

SUBDIVISION COMMITTEE
Regular Meeting -- April 14, 1967

261

PRELIMINARY PLANS

C8-67-17 Twin Oaks Industrial Subdivision
Ben White Boulevard, Warehouse Road and Alpine Road

The staff reported that this subdivision is industrial and is classified as suburban. It is located on Ben White Boulevard, Warehouse Road and Alpine Road and consists of 38.2 acres with 45 lots, the average lot size being 100' x 150'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Water and Sewer Department | - Layout does not correspond to existing sewer lines which were laid out according to a plan agreed to by the developer and property owner to the east. Water available. Sewer in place. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Not Represented. |
| 4. Storm Sewer Department | - Show existing culverts in Ben White Boulevard and creek location. Drainage easements required for Blunn Creek. |
| 5. Public Works | - Suggest either vacation of present Willow Springs Road, and re-dedication by plat as Manufacturing Blvd., or change street name to Manufacturing Blvd. and dedicate additional 40 feet by plat Show contour basis. Show all lot lines and building setback lines. Clarify Block D layout. Tie across Ben White Boulevard. |

Planning Department comments are as follows:

1. Recommend modification of plan to correspond to layout originally agreed to by subdivider and owner to the east and this department.
2. Warehouse Road and Willow Springs Road required to be 80 feet in width.
3. Lots 1 and 2, Block A should be platted to front Warehouse Road.
4. Round corners of street intersections.

C8-67-17 Twin Oaks Industrial Subdivision--contd.

5. Change location of Pay Load Pass to correspond to Planning Department study sketch.
6. Recommend that Willow Springs Road be vacated and rededicated as a 40 foot alley on final plat.
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of TWIN OAKS INDUSTRIAL SUBDIVISION, subject to the above conditions.

C8-67-20 South Lamar Square
South Lamar Boulevard south of Treadwell

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on South Lamar Boulevard south of Treadwell and consists of 10.73 acres with 26 lots, the average lot size being 80' x 130'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - O.K. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Not Represented. |
| 4. Storm Sewer Department | - Drainage easement required in Lot 7, Block A and beyond the subdivision. |
| 5. Public Works | - Recommend one name for all streets. |

Planning Department comments are as follows:

1. The triangular shaped tract at the northwest corner of the subdivision is required to be in preliminary plan.
2. Show proposed use of all lots.
3. Zoning change required for portions of property to permit proposed uses.
4. Approval of this plan does not constitute approval of zoning required for uses proposed.
5. That portion of this property now zoned "C" which is to be developed with apartments should be rezoned to a "B" classification to prevent mixed uses.

C8-67-20 South Lamar Square--contd.

6. Identify 10 foot strip adjoining South Lamar Boulevard as additional right-of-way being dedicated by this plat.
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTH LAMAR SQUARE, subject to the conditions as listed above.

C8-67-21 Ben White Commercial Subdivsion
Ben White Boulevard and South Second Street

The staff reported that this subdivision is commercial and is classified as urban. It is located on Ben White Boulevard and South Second Street and consists of 14.0 acres with 14 lots, the average lot size being 60' x 350'.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Water and Sewer Department | - O.K. |
| 2. Electric Department | - Street build. Additional easements required. |
| 3. Telephone Company | - Not Represented. |
| 4. Storm Sewer Department | - Show existing storm sewers, easements, and recent fill. |
| 5. Public Works | - Tie across Ben White Boulevard. Show all lot dimensions and building setback lines. Show scale on location map. Show acreage and number of lots. Show ties across Banister Lane to indicate right-of-way width. |

Planning Department comments are as follows:

1. 70 feet of right-of-way required along the east side of Railroad right-of-way for thoroughfare and additional right-of-way required for interchange at Ben White Boulevard. Owner wished to negotiate with the City for such right-of-way; such right-of-way to be provided when Lot 14 is platted.
2. Additional right-of-way to be required to widen Banister Lane to 60 feet.
3. South 2nd Street through this subdivision required to be 60 feet in width.
4. Round corners of street intersections.

C8-67-21 Ben White Commercial Subdivision-contd.

5. Show note on plan that contours are not as they will be when developed due to fill.
6. Need approval from Highway Department and Director of Public Works for crossover at Ben White Boulevard and South 2nd Street.
7. Show boundary of existing "GR" zoning.
8. Approval of this plan does not constitute zoning required for uses proposed on the western portion of this tract.
9. Recommend that lots no less than 75-100 feet in width be platted in final form.
10. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BEN WHITE COMMERCIAL SUB-DIVISION, subject to the conditions as listed above.

