

SUBDIVISION COMMITTEE

196

Regular Meeting -- March 20, 1967

PRELIMINARY PLANS

C8-67-6 Deloney Acres
Riverside Farms Road and Townview

This subdivision, located on Riverside Farms Road and Townview Circle, is classified as suburban and consists of 3.10 acres, 7 lots with the average lot size being 125 feet by 125 feet. The proposed use is for residential.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water is available. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easement required and further study needed. |
| 4. Public Works | - Show north point, location map, building setback lines, complete boundary survey, and all lot dimensions. |

Planning Department comments are as follows:

1. Show all items listed under Public Works comments.
2. Additional right-of-way required to widen Riverside Farms Road to a 60 foot collector street with 30 feet from the centerline on each side.

The plan submitted shows a ten foot dedication which would bring the street to only 40 feet of right-of-way as the existing right-of-way is only 30 feet. The street needs to be widened to 60 feet as it is proposed to extend from Ben White Boulevard to Riverside Drive. It is felt that as long as the street is already there, with the possibility of tying in to Ben White Boulevard, the street should have a collector status which would require at least 60 feet of right-of-way. This means that right-of-way over and above what is shown on the plat is needed.

3. Recommend that owner provide evidence that ample building site for Lots 4 and 5 is available, exclusive of dirt tank, drainage easement, septic tank and lateral system.

There is a dirt tank located on Lots 4 and 5 and there is also a draw that feeds in and out of the lots. These are relatively large lots but they will have to rely on septic tanks. The developer has indicated his intention to leave the dirt tank on the lots. It does appear that there will be ample building site on the lots, but a clearance from the Health Department is needed

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because there is a history of septic tanks not functioning normally in this area.

4. Require clearance from Health Unit for septic tanks.

5. Compliance with departmental reports.

The staff recommends approval of this preliminary plan subject to compliance with the departmental comments. The Committee then

VOTED: To APPROVE the preliminary plan of DELONEY ACRES, subject to the requirements as noted.

C8-67-10 Peyton Place
Peyton Gin Road and Japonica Drive

This is an urban subdivision located on Peyton Gin Road and Japonica Drive. There are 27.24 acres in the subdivision, consisting of 90 lots, with the average lot size being 70 feet by 130 feet. The proposed use is for residential, apartments and commercial.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and Sewer available. Annexation required. |
| 2. Electric and Telephone Company | - Additional easements and possible lot line changes required. |
| 3. Storm Sewer | - Drainage easements required in Blocks A, B, D, F, H and School Tract. Show size and flow line of existing pipe in Peyton Gin Road. Contours should be City datum or USGS. |
| 4. Public Works | - Show tie across Peyton Gin Road to subdivision iron stake. Show location map and all lot dimensions. Assumed contour elevation must be tied to City Datum or USGS. Give one street name for Raven Ridge, Starmist Drive and Talisman Terrace. |

Recommend that Raven Ridge not be used. Designate areas which will become drainage ways or extend lot lines to center. Normally in the recent past, the Drainage Department has required that the lot lines go to the center of each easement rather than show an out-

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4. Public Works--contd.

- right separate right-of way for the easement. Clarify dedication of the north one-half of Edgeway Drive. Show radius of culs-de-sac.

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on planning Department sketch to provide better circulation and access to school tract.

There is a large tract in the middle of this subdivision that was purchased by the Austin Independent School District, and a small tract to the south, fronting onto Peyton Gin Road, that is owned by the Austin Baptist Association. There is a tract adjacent to the school tract on the east, that is owned by the Reese Lumber Company. The staff presented a study sketch that would be highly desirable to get traffic to and from the school and the collector and thoroughfare streets on the boundaries of the area. The Austin Independent School District acquired a large tract of land in this area, with a separate deed to one-half of the streets abutting the tract. The only means of access to the school tract at the present time is Raven Ridge, with only 50 feet of right-of-way, that extends from Peyton Gin Road northerly to Melona Lane. The change as proposed by the staff is basically the same as presented by the subdivider. The only difference is the location of the street at the northeast corner of the school tract. This street, as it does involve the school tract, would have to be discussed with the subdivider and the school authorities. The staff has not had an opportunity to discuss this street with the proper people at this time. At the north edge of this subdivision, there is an approved preliminary plan on property that proposes a street to tie in with this subdivision. The plan as submitted, proposes to bring Fieldstone Drive to Common Green. The Staff feels it would be more desirable to bring Fieldstone Drive to Common Green, and then through the property owned by Mr. Reese, so that the street will lead into the school tract. This would involve a dedication of the street from Mr. Reese through his property. This entire area was once only one tract of land but the property has been divided into five separate tracts under five different owners. The subject property is a large portion of the original tract and the staff feels that one tract cannot be ignored versus the other and it is felt that Mr. Reese's tract should become involved at some future point so that the extension of Fieldstone Drive can serve the school tract. They have indicated that if this can be worked out with the school, this would be the most desirable approach.

