

SUBDIVISION COMMITTEE
Regular Meeting -- May 15, 1967

PRELIMINARY PLANS

C8-67-27 Star Hill Addition
 Stratford Drive and Elgin Avenue

The staff reported that this subdivision is located on Stratford Drive and Elgin Avenue. It is a residential subdivision classified as urban containing 5.9 acres of land with 10 lots. The average lot size is 100 x 120 feet. The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available. Show existing sanitary sewer main across Lots 9 and 10. Show lot number or include area west of lots 5 - 8 in said lots.
2. Electric and Telephone Company - Street build. Additional easements required.
3. Storm Sewer - Show existing pipe in Stratford Drive. Drainage easements required. Maximum permissible street grades are exceeded.
4. Public Works. - No report.

Planning Department comments are as follows:

1. Recommend disapproval for the following reasons:
 - (a) Street grade excessive (approximately 44%).
 - (b) Cross-slope on street excessive (35 feet).
 - (c) Cross-slope on Cul-de-sac excessive (80 feet).
 - (d) Excessive length of dead-end street.
 - (e) Questionable building sites on several lots.
 - (f) Proposed lots are smaller than others in the area.
 - (g) Owner should comply with deed restrictions for frontage (125 feet of lots)

C8-67-27 Star Hill Addition--contd.

Mr. Stevens stated that Mr. Rountree, Director of Public Works, has withdrawn his report as being OK, as he feels that because of the terrain, further consideration will be needed before it can be resolved. The staff recommended disapproval based on the items listed on the report. The Committee therefore

VOTED: To DISAPPROVE the preliminary plan of STAR HILL ADDITION.

C8-67-30 South Gate Addition
Manchaca Road and Drew Lane

The staff reported that this subdivision is located on Old Manchaca Road and Drew Lane. It is a residential subdivision containing 18.57 acres of land with 43 lots. The average lot size is 80 x 190 feet and is classified as suburban.

The staff reviewed the following departmental comments:

- | | |
|-------------------------------|---|
| 1. Water and Sewer Department | - Water approach main required and annexation to Water District 5 required for service. Sanitary sewer not available. |
| 2. Electric and Telephone Co. | - Street built. Additional easements required. |
| 3. Storm Sewer | - Drainage easement may be required west of Manchaca Road in vicinity of Lots 21 and 22. |
| 4. Public Works | - No report. |

Planning Department comments are as follows:

1. Recommend subdivision name be changed.
2. Variance required on south end of Womack Lane as no cul-de-sac is provided.

Recommend variance be granted as this stub street will serve only two lots until extended.

3. Show building setback lines on plan.

This has been complied with.

4. Compliance with departmental reports.

The staff recommended approval subject to the above conditions. It was then

VOTED: To APPROVE the preliminary plan of SOUTH GATE ADDITION, subject to the conditions outlined above.

C8-67-31 Northwest Hills Belo Horizonte Section
Mesa Drive

The staff reported that this subdivision is located on Mesa Drive. It is a residential subdivision classified as urban containing 12.84 acres of land with 32 lots. The average lot size is 100 x 130 feet.

The staff reviewed the following departmental comments:

- | | |
|-----------------------------------|---|
| 1. Water and Sewer | - Water available. Sanitary sewer approach main required. Annexation required for service. |
| 2. Electric and Telephone Company | - Seven and a half foot line easements required for buried construction. Street build for power with additional easements required. |
| 3. Storm Sewer Department | - Drainage easements may be required beyond subdivision. |
| 4. Public Works | - No report. |

Planning Department comments are as follows:

1. Twenty five foot building lines required in front of all lots as applied by Zoning Ordinance.
2. Fifty feet at building line and 33 feet chord distance at front property line required for lots around cul-de-sac.

Mr. Foxworth reported that one lot appears not to meet this requirement.

3. Cul-de-sac required at west end of Cat Mountain Drive.

Mr. Barrow, developer, stated that Cat Mountain Drive will terminate at a point one lot west of Belo Horizonte Circle on the final plat, which will eliminate the necessity for the cul-de-sac.

4. Fifteen foot building lines required on side street for all corner lots.
5. Schematic plan required in adjoining area within same super block of subdivision master plan schematic.

