recommend approval subject to compliance with department requirements.

Mr. Foxworth stated that it is his understanding that they are intending to serve these lots with wells, as it is not in a water district. If the applicant wants to get water from the district, he will have to make settlement of the taxes. The arrangement is that when property that has been outside the district and is proposed to be served by water, they have to pay the City a sum of money equal to the amount of taxes which would have been collected by the district to get service. On the final plan, unless they can work out district water service, there will have to be a "no occupancy" restriction on the plat to meet the requirements of the Ordinance.

Mr. A. L. Zimmerman, surveyor, stated that the Highway Department has used the existing wells a number of times and the water level has never gone down. There would be no problem of serving these lots with the wells.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of C. O. SPRAY SUBDIVISION, subject to compliance with departmental reports.

C8-65-46 Country Air, Portions Blks. C, D, and E
Peyton Gin Road at Country Air Drive

This subdivision is located on Peyton Gin Road and Country Air Drive. It is classified as urban with 8.4 acres, 14 lots and one commercial tract. The average lot size is 90 x 120 feet and the proposed use is for residential and commercial and apartments.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Plat meets requirements.
4. Public Works Department - Show tie across Peyton Gin Road to fence, right-of-way marker, or iron stake.

The Planning Department comments are as follows:

1. Show alternate residential layout for proposed commercial area in event commercial zoning is not established.

The corner of Country Air Drive and Peyton Gin Road is "LR", Local Retail zoning. The revision of this subdivision is to the west where they want to enlarge the commercial area between Country Air Drive and the proposed Fay Drive, and having one tier of residential lots backing up to it on the north. The applicant has indicated that they have provided an alternate if the zoning is not granted. This would be acceptable because of the High School across the street.

2. Approval of this plan does not constitute a recommendation of approval on zoning for proposed commercial and apartment area.
3. Recommend that the area north of the existing "LR" zoning and west of Country Air Drive be shown on this plan and platted as residential lots for protection of residential lots 12, Block G and 19, Block F, on the east side of Country Air Drive.

The staff is concerned about the affect on these lots by the proposed commercial expansion. These lots are set up for residential use, and with expansion of the existing "LR" zoning, they will be facing into commercial. This has been discussed with the owner, and it is our understanding that he is willing to restrict these two lots against commercial usage and restrict them to duplex sites. This would remove the staff's objection.

C8-65-46 Country Air, Portions Blks. C, D, and E--contd.

Mr. Kinser inquired as to how many lots would be served by the street going in there.

Mr. Robert C. Ammann, Jr., stated that the street extends to Lamar Boulevard and affects approximately 10 lots.

Mr. Kinser stated that someday these lots will probably be sold and the next owner will come in for a zoning change that will be hard to turn down with commercial existing all around it. If the restrictions are put on the lots, they will stay. It would be better to have the restrictions for this owners protection. This will affect the subdivision to the north and east if these lots are allowed to go commercial.

Mr. Foxworth stated that the northeast corner of Peyton Gin Road and Country Air Drive is also zoned "LR". Lot 12, Block B is already abutting commercial zoning. It is pretty obvious that commercial will occur unless restrictions are placed on the plat. Kirschner Place is designed as a residential street and not for commercial usage.

4. Compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of COUNTRY AIR, Revised portions of Blocks C, D, and E, subject to compliance with departmental reports, and subject to a restriction being placed on the final plat restricting lots 12, Blk. G and 19, Blk. F to residential usage.

C8-65-39 Resubdivision of A. H. Neighbors Subdivision
Riverside Drive and Neighbors Lane

This subdivision is located on Riverside Drive at Neighbors Lane. It contains 11 acres, 33 lots, with the average lot size being 90 x 120 feet and is classified as urban with proposed residential uses.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water available. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Storm sewer culvert in Riverside Drive is incorrectly shown. (Really is at skew to Riverside Drive). Easement width subject to verification. |

C8-65-39 Resubdivision of A. H. Neighbors Subdivision--contd.

4. Public Works Department - Show basis for contours. Show radius on cul-de-sac. Show number of lots in subdivision. Tie across Riverside Drive. (pin, fence, etc.) No key map. Show all building setback lines.

Planning Department comments are as follows:

1. Combine Lots 1 and 2, into one lot as the houses on Lot 1 are connected to a common septic tank and lateral system, part of which is located on both lots 1 and 2.
2. Round intersection corners.
3. Show radius of cul-de-sac.
4. Show basis for contours.
5. Show location key map.
6. Show all building setback lines.
7. A restriction should be placed on final plat that owners of the individual lots in this subdivision will be responsible for costs involved in crossing drainage easement with private driveways.