2. Recommend that Lots 1-7, Block H be enlarged sufficiently to eliminate lot 8, and be restricted against access from Peyton Gin Road on the final plat.

Lots 1-7 are double frontage lots whereas Lots 8 & 9 only have access to Peyton Gin Road.

Mr. Jackson asked if those lots are proposed residential lots. Mr. Foxworth explained that the lots were originally planned for residential. They are 50

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foot lots and the staff does not feel that a 50 foot lot would be proper for duplex development.

3. Recommend that Lots 9 and 10, Block H be platted facing Japonica Drive.

Some of the lots cannot be served from a driveway standpoint other than from Peyton Gin Road. This would be hazardous as cars would be backing out onto the street.

4. Identify sites for all uses other than single-family.

It was the staff's understanding that all of the lots were for duplex development with the exception of Lots 1 & 2, Block G, located on the west side of the church property; however, the subdivider now feels that these lots should be for some type of commercial use in the form of "LR" Local Retail. This is recommended against by the staff as the layout of the subject subdivision would not be proper to accommodate commercial uses. The residential lots, whether duplexes or not, should not back up to proposed commercial. The staff cannot recommend a modification of this plan to accommodate the commercial area because the creation of the commercial area is recommended against.

5. Recommend Lots 1 and 2, Block G, be platted into lots comparable to other lots in the subdivision; however, if left in present form building lines must be reversed.

It is realized that this is a zoning issue but if the subject lots are left in large blocks of land, this tends to give a tentative approval of the zoning. The lots can be divided at some future date.

6. The right-of-way and alignment of Peyton Gin Road must conform to that established by the Department of Public Works.

It is the staff's understanding that the right-of-way and alignment has been worked out with the Department of Public Works.

7. Show all items listed under Public Works comments.

8. That portion of Raven Ridge between Peyton Gin Road and Starmist Drive, if now dedicated, must be vacated prior to final platting.

It is the staff's understanding that there is a deed on record dedicating this portion of Raven Ridge and the streets around the school to the public, but it is not known if it has been accepted by the City or County.

9. Annexation to City required.

10. Compliance with departmental reports.

Mr. Oscar Holmes, Engineer for the developer, stated that as far as the road alignment is concerned, there is not very much objection. He felt that perhaps some modification between what is shown on the plan submitted by the Planning

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Department and the plan as originally submitted would be proper. The reason is that the road crosses the creek at an angle which is going to require that a culvert be built. The more the road angles across the channel, the greater the cost of the culvert. The Department of Public Works would be interested in keeping this cost as low as possible since the City has to participate in the cost. It would be very difficult, engineering wise to build this road in the location as proposed by the planning staff because the location is so close to the existing Little Walnut Creek. There would be a question as to the maintenance of it.

There has been discussion about revising the lots fronting onto Starmist Drive so that a double tier of lots can be accommodated. The first tier would front onto Peyton Gin Road and the second tier would front onto Starmist; however, the subdivider does want to maintain and keep in tact the frontage on Peyton Gin Road as shown on the original plan because there are plans to develop that particular area with "LR" Local Retail or "GR" General Retail usage.

The majority of the lots would be used for "LR" Local Retail development and perhaps "GR" General Retail would be established on the corner lot so that a service station can be built. Intent of the 50 foot lots was for the purpose of making the lots more saleable to proposed clients. If the lots are 50 feet wide, a client could buy one or more of the lots to suit whatever commercial development would be desired.

Mr. Jim Eichleberger stated that in the absence of townhouse zoning, it is felt that Lots 1 and 2, Block G should remain as proposed so that they can be developed with apartments as opposed to developing small lots with duplexes. All of the lots in the subdivision will be duplex sites except for the lots fronting onto Peyton Gin Road and Lots 1 and 2, Block G. This will take care of people who do not want to live in apartments and do not want to live in homes. There is no intention of developing Lots 1 and 2, Block G until the Townhouse Ordinance is passed.

Mr. Jackson stated that it is his opinion that the applicant should revise the submitted plan so that it can be presented to the full Commission for consideration.

Mr. Temple Mayhall, representing the Austin Independent School District, stated that the school tract was bought a number of years ago. The assurance of access was insisted upon and that is why the street is there. The school authorities will be willing to cooperate with the subdivider and the Planning staff to provide more access to the school. It would not be realistic to have only the one street for access as there would be entirely too much traffic. The traffic around a school is very heavy during the early morning hours and in the afternoon. Some consideration should be given to the people driving to and from the school as they have to cross Peyton Gin Road and there is no other access to the school area.

