

SUBDIVISION COMMITTEE
Special Meeting -- October 21, 1963

PRELIMINARY PLANS

C8-63-42 Oltorf Village, Section 2

Interregional Highway South of Oltorf Street

The staff reported all departmental reports had not been received and that a turn-around on St. Edwards Court needs to be approved by the Fire Department. Except for these items, the plan is ready for approval. The Committee therefore

VOTED: To APPROVE the preliminary plan of OLTORF VILLAGE SECTION 2, pending clearance of department reports and approval of the turn-around on St. Edwards Court.

C8-63-45 Terrace Village

Barton Hills Drive and proposed Trailside Drive

The staff reviewed the departmental summary as follows:

1. Annexation is required for service.
2. Electrical easements are required.
3. If Barton Hills Drive is not filled to drain, an easement will be required by Storm Sewer Department across the apartment tract.
4. Public Works suggests that the strip between Barton Hills Drive and the Bullian property be removed and that all adjacent property owners be shown.

The Planning Department comments were reviewed as follows:

1. Approval of this plan does not constitute approval of zoning for the proposed commercial and apartment sites.
2. Dedication is required for a strip located between Barton Hills Drive and the Bullian property. Mr. Bullian has stated he has no interest in this street and would like to develop his property without it. He feels they have adequate access without a need for this street.
3. Recommend a 25 foot setback line from Trailside Drive for the commercial tract.
4. Recommend that Lots 1-3, Block A, not be used for single-family purposes since they front onto the proposed commercial area.
5. Due to shape and terrain of the Muller tract to the west and the problems involved from a development standpoint, an access street to this tract will be required in the vicinity of the common line of commercial tract with the apartment tract. The subdivider and Mr. Muller had met with the Planning Department and they can resolve this problem with another point of access.

C8-63-45 Terrace Village--contd.

The additional right-of-way for the intersection of Barton Hills Drive and alignment of 120 feet for the thoroughfare must be determined before submission of the final plat.

Determination of use for Lots 1-3, Block A should be made before submission of the final plat. The Committee therefore

VOTED: To APPROVE the preliminary plan of TERRACE VILLAGE subject to departmental reports required, a 25 foot setback line from Trailside Drive for commercial tract, and working out intersection and alignment for Barton Hills Drive at north end of subdivision with proposed 120 foot thoroughfare.

C8-63-47 Cameron Park
Cameron Road and St. Johns Avenue

The staff reviewed the departmental comments as follows:

1. Annexation is required for service.
2. Additional electric and telephone easements are required.
3. Additional sewer easements are required outside the subdivision. Portions of the commercial area in Blocks A and H are subject to flooding under the present conditions.
4. It is suggested that the streets of Booker, Wilkes, Blackson and Delmar extend easterly to proposed Star Drive. Check right-of-way width on Cameron Road. The adjoining property owners should be shown.

The staff reported that the extension of Blackson Avenue proposed to continue easterly to Star Drive has been accomplished and the recommended softening of the curve on St. Johns Avenue has been complied with. The following comments were presented in regard to the proposed commercial. The area to the north between the subdivision and Anderson Lane should be given some consideration in connection with this subdivision, as it would be very difficult to develop by itself. Consideration as one development rather than two pieces of separate land should be given. The possibility of the two property owners getting together for use of the property might be a solution. We have suggested the elimination of commercial in the center of the subdivision, leaving the commercial development to the south and one tract to the north which had been agreed to by the developer, and a revised plan has been submitted showing redesign of the center portion of the subdivision to accommodate residential development.

The center area of the plan to Block L is acceptable. In the event Blocks M & N are developed commercially, further consideration as far as design on Blocks L, M and N should be given in relation to the commercial tract as there are problems involved in the layout as commercial. Creation of a dead-end street is one of the problems. We recommend a redesign of Blocks M and N and lots 15-19, Block L, only in the event that Blocks M and N go commercial. If this is considered residential for Blocks M and N, the layout shown is satisfactory.

C8-63-47 Cameron Park--contd.

Additional right-of-way is required to provide 90 foot width for Cameron Road along this subdivision. There is a question of the dedication on all of the west side. The right-of-way will be 90 feet and determination of alignment has to be settled before submission of the final plat. The existing right-of-way appears to be only 50 feet on the north end and 60 feet on the south end.

Mr. Isom Hale commented that he thought an 80 foot right-of-way has been originally setup whereby the school would edicate 10 feet and the subdivider would give 10 feet. As the right-of-way is required to be 90 feet instead of the 80 feet, the subdivider proposes to give only 15 feet additional and proposes that in regard to the final plat that 10 additional feet be taken on the school side.

Mr. Foxworth pointed out that the Scarbrough tract is affected and that additional right-of-way is required off the tract.

The Master Plan requires 90 feet of right-of-way on Cameron Road and to comply with the Ordinance requirements, the street alignment will need to be worked out. The Committee therefore

VOTED: To APPROVE the preliminary plan of CAMERON PARK subject to the exclusion of Blocks M and N and Lots 15 and 19 in Block L and the alignment being worked out to provide 90 feet of right of way on Cameron Road.

C8-63-48 Jerome Stark Subdivision
Manchaca Road and Barge Street

The staff reviewed the departmental reports as follows:

1. Water available from district No. 5 but sewer is not available.
2. Street build with additional easements are required.
3. The easement proposed outside of the subdivision is to be acquired.
4. Show complete boundary survey and owners of adjoining properties.

