

SUBDIVISION COMMITTEE

846

Regular Meeting -- December 20, 1967

PRELIMINARY PLANS

C8-63-44 Barton Village - Revised
Rae Dell Avenue and Barton Skyway

The staff reported that this subdivision is residential and is classified as suburban. It is located on Rae Dell Avenue and Barton Skyway and consists of approximately 7 acres with 13 lots, the average lot size being 85 feet by 100 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available.
2. Electric Department - Additional easements required, seven and one half feet at rear of all lots for 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. Zoning change required from "GR" General Retail to "B" Residence for Lots 1-10. Application to be filed prior to final approval of plat.
2. Radius of Skyway Circle cul-de-sac should be 60 feet to serve the proposed apartment area.
3. Recommend a 25 foot building line from Barton Skyway for Lot 11 due to the fact that this is the only lot abutting this portion of Barton Skyway less than 25 feet.
4. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-64-8 Barton Hills West - Revised Portion
Barton Hills Drive and Mt. View Lane

The staff reported that this subdivision is residential and is classified as urban. It is located on Barton Hills Drive and Mt. View Lane and consists of 7.5 acres with 22 lots, the average lot size being 90 feet by 115 feet.

C8-64-8 Barton Hills West - Revised Portion--contd.

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. Storm Sewer Department | - Drainage easement may be required between Oak Shadow Circle and Four Oaks Lane. |
| 3. Electric Department | - Additional easements required, seven and one half feet at rear of all lots for underground construction. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on Departmental Plat Review Print to eliminate a grade problem on Kassarine Pass.
2. Change name of southern portion of Kassarine Pass.
3. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-67-66 Coronado Hills - Revised
U. S. Highway 290 and Cameron Road

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on U. S. Highway 290 and Cameron Road and consists of approximately 33 acres with 123 lots, the average lot size being 70 feet by 120 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, seven and one half feet at rear of all lots for underground construction, and possible lot line changes for overhead construction. |

C8-67-66 Coronado Hills - Revised--contd.

- 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. Exclude area north of Aragon Drive from this revision. Original preliminary plan to remain in force for this area.
- 2. Alignment for Cameron Road must conform to Highway Department plans.
- 3. Approval of this plan does not constitute approval on zoning requirements for the proposed apartment and commercial tract.
- 4. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-67-92 Valle Del Rio Addition
Falwell Lane and Puebla Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Falwell Lane and Puebla Drive and consists of 21.87 acres with 54 lots, the average lot size being 90 feet by 150 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water available from Water District No. 12. Annexation district required. Sanitary sewer not available.
- 2. Electric Department - Additional easements required for street build.
- 3. Storm Sewer Department - Additional easements required.
- 4. Telephone Company - Not represented.
- 5. Public Works Department - Not represented.

Planning Department comments are as follows:

- 1. Recommend modification of plan, extending Morelos Drive westerly to eliminate the double frontage lot situation.

C8-67-92 Valle Del Rio Addition--contd.

2. Variance required on width of Falwell Lane. Recommend variance be granted as this tract has already provided its portion of the necessary widening.
3. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of VALLE DEL RIO ADDITION, subject to the conditions listed above, granting a variance on width of Falwell Lane.

C8-67-93 Westover Plaza
Balcones Drive and Cima Serena

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Balcones Drive and Cima Serena and consists of 57 acres with 7 lots.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer available. Approach main required for sanitary sewer. Annexation required for service. |
| 2. Electric Department | - Show existing easements and additional easements required. |
| 3. Storm Sewer Department | - Drainage easements may be required. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Recommend modification of plan to limit the extent of the commercial and/or apartment area and eliminate the street connection between such uses and the restricted area to the west and south.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of WESTOVER PLAZA until the next Subdivision Committee meeting.

C8-67-94 Vintage Hill
Ed Bluestein Boulevard and Lanston Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Ed Bluestein Boulevard and Lanston Drive and consists of 63.5 acres with 179 lots, the average lot size being 70 feet by 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 Department | - Additional easements required, seven and one half feet at rear of all lots for 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. Show North point and location sketch in plan.
2. Cul-de-sac required at west end of Morse Drive unless street is extended to Geneva Drive.
3. Provision for the extension of Dubuque Drive through the school tract required prior to final approval.
4. Recommend 60 feet of right-of-way for the portion of Dubuque Drive west of Valerie Drive.
5. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-67-95 Scenic Hills Estates
Scenic Drive and Scenic Hills Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Scenic Drive and Scenic Hills Drive and consists of 5.4 acres with 14 lots, the average lot size being 95 feet by 135 feet.

