

SUBDIVISION COMMITTEE

Regular Meeting -- November 27, 1967

780

PRELIMINARY PLANS

C8-63-63 College Heights
New Burleson Road and Hillbriar

The staff reported that there has been a request by the applicant for a six month extension in order to give them time to work out some of the problems.

After further discussion, the Committee then

VOTED: To APPROVE the six month extension of COLLEGE HEIGHTS.

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

The staff reported that this subdivision is residential and is classified as urban. It is located on Stratford Drive and Elgin Avenue and consists of 5.9 acres with 10 lots, the average lot size being 100 feet by 120 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric Department | - Street build. Additional easements required. |
| 3. Storm Sewer Department | - Show existing storm sewer. Additional easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Use of Elgin Avenue as access to Lot 7 must be approved by Director of Public Works prior to submission of final plat.
2. Twenty-five foot building setback line from Elgin Avenue required for Lots 1 and 2 and 25 feet from Stratford for Lots 1 and 5.
3. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of STAR HILL ADDITION, Revised, subject to the conditions listed above.

C8-67-65 Balcones Hillside
Balcones Drive and Oakside Drive.

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Balcones Drive and Oakside Drive and consists of 11 acres with 37 lots, the average lot size being 75 feet by 115 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Lots facing Balcones Drive can be served from existing main. Water approach main approximately 1600 feet in length required for remainder of lots which will be served from the 1020 elevation level. Sewer approach main required. Annexation required for service. Request new right-of-way line for MoPac Boulevard be shown. |
| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Plat complies. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Additional right-of-way required for MoPac Boulevard.
2. Full right-of-way for street at north side of subdivision required at time of final platting.
3. Show all street names.
4. Cul-de-sac required at west end of Oakside Drive and street along north side.
5. Oral report on layout to be given at meeting in connection with area study.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of BALCONES HILLSIDE, until the next meeting.

C8-67-78 Balcones Terrace
Balcones Drive

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located on Balcones Drive and consists of 14 acres with 15 lots, the average lot size being 200 feet by 160 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Lot on Balcones Drive can be served from existing main. Remainder of subdivision will require service from the 1020 elevation level. Water approach main required. Sewer is available at southeast corner of subdivision. Annexation required for service.
2. Electric Department - Additional easements required.
3. Storm Sewer Department - Plat complies.
4. Telephone Company - Not represented.
5. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Oral report on layout to be given at meeting in connection with area study.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of BALCONES TERRACE until the next meeting.

C8-67-85 Northwest Hills, Section 11
Northhills Drive and Balcones Trail

The staff reported that this subdivision is residential, commercial and apartments and is classified as urban. It is located on Northhills Drive and Balcones Trail and consists of 25.50 acres with 18 lots, the average lot size varying.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Plans are being designed for a 12 inch water main in Easthill Drive, Hart Lane and Hillside Drive. Request that a determination be made whether Easthill Drive will be dedicated as shown or be deleted. Water and sewer are available. Annexation required for service.

C8-67-85 Northwest Hills, Section 11--contd.

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| 2. Electric Department | - Additional easements required. |
| 3. Storm Sewer Department | - Show existing storm sewer in North Hills Drive. Additional easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Exact west right-of-way line for MoPac Boulevard must be determined prior to submission of final plat.
2. Recommend that Lots 4, 5 and 6, Block C be platted as one lot and restricted against resubdivision.
3. Recommend that Lots 2, 3 and 4, Block A be platted in a manner to provide access to each lot from Easthill Drive.
4. Identify all proposed uses.
5. Building setback lines required.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTHWEST HILLS, Section 11, subject to the conditions listed above.

C8-67-87 Balcones Summit
Knollside and Ceberry Drive

The staff reported that this subdivision is apartments and residential and is classified as urban. It is located on Knollside and Ceberry Drive and consists of 6.33 acres with 19 lots, the average lot size being 90 feet by 130 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Request that owners of Balcones Hillside, Balcones Terrace and Balcones Summit submit a joint plan showing street connections between subdivisions. Annexation required for service. |
| 2. Electric Department | - Additional easements required. |
| 3. Telephone Company | - Not represented. |

C8-67-87 Balcones Summit--contd.

4. Storm Sewer Department - Street east of Ceberry Drive does not match alignment in proposed Balcones Terrace. No drainage easements required.
5. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Oral request to be given at meeting in connection with area study.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of BALCONES SUMMIT until the next meeting.