C8-67-22 Sunset View Section Three
Anderson Lane and Gault Street

The staff reported that this subdivision is commercial and is classified as urban. It is located on Anderson Lane and Gault Street and consists of 3.98 acres with 13 lots, the average lot size being 130' x 80'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - O.K. |
| 2. Electric Department | - Street build and additional easements required. |
| 3. Telephone Company | - Not Represented. |
| 4. Storm Sewer Department | - O.K. |
| 5. Public Works | - Tie across Anderson Lane. Show all lot dimensions. |

Planning Department comments are as follows:

1. Gault Street required to be 60 feet in width to serve commercial property.
2. The northern most sliver of Lot 1 required to be deeded to the D.D. Tisdale Tract in accordance with previous letter.
3. Lot 5 requires a 25 foot setback from Gault Street.

C8-67-22 Sunset View Section Three--contd.

4. Recommend that Lot 7 be enlarged or absorbed into Lot 6.
5. Recommend that Lots 1, 13 and 13 be restricted in face of the final plat to uses permitted in "B" or "O" zoning, or be rezoned to proper classification for similar control.
6. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SUNSET VIEW SECTION THREE, subject to the conditions as indicated.

C8-67-23 Angus Valley No. 4
West Cow Path and Mustang Chase

The staff reported that this subdivision is residential and is classified as suburban. It is located on West Cow Path and Mustang Chase, and consists of 38.69 acres with 38 lots, the average lot size being 150' x 200'.

The staff reviewed the following departmental comments:

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|-------------------------------|--|
| 1. Water and Sewer Department | - Sanitary sewer not available. Portion of subdivision will require annexation to Water District #1. |
| 2. Electric Department | - Street build and additional easements and lot line changes required in Block A and Tract A. |
| 3. Storm Sewer Department | - Drainage easements required in Block A and Tract A. |
| 4. Public Works | - Change Running Rope to Rambling Range. Show contour basis. Show property owner north of Block C. |

The Planning Department comments are as follows:

1. Tract "A" must be included in a final plat before utility service can be given.
2. Recommend rear line of lots in Block D be shifted southerly to create a more equitable depth.
3. Recommend that the frontage of Lot 4, Block C on Rambling Range be enlarged.

C8-67-23 Angus Valley No. 4--contd.

4. Need indication from owner as to plans for future resubdivisions in this area and possible needs for collector streets.
5. Compliance with departmental reports.

After further discussion the Committee then

VOTED: To APPROVE the preliminary plan of ANGUS VALLEY NO. 4, subject to the conditions as listed above.

C8-67-24 Balcones Village
U. S. Highway 183

The staff reported that this subdivision is residential and golf course and is classified as suburban. It is located on U. S. Highway 183 and consists of 49 acres with 63 lots, the average lot size being 100' x 125'.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|--|
| 1. Water and Sewer Department | - Sanitary sewer not available. Annexation to Water District #1 required for water service. |
| 2. Electric Department | - Street build and additional easements. |
| 3. Telephone Company | - Not Represented. |
| 4. Storm Sewer Department | - Drainage easements required in Lot 28 and possibly Lot 15. |
| 5. Public Works | - Show street name for small area and most easterly corner of subdivision. Recommend street name changes as shown on memo. |

Planning Department comments are as follows:

1. Recommend modification of the intersection of Balcones Village Drive and U. S. 183.
2. Recommend that street access be provided to the Vernon Lemmon Tract at a point adjoining Lot 1 to the east and at a point west of this section.
3. Lot 45 requires a 25 foot setback line instead of the 15 foot shown.
4. Schematic plan for balance of tract as shown on plan will not comply with Ordinance requirements. Recommend deletion of Lots 15-18 and the stub portion of Hall Crest Drive.

C8-67-24 Balcones Village--contd.

5. Identify proposed use of unnumbered tracts shown in blue on department plan review print and indicate disposition of these tracts.
6. Variance required on length of all blocks. Recommend variance be granted on all blocks with exception to the block adjoining the Lemmon Tract (See 2 above) due to type of subdivision proposed and existing golf course along north side.
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BALCONES VILLAGE, and to grant the variance on all blocks with exception to the block adjoining the Lemmon Tract.