This has been provided on master plan.

C8-67-31 Northwest Hills Belo Horizonte Section--contd.

6. Mesa Drive required to be dedicated to southeast corner of Lot 5, Block B.
7. Compliance with departmental reports.

The staff recommended approval subject to the above conditions. The Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS BELO HORIZONTE SECTION, subject to the conditions outlined above.

C8-67-32 Wedgewood

U. S. 290 and Texas State Highway 71

The staff reported that this is a residential and commercial subdivision containing 35.4 acres of land with 47 lots. The average lot size is 100 x 160 feet and is classified as suburban.

The staff reviewed the following departmental comments:

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|-----------------------------------|--|
| 1. Water and Sewer Department | - Annexation to Water District 14 required for service. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - Street build. Additional easements required. Identify Telephone Company easement as Telephone Company easement only. |
| 3. Storm Sewer | - Drainage easements required through commercial areas. |
| 4. Public Works | - No report. |

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on Plat Review Print.
2. Recommend that a private drive, not less than 30 feet in width, be provided through the larger commercial tract for circulation. This should be shown on final plat and should be exclusive of parking.
3. Sixty foot right-of-way required on entry street adjoining commercial tracts. Recommend that 60 feet be required to the nearest intersecting street to the east.
4. Show street names and designate commercial tracts with lot or tract numbers.

C8-67-32 Wedgewood--contd.

5. Cul-de-sac required at north end of subdivision on end of street.
6. Include the Bryant, Rippy and Hughes tracts in preliminary plan and final plat. Question on whether these owners will be required to dedicate streets abutting their tracts.
7. Show 15 foot building setback lines on side streets for all corner lots.
8. Compliance with departmental reports.

The staff recommended approval subject to the above conditions. After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WEDGEWOOD, subject to the conditions listed above.

C8-67-33 Northwest Hills, Section 10
Far West Boulevard and Edgefield Drive

The staff reported that this subdivision is located on Far West Boulevard and Edgefield Drive. It is a residential subdivision classified as urban containing 9.18 acres of land with 23 lots. The average lot size is 90 x 140 feet.

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 required. |
| 3. Storm Sewer Department | - OK |
| 4. Public Works | - No report. |

Planning Department comments are as follows:

1. Recommend that Northledge Drive provide a 60 foot right-of-way to adequately serve the school site.

This will be the nearest circulating street around the school.

Mr. Foxworth reported that he had conferred with Mr. Rountree, Director of Public Works, who indicated that he would approve 40 feet of paving on the 50 foot right-of-way, either splitting the curb basis 5 feet on either side, or putting the east curb on the property line. This was also approved by the schools.

C8-67-33 Northwest Hills Section 10--contd.

The staff recommended that the street be paved with 40 feet of paving, with the east curb to be located on the east right-of-way line of the street, so as to provide the standard 10 feet curb basis on the west side of the street in front of the lots.

2. Joint dedication for Far West Boulevard required on this final plat or on final plat of adjoining subdivision to the north.

Mr. Barrow, developer, stated that he is providing 90 feet and that Bradfield-Cummins, Inc. will provide the other 10 feet in their final plat.

3. Relocation or removal of any existing power poles, guy lines and/or easements must first be approved by the Electric Department and expense thereof to be borne by property owner.
4. Annexation required.
5. Compliance with departmental reports.

The staff recommended approval subject to the above conditions. The Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS SECTION 10, subject to the conditions outlined above.

C8-66-33 Northwest Hills Mesa Oaks Phase 4
Mesa Drive and Rockrim Drive

The staff reported that this subdivision is located on Mesa Drive and Rockrim Drive and classified as urban and contains 60.97 acres of land, 153 lots, with the average lot size being 90 x 120. The proposed use is for residential purposes.

The staff reviewed the following departmental comments:

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|-----------------------------------|---|
| 1. Water and Sewer Department | - Water and sewer OK. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Show all drainage easements and widths. Show existing pipe in Mesa Drive. |
| 4. Public Works | - No report. |

C8-66-33 Northwest Hills Mesa Oaks Phase 4--contd.