The staff reviewed the following departmental comments:

C8-67-95 Scenic Hills Estates--contd.

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| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric Department | - Additional easements required, seven and one half feet at rear of all lots for underground construction. |
| 3. Storm Sewer Department | - Plat complies. |
| 4. Telephone Company | - Not represented. |
| 5. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Variance required on length of Scenic Hills Drive. Recommend variance be granted due to the fact that all abutting property is platted.
2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of SCENIC HILLS ESTATES.

C8-67-80 Northwest Estates
Hycrest Drive and Rockcrest Drive

The staff reported that the intersection of Rockcrest Drive and Bluffridge Drive needs to be moved either to the north or the south so more land can be useable.

After further discussion, the Committee then

VOTED: To APPROVE the change of the intersection of Rockcrest Drive and Bluffridge Drive.

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

The staff recommended postponement of this preliminary plan until the next regular meeting in order to give the staff and engineer time to work out the problems.

After further discussion, the Committee then

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

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

The staff recommended this preliminary plan be referred to the Planning Commission in order to give the staff and engineer more time to work out the problems.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
BALCONES HILLSIDE.

C8-67-78 Balcones Terrace
Balcones Drive

The staff recommended this preliminary plan be referred to the Planning Commission in order to give the staff and engineer more time to work out the problems.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
BALCONES TERRACE.

C8-67-87 Balcones Summit
Knollside and Ceberry Drive

The staff recommended this preliminary plan be referred to the Planning Commission in order to give the staff and engineer more time to work out the problems.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
BALCONES SUMMIT.

C8-65-40 Colorado Hills Estates Revision
Parker Lane and Riverside Drive

The staff recommended the revision of Colorado Hills Estates be approved, stating that all departmental requirements have been met.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of COLORADO HILL ESTATES
REVISION, subject to departmental requirements.

SHORT FORM PLATS - FILED AND CONSIDERED

The staff recommended the following short form plats be accepted for filing only, stating that all departmental reports have not been completed. The Committee then

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

<u>C8s-67-194</u>	<u>Pasadena Addition</u> Burnet Road and Pasadena Drive
<u>C8s-67-196</u>	<u>Hyde Park #2</u> West 39th Street and Speedway
<u>C8s-67-191</u>	<u>Braes Ridge, Section 3</u> Nassau Drive north of Northridge Drive

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

VOTED: To APPROVE the following short form plats:

<u>C8s-67-195</u>	<u>West Gate Square Resub.</u> West Gate Boulevard and Jones Road
<u>C8s-67-169</u>	<u>J. G. Taylor's Resub.</u> Monte Vista Drive

<u>C8s-67-180</u>	<u>Cameron Park</u> Cameron Road and Atkinson Road
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The staff recommended disapproval of this short form plat pending completion of departmental reports and required additional easements. The Committee then

VOTED: To DISAPPROVE the short form plat of CAMERON PARK, pending the requirements as indicated.

<u>C8s-67-197</u>	<u>Hoagland Addition</u> Georgian Drive and Powell Lane
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The staff reported that all departmental reports have not been completed and recommend this short form plat be accepted for filing only, granting a variance to exclude the remainder of the tract. The Committee then

VOTED: To ACCEPT for filing the short form plat of HOAGLAND ADDITION, granting a variance to exclude the remainder of the tract.

ADMINISTRATIVE APPROVAL

The staff reported that the following short form plat have received administrative approval under the Commission's 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:

<u>C8s-67-189</u>	<u>Austin Northwest Estates</u>
	Shoal Creek Boulevard and Foster Lane
<u>C8s-67-182</u>	<u>Elmhurst Resub. 18 and 19</u>
	Summit Street and Taylor-Gaines
<u>C8s-67-158</u>	<u>C. R. John's</u>
	Leona Street and Pennsylvania Avenue
<u>C8s-67-129</u>	<u>Davis Lawn</u>
	Heflin Lane