

SUBDIVISION COMMITTEE

Regular Meeting -- February 19, 1968

PRELIMINARY PLANS

C8-68-1      Shadow Park  
Balcones Drive south of Spicewood Springs Road

The staff reported that this subdivision is commercial and apartments and is classified as urban. It is located at Balcones Drive south of Spicewood Springs Road and consists of 80.2 acres with 53 lots, the average lot size being 250 feet by 300 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer available. Annexation required for service.
2. Electric and Telephone Company      - Additional easements required. Seven and one half feet at rear of all lots for underground construction and show exiting easements.
3. Storm Sewer Department      - Drainage easements required.
4. Public Works Department      - Indicate tie to railroad tracks. Identify Balcones Trail as Balcones Drive.

Planning Department comments are as follows:

1. Oral report to be given at meeting.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of SHADOW PARK.

C8-68-12      Stone Terrace  
Westrock Drive and Stone Circle

The staff reported that this subdivision is residential and is classified as urban. It is located on Westrock Drive and Stone Circle and consists of three acres with eight lots, the average lot size being 70 feet by 125 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer available. Annexation required for service. Sanitary approach main required.
2. Electric and Telephone Company      - Additional easements required.

C8-68-12 Stone Terrace--contd.

- 3. Storm Sewer Department - Drainage easements required.
- 4. Public Works Department - Show complete boundary survey of area covered by preliminary only, and show basis for contours.

Planning Department comments are as follows:

- 1. Show boundary survey on preliminary portion of plan.
- 2. Identify area below bluff (west of Lots 4, 5 and 6) as schematic only.
- 3. Schematic layout requires further consideration.
- 4. Compliance with departmental reports.

After further discussion, the Committee then

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

C8-68-13 Tejas Plaza  
Highway 71 and Brandt Drive

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located at Highway 71 and Brandt Drive and consists of 16.94 acres with 12 lots, the average lot size being 160 feet by 300 feet.

The staff reviewed the following departmental comments:

- 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 - Drainage easements required.
- 4. Public Works Department - Change name of Tejas Drive. Show all lot dimensions.

Planning Department comments are as follows:

- 1. Identify proposed land uses.
- 2. Recommend that line between Lots 4 and 5 be shifted as indicated on Plat Review Print for better access to Lot 4.
- 3. Show alternate residential layout.

C8-68-13      Tejas Plaza--contd.

4. Approval of this plan does not constitute approval of zoning required for uses proposed. (Annexation and zoning change required.)
5. Show building setback lines on plan.
6. Building site for Lot 2, Block A appears very questionable. Recommend lot lines be rearranged, or that Lots 1 and 2 be combined into one lot.
7. Verbal agreement has been given to owners by Highway Department that a crossover at Tejas Drive and Bastrop Highway will be provided.
8. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-68-14      Greenwood Hills - Revised  
Suburban Drive

The staff reported that this subdivision is residential and is classified as urban. It is located at Suburban Drive and consists of 11.7 acres with 44 lots, the average lot size being 60 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer available. Annexation required for service.
2. Electric and Telephone Company      - Additional easements required. Seven and one half feet at rear of all lots for underground construction.
3. Storm Sewer Department      - Drainage easements required in Lot 6 Block W. Other proposed easements require further study for adequate width.
4. Public Works Department      - Show all lot dimensions and show 25 foot building setback lines for Lots 1, 2 and 3, Block V.

Planning Department comments are as follows:

1. Variance required in that no cul-de-sac is being provided at the west end of Liverpool Drive. Recommend that cul-de-sac be provided.
2. Twenty-five foot building setback lines required from the half cul-de-sac for Lots 1, 2 and 3, Block V.

C8-68-14 Greenwood Hills - Revised--contd.

- 3. Identify dimensions of all setback lines.
- 4. Identify existing Telephone Company easement along west line of Suburban Drive.
- 5. Variance required on length of Block W. Recommend variance be granted due to topography.
- 6. Building site questionable for Lots 5, 6, 12, 14, 18 and 19, Block W due to drainage requirements. Recommend that evidence be required to the effect that adequate building sides for all lots will be provided.
- 7. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of GREENWOOD HILLS, Revised, subject to the conditions, granting a variance on the length of Block W and granting a variance that no cul-de-sac is being provided at the west end of Liverpool Drive.