On some of the lots, on the east side of Neighbors Lane, there is a 20 or 30 foot drainage ditch running between the street and the front of the lots.

8. Compliance with departmental reports.

The Committee therefore

VOTED: To APPROVE the preliminary plan of the Resubdivision of A. H. NEIGHBORS SUBDIVISION, subject to the conditions listed above.

C8-64-39 Bluff Springs Subdivision Revised
Bluff Springs Road and Springwood

The staff reported that this subdivision is located on Bluff Springs Road and North Bluff Boulevard. It is classified as suburban, containing 324.66 acres, with 236 lots, and proposes residential and commercial usage. This revised preliminary plan was received last week and as yet, no departmental comments have been received.

C8-64-39 Bluff Springs Subdivision Revised--contd.

The area north of the LCRA power line is basically the same as the original plan. The area to the south has been changed, having larger type lots. The developers have given careful consideration to the subdivision whereby they can bring culs-de-sac into the area and further subdivide the larger lots. This is acceptable.

The Planning Department comments are as follows:

1. Variance required on length of Blocks A, B, D, E, F, G, H, I, J, L, O, P, and S. Recommend variance be granted based on topography and low lot density.

This variance is recommended on all lots with the exception of Lot D. Access may be needed to the adjoining property through Lot D.

2. Recommend restriction be required on final plat limiting future resub-division of lots to a lot density of less than 2.5 lots per acre to maintain a suburban classification.

This is recommended so that the owner of each lot will not be able to come in and create an urban subdivision on just one lot. If the owners of the lots can get together and meet the urban requirements, the staff would not object to making an urban subdivision of it.

Mr. Wroe stated that from the developers and investors point of view, these lots will sell, but there is a danger of the lots being cut up later on and then not being built on properly. This is a question of trying to have the proper control.

Mr. Kinser stated that the Committee has a responsibility to protect the owner of each lot. The developers of this subdivision should reconsider these large lots.

Mr. Foxworth stated that the developer feels that because of the proximity to the City and because it is outside the City limits, that the larger lots will sell more rapidly than the smaller lots.

3. Variance required on length of Kelly Cove, Kendale Lane cul-de-sac, and Elmcrest Road cul-de-sac. Recommend variance be granted as provision for extension of these streets is provided.

They have put a cul-de-sac on the end which does meet the requirements of the Ordinance. They are leaving a 50 foot opening and a 70 foot opening to provide for the continuation of the streets into the adjoining property.

4. Show all lot numbers and lot dimensions.

C8-64-39 Bluff Springs Subdivision Revised--contd.

5. Identify 5 foot strip for widening for Bluff Springs Road.
6. Compliance with departmental requirements.

After further discussion the Committee

VOTED: To REFER the preliminary plan of BLUFF SPRINGS, SUBDIVISION, REVISED, without recommendation, to the Commission pending further study of the large lots below the LCRA easement.

SHORT FORMS - FILED

C8s-65-143 Shoalmont Addition Resubdivision, Resub. Lot 3, Block 4
Montview Street east of Shoalmont

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

VOTED: To ACCEPT the short form plat of Resubdivision Lot 3, Block 4, SHOALMONT ADDITION RESUBDIVISION for filing.

C8s-65-144 Resubdivision Lots 1 and 12, Alff Addition
Pedernales Street

This is a resubdivision of a lot located on Pedernales and East First Streets. The Pepsi-Cola bottling company is located on the corner of Pedernales and East First Streets. They have bought the subject property for the expansion of their bottling plant. There is a current zoning application on 61 feet of the property. In the process of purchase, the balance of Lot 12, facing onto Second Street is left, which is less than the 6900 square feet required by the Ordinance for a corner lot. The owner has submitted a letter requesting a variance from the Ordinance on the area of Lot 12. A 7½ foot strip has been dedicated for the widening of Second Street. The Committee therefore

VOTED: To ACCEPT the short form plat of Resubdivision Lots 1 and 2, ALFF ADDITION for filing, granting a variance on the area of Lot 12A.

C8s-65-142 Royal Oak Estates, Section 3, Resubdivision Lots 5 and 6, Block T
Lockwood Cove and Northampton

The staff reported 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 ROYAL OAK ESTATES, Section 3, Resubdivision Lots 5 and 6, Block T, pending the return of the tracing.

