

SUBDIVISION COMMITTEE
Regular Meeting -- June 24, 1963

PRELIMINARY PLANS

C8-63-25 Highland Village Section 4
West 50th and Bull Creek Road

The staff reported that this plan proposes thirty residential lots on seven and one-half acres. The average lot size is 70 x 120 feet. The proposed site is located on the west side of Bull Creek Road next to the Highland Village Church of Christ and north of Perry Drive. West Market Drive and Placid Place extensions are provided by this plan.

The Storm Sewer Division of Public Works reports that this development will probably require installation of storm sewer in the adjacent area at City cost.

The Director advised of two alternate solutions to preliminary approval of the subdivision as follows:

- 1) To utilize the plan as shown and increase the size of storm sewer drainage.
- 2) Terminating Placid Place Drive with a cul-de-sac and having a connecting street between Bull Creek Road and West Market Drive.

In the present plan, they would lose one lot by having the cul-de-sac, however, in the alternative plan there would be additional street length to put in from 150 to 200 feet.

Mr. Morgan of the Public Works Department advised that the last alternative of placing the cul-de-sac on Placid Place Drive would not require as much drainage construction because of the proposed street connecting from West Market Drive to Bull Creek Road would reduce the drainage requirements. This would allow using existing pipe without adding other pipe. The expenditures to improve the drainage system would need to be estimated. The Committee therefore

VOTED: To APPROVE the preliminary plan of HIGHLAND VILLAGE Section 4 subject to clearance with the Public Works Department on the drainage problem.

SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and that no action on the following short form plats is recommended at this meeting. The Commission therefore

VOTED: To ACCEPT the following plats for filing:

C8s-63-83 Cherrylawn Resubdivision
Cherrylawn Circle

C8s-63-84 Holly And Naumann Subdivision
East 5th and Tillery

SHORT FORM PLATS - CONSIDERED

C8s-63-68 Sunset Hill Enfield Resub. of Part of Lots 12 and 13
Woodlawn Boulevard and Poquonock

The staff reported that a variance is requested on the signature requirements of the Ordinance. The staff has received a letter from the developer, Mr. Ruben H. Johnson, relative to the variance of the subdivision regulation pertaining to L. D. Haskew and Spencer Scott signing the plat. Mr. Johnson advised that although they have no objection to the variance, they do not wish to participate in the subdivision. The staff explained that legally these adjoining property owners are required to join as owners of the original tract. In addition to this variance, an additional electrical easement is required and one departmental report on drainage is lacking.

The Committee felt that a variance should be granted on signature requirements but that pending other reports needed the plat should be disapproved. It was therefore

VOTED: To DISAPPROVE the plat of SUNSET HILL ENFIELD RESUB OF PART OF LOTS 12 and 13 pending additional easement required and completion of departmental reports but grant the variance from the signature requirements.

C8s-63-76 South Congress Square First Resubdivision
South Congress Avenue and East Oltorf

The staff reported that fiscal arrangements have not been completed on water service and they recommended disapproval pending fiscal arrangements. It was therefore

VOTED: To DISAPPROVE the plat of SOUTH CONGRESS SQUARE FIRST RESUBDIVISION pending completion of fiscal arrangements.

C8s-63-78 Travis Raven Subdivision
Lafayette South of Concordia

The staff reported that all of the required departmental reports have not been cleared and recommended disapproval pending completion. It was therefore

VOTED: To DISAPPROVE the plat of TRAVIS RAVEN SUBDIVISION pending completion of departmental reports required.

C8s-63-80 William Carter Subdivision
Springdale Road

The staff reported that this plat complied with all of the provisions of the Subdivision Ordinance and recommended approval. The committee therefore

VOTED: To APPROVE the plat of WILLIAM CARTER SUBDIVISION.

C8s-63-82 Theodore Low Heights Resub. of Block 10
Del Curto Road and South Lamar

The staff reported that a variance is necessary to establish one lot out of this large tract of land. The applicant is providing widening of Del Curto Street. All reports have been cleared and approval is recommended with the granting of the variance. The Committee therefore

VOTED: To APPROVE the plat of THEODORE LOW HEIGHTS RESUB. OF BLOCK 10 and to grant a variance from the signature requirements of the Ordinance.

ADMINISTRATIVE APPROVAL

The staff reported that five 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-63-50 Three Oaks
Old Manchaca Road
- C8s-63-60 Swanson's Ranchettes, No. 2
Slaughter Lane
- C8s-63-77 Northwest Hills Section 6, Resub. Lots 10 & 11, Block 1
Mesa Drive
- C8s-63-79 Johnson and Price Sub.
Kinney Avenue and Barton Springs Road
- C8s-63-81 F. M. DelCurto Resub. of Delcrest Add'n. Sec. 1 and 2
Del Curto Road and South Lamar