C8-68-15 Mission Hill, Section 3  
Burlson Road and Mission Hill Drive

The staff reported that this subdivision is duplex and apartments and is classified as urban. It is located on Burlson Road and Mission Hill Drive and consists of 6.56 acres with 21 lots, the average lot size being 65 feet by 135 feet.

The staff reviewed the following departmental reports:

- 1. Water and Sewer Department - Water and sewer available. Sanitary sewer approach main required. Annexation required for service.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Plat complies.
- 4. Public Works Department - Show all lot dimensions and show location sketch.

Planning Department comments are as follows:

- 1. Approval of this plan does not constitute approval of zoning required for uses proposed. (Annexation and zoning change required.)
- 2. Identify lots for duplex use.
- 3. Recommend that owner initiate a property trade with Henry E. Schmidt to make Lot 21 and the Schmidt tract more useable.

C8-68-15 Mission Hill, Section 3--contd.

- 4. Depth of Lot 21 and Schmidt tract undesirable for commercial use.
- 5. Signature of Texas Pipe Line Company representative required prior to final approval.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of MISSION HILL, Section 3, subject to the conditions listed above.

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

The staff reported that there has been a request for postponement of this preliminary plan for thirty days in order 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 WESTOVER PLAZA, for thirty days.

C8-68-5 Garden Villa Estates  
South Center Street and Garden Villa

The staff recommended disapproval of this preliminary plan pending resubmission of the plan.

After further discussion, the Committee then

VOTED: To DISAPPROVE the preliminary plan of GARDEN VILLA ESTATES, pending resubmission of the plan.

SHORT FORMS - FILED AND CONSIDERED

The staff reported that the following short form plats have complied with all the departmental requirements and recommended approval. The Committee then

VOTED: To APPROVE the following short form plats:

- C8s-68-21 Oltorf Village, Section 2  
St. Edwards Drive and St. Edwards Circle
- C8s-65-105 A. B. Beddow Subdivision  
Airport Boulevard and 38½ Street
- C8s-67-60 Rivercrest Addition, Section 2  
Rivercrest Drive and Troll Haven

C8s-68-10      Buckingham Place, Section 2  
Cooper Lane and Eberhart Lane

The staff recommended disapproval of this short form plat pending annexation. The Committee then

VOTED: To DISAPPROVE the short form plat of BUCKINGHAM PLACE, Section 2.

The staff recommended that the following short form plats be disapproved pending completion of departmental requirements. The Committee then

VOTED: To DISAPPROVE the following short form plats:

\ C8s-68-5      Jackson Terrace No. 2  
                    Burnet Road and Ohlen Road  
C8s-68-23      Villa Suena, Section 1  
                    Vesquez Street and Montana Street

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

VOTED: To ACCEPT for filing the following short form plats, granting a variance on the signature requirement of the adjoining property owner.

C8s-68-22      O. H. Pool Subdivision  
                    South 1st Street and Dittmar Lane  
C8s-68-8      John B. Vaught Subdivision  
                    Burnet Road

C8s-64-94      Bowling Green Resub. Lot 6  
Polaris Avenue east of Hathaway Drive

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

VOTED: To APPROVE the short form plat of BOWLING GREEN, Resub. Lot 6, granting a variance on the signature requirement of the adjoining property owner.

C8s-68-20      E. L. Caruthers, Section 2  
South Congress Avenue

The staff recommended that this short form plat be referred to the full Commission in order to give the staff and applicant time to work out the problems. The Committee then

VOTED: To REFER TO THE FULL COMMISSION the short form plat of E. L. CARUTHERS, Section 2.

C8s-68-23      Villa Suena, Section 1  
                  Vesquez Street and Montana Street

The staff recommended that 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 VILLA SUENA, Section 1, pending return of the tracing.

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 of this meeting the administrative approval of the following short form plats:

- C8s-68-12      Westgate Square Resub.  
                  Westgate Boulevard and West Wind
- C8s-67-198    Townlake Plaza Resub., Block D  
                  Riverside Drive and Town Creek Drive
- C8s-68-19    Encino Terrace Resub.  
                  Encino Circle