SHORT FORM PLATS - CONSIDERED

C8s-65-141 Sunset View, Section II
Anderson Lane and Dale Street

The staff reported that this subdivision is located on Anderson Lane. The Longhorn Drive-In Theater is to the east of the subject property. The developer has sold Lot 2 of this tract to the owners of the property to the east. The Planning Department's objection to the plan is basically the fact that if Gault Street is ever continued, there would be an 18 foot strip between the proposed Lot 1 and the street which would be an unusable strip of land. The staff has talked to the Trustee for the owner of the land to the east and he has said that they do have a special plan for the property. He has been asked to submit a letter stating that they will use Lot 2 in conjunction with the property to the east and that they have no use for the extension of Gault Street. In the event they ever did propose Gault Street to extend for residential development, they should be required to work out a feasible solution for the 18 foot strip. The Committee therefore

VOTED: To APPROVE the short form plat of SUNSET VIEW, Section II, pending a letter from the trustee for the owner of Lot 2, stating that this property will be used in conjunction with the property to the east, and if not, they will work out a solution for the 18 foot strip acceptable to the City.

C8s-65-131 Resub. Lots 43-46, Marlton Place, Section 2 and Lots 26-27, Section 1
Possum Trot and West 11 and Lots 1 and 2, Bluffdwellers Subdivision

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

VOTED: To DISAPPROVE the short form plat of Resubdivision Lots 43-46 Marlton Place, Section 2 and Lots 26-27, Section 1 and Lots 1 and 2, BLUFF-DWELLERS SUBDIVISION, pending completion of departmental reports.

C8s-65-137 Resubdivision Lot 19, White Plains Section III
Plains Trail

The staff reported that this is a proposed resubdivision of a lot located in the subdivision of White Plains, Section III. This is in an area outside of the City limits where sanitary sewer is not available. The two resulting lots would be substandard for septic tank use. The engineer for the developer has called the Planning Department, and said that he has talked with the owner. He is of the opinion that the owner is going to withdraw the application and revise it because he owns the lot to the north and wants to make three lots instead of two. The Health Department also called and said they cannot approve the short form plat. The Committee therefore

VOTED: To DISAPPROVE the short form plat of WHITE PLAINS, Section III, Resubdivision Lot 19.

C8s-65-145 Harold S. Johnston Subdivision
Barton Springs Road

The staff reported that this is a one lot resubdivision located on Barton Springs Road. There is a variance involved as the owners of the balance of the tract have not signed the plat and have stated that they do not want to join in the platting. There is also one other problem, that involves the width of Barton Springs Road. The original subdivision that created Lot 1 and 2, that fronts on Lamar Boulevard, was to the affect that the Commission approved that on the basis that the Planning Department was undecided about how the widening would affect their property. There is a setback on the plat for the future widening of the street, with the understanding that this would be determined before any further platting. Ten feet of widening is needed. Mr. Johnston will probably be willing to dedicate the 10 feet if the City will pay for it.

Mr. Stevens inquired how many feet are between this property and Lamar Boulevard.

Mr. Foxworth stated approximately 800 feet and technically that is required to be a part of the plat.

After further discussion the Committee

VOTED: To DISAPPROVE the short form plat of HAROLD S. JOHNSTON SUBDIVISION because of inadequate right-of-way.

C8s-65-146 Timberwood, Resubdivision Lots 4, 4A, 5, 5A
Timberwood Circle south of Wade Avenue

The staff recommended disapproval of this plat pending clearance from the Gas Company and requested authorization for administrative approval upon completion. The Committee therefore

VOTED: To DISAPPROVE the short form plat of TIMBERWOOD, Resubdivision Lots 4, 4A, 5 and 5A, pending clearance from the Gas Company, and authorized administrative approval upon completion.

ADMINISTRATIVE APPROVAL

The staff reported that the following plats had received administrative approval under the Commission's rules.

ADMINISTRATIVE APPROVAL--contd.

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-65-136	Cochran's Resub. of Lots 13 and 14, Block A, Rivercrest, Rivercrest Drive	<u>Add'n. Section 1</u>
C8s-65-102	Moten Acres Fort Branch Boulevard and Delano	
C8s-65-138	Resub. Lot 1, Shoalmont Addition, Section Two Hancock Drive and Shoal Creek	
C8s-65-139	Sam Williams Addition Drake Avenue and East Annie	
C8s-65-140	Resub. Lots 3 and 4, John Nash Subdivision Ford Street and Goodrich Avenue	