C8-66-27 Cameron Park Section 1 (Revised)
Atkinson Road and Cameron Road

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Atkinson Road and Cameron Road and consists of 19.8 acres with 13 lots, the average lot size being 200' x 300'.

The staff reviewed the following departmental comments:

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|-------------------------------|---|
| 1. Water and Sewer Department | - O.K. |
| 2. Electric Department | - Additional easements required. |
| 3. Electric Department | - Not Represented. |
| 4. Storm Sewer Department | - Show existing pipe in Lot 23 of Section 2. Lots 1-4, Block A are subject to backwater flooding from pipe in Cameron Road. |
| 5. Public Works | - Show number of lots in subdivision. |

The Planning Department comments are as follows:

1. Change depth of lots in Block G to accommodate 60 foot right-of-way on Grand Canyon Drive.
2. Additional right-of-way required to provide a 60 foot right-of-way for Grand Canyon Drive north of subdivision to St. John's Avenue. This right-of-way to be provided on final plat.
3. Revision of the final plat of Section 1-A as submitted is required.

C8-66-27 Cameron Park Section 1 (Revised)

4. Provision to eliminate flooding of Lots 1-4, Block A required prior to final approval of these lots.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of CAMERON PARK SECTION 1 (REVISED), subject to the above listed conditions.

C8-67-29 Fairmont Park Section 2 (Revised)
Acacia south of Southern Oaks Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Acacia south of Southern Oaks Drive and consists of 25 acres with 95 lots, The average lot size being 75' x 120'.

The staff reported that there were no departmental reports received.

The Planning Department comments are as follows:

1. Cul-de-sac required at south end of Fernview Road.
2. Show 15 foot setback from side street for all corner lots.
3. Reverse setback lines on Lot 13, Block B and Lot 23, Block H.
4. Street name changes required; including some existing names on stub streets abutting this property.
5. Compliance with departmental reports.

After further discussion the Committee

VOTED: To APPROVE the preliminary plan of FAIRMONT PARK SECTION 2 (REVISED) subject to the conditions as indicated.

C8-64-45 Barton Village, Section 2 (Revised)
Barton Skyway and South Lamar

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Barton Skyway and South Lamar and consists of 10.15 acres with 32 lots, the average lot size being 70' x 150'.

The staff reviewed the following departmental comments:

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|-------------------------------|----------------------------------|
| 1. Water and Sewer Department | - Water and sewer available. |
| 2. Electric Department | - Additional easements required. |

C8-64-45 Barton Village, Section 2(Revised)--contd.

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|---------------------------|---|
| 3. Storm Sewer Department | - Additional drainage easements required. Show existing drainage easements. |
| 4. Public Works | - Show complete boundary survey (Rae Dell) tie across Lamar and Barton Skyway. Building setback lines on Lots 2, 3, and 4, Block A. |

Planning Department comments are as follows:

1. Identify proposed uses.
2. Recommend that Lots 17-20 be incorporated into Lots 13-15 to eliminate individual commercial driveways onto Barton Skyway.
3. Compliance with departmental reports.

The staff reported a request to postpone this preliminary plan for 30 days.

After further discussion, the Committee then

VOTED: To POSTPONE for 30 days the preliminary plan of BARTON VILLAGE, SECTION 2, (Revised).

C8-64-65 Garza Place
Brodie Lane and Camino Largo

The staff reported that the preliminary plan has been requested for re-approval and the staff recommends that the request be granted. The Commission then un-animously

VOTED: To RE-APPROVE the preliminary plan of GARZA PLACE.

C8-67-11 Burnet Road Terrace Revised
Burnet Road & Penny Lane

The staff reported that a revision of the original preliminary had been submitted which eliminated the cul-de-sacs extending southerly off of Penny Lane, indicated that it complied with all requirements of the Ordinance and recommended approval as revised.

After further discussion, the Committee then

VOTED: To APPROVE the revised plan of BURNET ROAD TERRACE, subject to compliance with department requirements.

C8-67-10 Peyton Place
Peyton Gin Road & Japonica

The staff reported that this has been referred back to the Subdivision Committee for further consideration in connection with the proposed zoning and use of the property, and indicated that the staff was not in agreement with the applicant as related to the proposed zoning. Therefore, the staff was not in a position to make a recommendation on the subdivision at this time.