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Mr. Stevens advised the Committee that there is a question about the zoning of a portion of the property for commercial purposes. The staff opposes commercial development along Peyton Gin Road as this would tend to set a precedent of strip zoning. The Committee recently considered a request to revise a subdivision on property located to the east so that commercial facilities could be established along Peyton Gin Road. The Committee recommended against that request. The Committee then

VOTED: To Refer the preliminary plan of PEYTON PLACE, to the full commission.

C8-67-11 Burnet Road Terrace
 Burnet Road and Penny Lane

The staff reported that this subdivision is duplexes, apartments and commercial and is classified as urban. It is located on Burnet Road and Penny Lane and consists of 10.758 acres with 36 lots, the average lot size being 75' x 110'.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer Department | - Water and Sewer available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer | - Drainage easements will be required unless culs-de-sac can be made to drain north to Penny Lane. |
| 4. Public Works | - Show basis for contours, all lot dimensions, and tie to east right-of-way line of Burnet Road to iron stake or marker. |

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on Planning Department sketch to improve intersection of Penny Lane and Burnet Road in relation to Doris Drive.
2. Transition of right-of-way and paving of Penny Lane from Nickel Circle westerly must be approved by the Director of Public Works.
3. Recommend that zoning be changed back to apartment zoning for that portion of the tract to be used as apartments.
4. The size of lots platted by a final plat should be determined by zoning established on "roll back."

C8-67-11 Burnet Road Terrace--contd.

5. Round corners of all street intersections.
6. Compliance with departmental reports.

After further discussion the Committee

VOTED: To APPROVE the preliminary plan of BURNET ROAD TERRACE subject to the conditions listed above.

C8-67-12 Highland Hills, Northwest Section 4
Far West Boulevard and Spurlock Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Far West Boulevard and Spurlock Drive and consists of 13.12 acres with 38 lots, the average lots size being 85' x 130'.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water and Sewer available. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements and possible lot line change required. |
| 3. Storm Sewer | - Drainage easement required at the rear of Lots 32-34, |
| 4. Public Works | - Show location map, all street names, and building lines in Block D. |

Planning Department comments are as follows:

1. Show items listed under Public Works comments.
2. Show schematic on balance of Knox tract.
3. Schematic shown requires further study.
4. Annexation to City required for utility service.
5. Compliance with departmental reports.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of HIGHLAND HILLS, NORTHWEST Section 4, subject to the conditions outlined above.

SHORT FORM PLATS - FILED

The staff reported that no departmental reports have been received and recommended that the following short form plat be accepted for filing only. The Committee then

VOTED: To ACCEPT for filing the following short form plat:

C8s-67-34 Greenwood Hills Sec. 3 Resub. Lts. 7-9, Block "L"
Sheffield Drive and Seminole

The staff reported that the following short form plats were rejected for filing as the tracings were not returned. The Committee then

VOTED: To REJECT for filing the following short form plats:

C8s-67-31 Harvey Subdivision
Oak Springs Drive and Airport

C8s-67-32 Ashdale Place
Ashdale Drive and Burnet Road

C8s-67-33 The Doke Subdivision
Lake Austin Boulevard at Bonnie Road

C8s-67-35 Mosby Subdivision
Chestnut Avenue and East 20th Street

C8s-67-36 Humble Subdivision
I. H. 35 and Ed Bluestein Boulevard

The staff reported that this is the first appearance of this short form plat before the Committee and recommended that it be approved, and a variance be granted on the signature requirements of the adjoining property owners. The Committee then

VOTED: To APPROVE the short form plat of HUMBLE SUBDIVISION granting a variance on the signature requirements of the adjoining property owners.

C8s-67-16 Kensington Park Resub. of Lots 8 & 9
Nuckol's Crossing Road and Afton

The staff reported that this short form plat requires easements, easements beyond the plan and completion of departmental reports. The staff recommends that this short form plat be disapproved, pending these requirements. The Committee then

VOTED: To DISAPPROVE the short form plat of KENSINGTON PARK RESUB. OF LOTS 8 & 9, pending completion of the requirements as indicated.

ADMINISTRATIVE APPROVAL

The staff reported that two short form plats have received administrative approval under the Commission's rules.

The Committee then

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following short form plats:

C8s-67-28 North Park Estates Resub. Lts. 4-7, Block D
Eubank Drive and North Bend Drive

C8s-67-1 Resub. of portion of Glenbrook Addition Sections 1 & 2
Terry Lane, Ellon Road and Cheviot