C8-67-88 Wooten Terrace, Section 3
Putnam Drive and Southern Pacific Railway

The staff reported that this subdivision is residential, apartments and duplex and is classified as urban. It is located on Putnam Drive and Southern Pacific Railway and consists of 16.34 acres with 70 lots, the average lot size being 70 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Approach main and off-site easement required for sewer service. Water is available. Annexation required for service.
2. Electric Department - Additional easements required. Possible underground construction.
3. Storm Sewer Department - Drainage easements required.
4. Telephone Company - Not represented.
5. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Sixty foot right-of-way required for Malabar, Hearthstone and Woodstone Drive to serve the proposed multi-family development.
2. Sixty foot radius required for cul-de-sac at north end of Woodstone Drive.
3. Change name of the northern segment of Woodstone Drive.
4. Portion of Woodstone Drive as existing required to be vacated.

C8-67-88 Wooten Terrace, Section 3--contd.

5. All lots for quadriplex use require a minimum area of 8,000 square feet.
6. Approval of this plan does not constitute approval of zoning required for uses proposed.
7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WOOTEN TERRACE, Section 3, subject to the conditions listed.

C8-67-89 Barton Hollow - Revised
Robert E. Lee and Barton Hills Drive

The staff reported that this subdivision is residential, apartments and quadriplex and is classified as urban. It is located on Robert E. Lee and Barton Hills Drive and consists of 21.70 acres with 46 lots, the average lot size being 80 feet by 130 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 Department | - Additional easements required.
Possible underground construction. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Additional right-of-way may be required based on final location of proposed thoroughfare at northwest corner of subdivision.
2. Approval of this plan does not constitute approval of zoning required for the uses proposed.
3. Tracing required to be amended as agreed to by developers, engineers and the Planning Department staff.
4. Redistribution and compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of BARTON HOLLOW, Revised, subject to the conditions listed above.

C8-61-10 Braes Ridge - Revised
Nassau Drive north of Northridge Drive

The staff reported that this subdivision has been revised and stated that there was a number of problems yet to be resolved and recommended that it be postponed until the next meeting to give the staff and applicant time to work out the problems.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of BRAES RIDGE, Revised until the next meeting.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-67-180 Cameron Park, Section 1
Cameron Road and Atkinson Road

The staff reported that all departmental reports have not been completed and recommended this short form plat be accepted for filing only. The Committee then

VOTED: To ACCEPT FOR FILING the short form plat of CAMERON PARK, Section 1.

C8s-67-157 Loiseau Addition
U. S. Highway 183 and North Lamar Boulevard

The staff reported that all departmental reports have been completed and recommended this short form plats be approved. The Committee then

VOTED: To APPROVE the short form plat of LOISEAU ADDITION.

C8s-67-179 Holiday Heights, Section 1
Duval Street and Twin Crest Drive

The staff recommended disapproval of this short form plat pending vacation of drainage easement. The Committee then

VOTED: To DISAPPROVE the short form plat of HOLIDAY HEIGHTS, Section 1.

C8s-67-162 Thomas Gardens
Gadiola Boulevard and Daffodil Drive

The staff recommended disapproval of this short form plat pending completion of departmental reports. The Committee then

VOTED: To DISAPPROVE the short form plat of THOMAS GARDENS.

SHORT FORM PLATS - FILED AND CONSIDERED--contd.

The staff recommended the following short form plats be accepted for filing only, granting a variance on the signature requirements of the adjoining property owners. The Committee then

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

C8s-67-182 Elmhurst Resub., Lots 18 and 19
Summit Street and Taylor-Gaines Street
C8s-67-184 Manor Road Addition Resub.
East 19th Street and Palo Pinto Drive

C8s-67-181 Reissig Heights
Burleson Road and Terrilance Road

The staff recommended approval of this short form plat granting a variance on the signature requirement of the adjoining property owners. The Committee then

VOTED: To APPROVE the short form plat of REISSIG HEIGHTS, granting a variance on the signature requirement of the adjoining property owners.

C8s-67-183 Sherwood Oaks Resub. Lot 26
East Oltorf Street

The staff recommended this short form plat be rejected for filing pending return of tracing. The Committee then

VOTED: To REJECT for filing the short form plat of SHERWOOD OAKS Resub. Lot 26.

ADMINISTRATIVE APPROVAL

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

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

C8s-67-177 Alece P. Wilkins
Nancy Drive and Stassney Lane
C8s-67-5 Rabb-Lee Subdivision
Rabb Road and Robert E. Lee
C8s-67-175 Roy A. Ragland
Center Street and South Street
C8s-67-178 Wooten Park Square, Section 3
Wooten Park Drive
C8s-67-168 Northwest Hills, Section 11, Phase 1
North Hills Drive