After further discussion the Committee

VOTED: To POSTPONE indefinitely the preliminary plan of PEYTON PLACE.

FINAL PLATS - FILED AND CONSIDERED

C8-65-11 Springdale Park Resub. Lot. 1
Springdale Road and Oak Springs

The staff reported that this final plat was previously before the Commission, and was accepted for filing and disapproved pending technical items which were requirements of the Ordinance and has now complied with all requirements and recommended approval.

The Committee

VOTED: To APPROVE the final plat of SPRINGDALE PARK RESUB. Lot 1.

The staff reported that the following final plats had complied with all requirements and polled the individual members of the Subdivision Committee for their approval.

The 4 members present gave their individual votes of approval, but to receive final approval requires a majority of the members of the Planning Commission (5). After telephone poll of the fifth member of the Planning Commission giving approval the Commission by poll approved the subdivision plats of:

C8-66-42 Westover Hills, Section 3, Phase 2
Tallwood Drive and Honeysuckle Terrace

C8-66-45 Point West of Westover Hills
Mesa Drive and Hyridge Drive

SHORT FORM PLATS - FILED

C8s-67-49 Highland Park West Resub. Lot 20 and northeast portion of Lot 19
West View Drive and Ridge Oak Drive

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

C8s-67-49 Highland Park West Resub. Lot 20 and northeast portion of Lot 19
West View Drive and Ridge Oak Drive

The Committee then

VOTED: To APPROVE the short form plat of HIGHLAND PARK WEST RESUB. LOT 20 AND NORTHEAST PORTION OF LOT 19, granting a variance on the signature requirements of the adjoining property owners.

The staff reported that the following short form plats have complied with all departmental requirements, have met all requirements of the Ordinance and are recommended for approval.

The Committee then

VOTED: To APPROVE the following short form plats:

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

C8s-67-42 Mueller & Dansforth Subdivision
West 35th and Jefferson Street

C8s-67-45 Parker & Howard Subdivision
Koenig Lane and Avenue F

C8s-67-12 Plainview Heights Resub. prt. Lts. 2 & 3 s. ½ Blk. 9
East 39th and Interregional Highway

C8s-67-50 Resub. of Lot 9, Block B, Oldham Addition and Lots 10 & 11, Section 2
Arena Drive

The staff recommended that this short form plat be rejected for filing as the tracing has not been returned.

The Committee then

VOTED: To REJECT FOR FILING the short form plat of RESUB. OF LOTS 9, BLOCK B, OLDHAM ADDITION AND LOTS 10 & 11, Section 2.

C8s-67-51 Abraham Kennedy Subdivision
South Congress and LaVista Street

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

The Committee then

C8s-67-51 Abraham Kennedy Subdivision--contd.

VOTED: To ACCEPT the short form plat of ABRAHAM KENNEDY SUBDIVISION, granting a variance on the signature requirements of the adjoining property owners.

C8s-67-43 Northwest Hills Section 10 Phase 1
Farwest 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 that a variance be granted to exclude the balance of the tract. The Committee then

VOTED: To APPROVE the short form plat of NORTHWEST HILLS SECTION 10 PHASE 1, granting a variance to exclude the balance of the tract.

C8s-67-52 Richard Hooper Subdivision
Harmon Avenue

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

The Committee then

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

C8s-67-34 Greenwood Hills, Section 3 Resub. Lots 7-9, Block L
Sheffield Drive and Seminole

The staff reported that this is the first appearance of this short form plat and all departmental reports are lacking.

The Committee then

VOTED: To DISAPPROVE the short form plat of GREENWOOD HILLS, SECTION 3, Resub. Lots 7-9, Block L pending completion of departmental reports.

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

The staff reported that this is the first appearance of this short form plat and tax certificates have not been submitted.

The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of MOSBY ADDITION, pending compliance with departmental reports and receipt of tax certificates.

ADMINISTRATIVE APPROVAL

The staff reported that three short form plats have received administrative approval under the Commissions rules.

The Committee then

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

C8s-67-14 Townlake Plaza Resub. of Lot 1, Block B
Riverside Drive and Arena Drive

C8s-67-47 Freewater Addition Resub. of Prt. of Lts. 6 & 10, Blk. 4
Center Street and Garden Villa

C8s-67-48 Brawner's Subdivision
Manchaca Road north of Edgeware