Planning Department comments are as follows:

1. Cul-de-sac required at the north end of Briar Den Drive and Rockcliff Drive.
2. Variance required on length of Blocks B and C. Recommend variance be granted based on topography and due to the fact adequate circulation is being provided.
3. Schematic plan required on adjoining property under same ownership and within super block as shown on subdivision master plan schematic.

This has been provided on an amended master plan.

4. Show 15 foot building setback line on side street for all corner lots.
5. Front building setback lines must conform to requirements of Zoning Ordinance.
6. Show all building setback lines.
7. Show evidence of conveyance (volume and page) of narrow strip of land adjoining south boundary of subdivision to abutting owner.

Mr. Barrow, developer, stated that this strip of land has already been sold to Mr. Knox, the abutting property owner, and the deed reference will be shown on the final plat.

8. Developer should submit statement indicating that adjoining owner to the south (Mr. Knox) is in agreement with the street plan as proposed in relation to his property.

Mr. Barrow stated that Mr. Knox had seen a copy of this proposed plan and that he was in agreement with the street plan.

9. Compliance with departmental reports.

The staff recommended approval of this plan subject to the above conditions. The Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS MESA OAKS PHASE 4, subject to the conditions outlined above, granting a variance on the length of Blocks B and C.

C8-64-45 Barton Village Section 2 Revised
Barton Skyway and South Lamar Boulevard

The applicant is requesting to withdraw this revision and revert back to the original preliminary plan. The staff recommends this withdrawal be accepted. The Committee then

VOTED: To ACCEPT the withdrawal of BARTON VILLAGE, SECTION 2 REVISED.

SHORT FORM PLATS - FILED

The staff reported that reports have not been received from several departments and recommended that the following short form plats be accepted for filing only. The Committee therefore

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

C8s-67-68 Eppright and Cherico Subdivision
 South Lamar Boulevard
C8s-67-70 Allandale Park Resub. No. 8
 McElroy Drive
C8s-67-73 McKinley Black Subdivision
 East 12th Street and East 13th Street

C8s-67-74 C. R. Johns Subdivision Resub. of Lots 1-8, Block 12
New York Avenue and Chicon Street

The staff reported that reports have not been received from several departments and recommended this short form plat be accepted for filing subject to the submission of tax certificates. The Committee then

VOTED: To ACCEPT the short form plat of C. R. JOHNS SUBDIVISION RESUB. OF LOTS 1-8, BLOCK 12, subject to the submission of tax certificates.

SHORT FORM PLATS - CONSIDERED

C8s-67-71 Northwest Hills Section 7, Resub. Lot 1-A of Resub. of Lots 1 & 2,
West Rim and Downhill Block U

The staff recommended disapproval of this plat pending the annexation required.

The Committee therefore

VOTED: To DISAPPROVE the short form plat of NORTHWEST HILLS, SECTION 7, RESUB. OF LOT 1-A of RESUB. OF LOTS 1 and 2, BLOCK U, pending the annexation required.

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

The staff recommended disapproval of this plat pending completion of departmental reports and the submission of tax certificates. The Committee therefore

VOTED: To DISAPPROVE the short form plat of MOSBY ADDITION, pending the completion of departmental reports and the submission of tax certificates.

ADMINISTRATIVE APPROVAL

The staff reported that nine short form 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 short form plats:

C8s-67-72	N.W. Hills, Sec. 7, Resub. Lot 8, Blk. J, N.W. Hills Gnarl Drive	Mesa Oaks Phase 2, Lot 9, Blk. J
C8s-67-69	McKean and Salahi Subdivision	
	Wild Street and Lamar Boulevard	
C8s-67-57	Frank Walling Addition	
	Columbus Street and South Third	
C8s-67-50	Oldham Addition Section 2, Resub. Lot 9, Block 3, Oldham Arena Drive	Addition, Lots 10 & 11
C8s-67-51	Abraham Kennedy Subdivision	
	South Congress and LaVista	
C8s-67-23	G. L. Robertson Subd. Resub. of Parts of Block 8 & 9 East 12th Street and Angelina	
C8s-67-67	Westover Hills Section 2 Resub. Lots 6 & 7, Block K Hyridge Drive at Mountainwood	
C8s-67-66	Towne Oaks	
	Anderson Lane west of I.H. 35	
C8s-67-64	Golden Square	
	North Loop and Hancock Drive	