Planning Department comments were reviewed as follows:

1. Round corner of street intersection and a throat of turn around.
2. Indication of the proposed use for Lot 1 should be given. The owners stated there was a house existing on this lot.
3. Clarification of drainage is needed.
4. Right-of-way for Manchaca Road must conform to the alignment established by the State Highway Department. Right-of-way has been purchased as shown with 40 feet from proposed base line. The State plans need to be checked for compliance with their requirements.

C8-63-48 Jerome Stark Subdivision--contd.

5. Barge Street exceeds the Ordinance requirements for length. However, this street has already been dedicated to the county. The street dead-ends with a cul-de-sac and nothing can be done about shorting the cul-de-sac.

The Committee therefore

VOTED: To APPROVE the preliminary plan of JEROME STARK SUBDIVISION subject to the required departmental reports and the determination of the alignment for Manchaca Road.

C8-63-49 Southwest Terrace Annex
South End of Southland Drive

The staff reviewed the summary of departmental comments:

1. Additional electric and telephone easements are required.
2. The complete boundary survey and basis for contour data should be shown.

The Planning Departments comments were reviewed as follows:

1. Show complete boundary survey on Lot 3. Lot 3 is a part of the original tract of land and should be incorporated in the plan and approved as a lot. This lot will have to be included with Lots 1 and 2 before approval of the final plat.
2. Show acreage of subdivision.
3. Clarification is needed for the location of Del Curto Road. Ten feet additional right-of-way is needed.
4. Attention is hereby given for the necessity of an east-west street between Del Curto Road and Kinney Road. Due to the size of the adjoining property and consideration of Ordinance block lengths, such street is recommended to be located at some point further south of the subject property.

The Committee therefore

VOTED: To APPROVE the preliminary plan of SOUTHWEST TERRACE ANNEX subject to completion of departmental reports.

C8-63-51 Albermarle Place
Airport Boulevard and Goodwin Avenue

The staff reviewed the summary of departmental comments:

1. Additional electric and telephone easements are required.
2. Additional sewer easements are required.

C8-63-51 Albermarie Place--contd.

3. Lot 4, Block A and Lot 12, Block B seem too small for building area. Loudin Circle dedication necessary outside of the subdivision. Indicate additional right-of-way on Springdale Road.

The Planning Department comments were reviewed as follows:

1. Determination of alignment will have to be set for Springdale Road. The Ordinance requires an 80 foot width to be adequate.

Mr. Gerald Hart, engineer, stated than an additional 15 feet will be dedicated.

2. Zoning change is required to conform with the Ordinance regulations. This property is zoned "C" Commercial and we feel application should be made to revert the zoning back to residential "A" along with submission of the final plat or before in keeping with the Ordinance requirements. This would eliminate commercial usage of this property in the future.
3. Provision for dedication of Loudin Circle outside the subdivision must be made before submission of the final pass.
4. A 25 foot setback is required for Lots 1-3, Block A. This has been shown on the plan.

Mr. Gerald Hart, stated they would like a variance on the 25 foot setback for Lots 4 & 5, Block A and Lots 11 & 12, Block B, and would recommend 15 foot instead because of the curving street, on the suggestion of Mr. Hart, the staff agreed to a 25 foot setback on the side of Lot 12, Block B, 15 foot on the side of Lots 11, Block B, and Lot 5, Block A, and show no setback line on Lot 4, Block A.

Mr. Stevens advised that any variance from the 25 foot setback would be subject to the approval of the Board of Adjustment. The Committee therefore

VOTED: To APPROVE the preliminary plan of ABERMARIE PLACE subject to compliance with departmental reports, showing a 25 foot setback line from both streets for Lot 12 and Block B, and 15 foot from the side street for lots 11, Block B and Lot 5, Block A, and subject to verification of right-of-way and alignment for Springdale Road.

C8-63-52 Community of Fairview

South 1st Street south of Williamson Creek

The staff reported the subdivider does not want to withdraw the existing preliminary plan now in force by the name of Walnut Bend and submitted in lieu thereof a schematic plan showing how this property will tie-in with the approved plan. In changing the name to the Community of Fairview, it is suggested that the word Community be dropped.

The following departmental comments were outlined:

1. Additional electrical and telephone easements required.
2. Complete boundary survey and adjoining property owners.

C8-63-52 Community of Fairview--contd.

Additional comments by the Planning Department for further compliance were reviewed.

1. It is recommended that a 25 foot setback be provided from both streets on corner Lots 1 and 4, Block N, and Lot 1, Block E. These lots front the same street as other lots which are required to have a 25 foot setback and because of this situation, the 25 foot setback is recommended.

Mr. Gerald Hart stated it was desirable in some cases to angle the house on the lot and suggested that a 25 foot setback be enforced for a distance of 50 feet from the rear line and permit a 10 foot or 15 foot setback from that point to the front setback line along the side street of corner lots.

2. The required drainage and public utilities should be shown on the plat.

The Committee therefore

VOTED: To APPROVE the preliminary plan of the COMMUNITY OF FAIRVIEW subject to completion of department reports and working out the setback requirements on Lots 1 and 4 in Block N and Lot 1 in Block E.