

SUBDIVISION COMMITTEE

Regular Meeting -- April 15, 1968

PRELIMINARY PLANS

C8-67-10 Peyton Place Revised
Peyton Gin Road and Japonica Drive

The staff reported that this subdivision is apartments and duplex and is classified as urban. It is located on Peyton Gin Road and Japonica Drive and consists of 27.24 acres with 80 lots, the average lot size being 65 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are 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.
4. Public Works Department - Show complete boundary survey, all lot dimensions, and tie across Peyton Gin Road at Brookfield Drive. Change name of Japonica Drive to Parkfield Drive. All of Edgeway Drive required to be dedicated on final plat.

Planning Department comments are as follows:

1. Recommend Japonica Drive be shifted easterly at north end of subdivision so as to split the property line between the Legett and Dennis tracts, and Hearthside Drive be shifted slightly to "T" into Japonica Drive south of the creek.
2. Japonica Drive required to 70 feet in width to tie in with proposed 70 foot arterial north of Rundberg Lane.
3. Recommend slight northerly shifting of Hearthside Drive at west end to provide better tie in with proposed adjoining subdivisions. (Little Walnut Creek Subdivision)
4. Recommend that west end of Edgeway Drive be turned northerly short of west boundary to eliminate connection into proposed adjoining subdivision.
5. Cul-de-sac required at both ends of Edgeway Drive and at west end of Hearthside Drive unless adjoining subdivision dedicates the extensions of these streets prior to or simultaneously with this final plat.
6. Fieldstone Drive required to be dedicated through the Reese tract to

C8-67-10 Peyton Place Revised--contd.

Japonica Drive prior to platting of Lots 1-3, Block D.

7. Full right-of-way (50 feet) of Edgeway Drive required prior to platting Blocks A and B.
8. Approval of this plan does not constitute approval of zoning required for proposed apartments.
9. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PEYTON PLACE REVISED, subject to the conditions listed above.

C8-67-76 Westover Hills, Section 4 - Revised
Mesa Drive and Hyridge Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Mesa Drive and Hyridge Drive and consists of 32.48 acres with 99 lots, the average lots size being 100 feet by 125 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water is available. Lift station required for sanitary sewer. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required in Blocks A and F. |
| 4. Public Works Department | - Show additional contours and all lot dimensions. |

Planning Department comments are as follows:

1. Full right-of-way (90 feet) for Mesa Drive required prior to final platting of abutting lots.
2. Recommend that lots facing Mesa Drive be deeper than indicated and provide a setback of 40 feet from Mesa Drive.
3. Recommend that a restriction be required on final plat requiring all lots facing Mesa Drive to provide a turn-around driveway to prevent vehicles backing out onto Mesa Drive.
4. Contours required to be not more than 100 horizontal feet apart.

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C8-67-76 Westover Hills, Section 4 -- Revised--contd.

5. Show all building setback lines on plan.
6. Cul-de-sac required at south end of Silver Ridge Drive and at south end of Hayes Lane. Recommend variance be granted not requiring cul-de-sac on Hayes Lane.
7. Schematic plan required for adjoining property to the south and west under the same ownership.
8. Hyridge Drive required to be included in plan and dedicated from west line of Lot 9, Block D to west boundary of subdivision.
9. Recommend intersection of Silver Ridge Drive at Hyridge Drive line up with Point West Drive.
10. Compliance with departmental requirments.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of WESTOVER HILLS, Section 4, Revised, subject to the conditions listed above and granting a variance not requiring cul-de-sac on Hayes Lane.

C8-67-82 Southridge - Revised
Clawson Road and Southridge Drive

The staff reported that this subdivision is residential, duplex and apartments and is classified as urban. It is located on Clawson Road and Southridge Drive and consists of 92.23 acres with 249 lots, the average lot size being 65 feet by 125 feet and 130 feet by 130 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available.
2. Electric and Telephone Company - Additional easements required, seven and one half foot for underground construction.
3. Storm Sewer Department - Show existing easements and additional drainage easements required.
4. Public Works Department - Change name of Crestridge Drive, Stonyridge Drive, Crestridge Circle and Southoak Drive from Dolphin Drive northerly to Stonyridge Drive. Name all streets, show all lot dimensions and tie across Clawson Road and Banister Lane.

C8-67-82 Southridge - Revised--contd.

Planning Department comments are as follows:

1. Approval of property trade with J. D. Davis required to provide access to Davis tract.
2. Recommend that all lots in Blocks H, K and P be platted for duplexes. These blocks adjoin existing single-family development.
3. Recommend that Director of Public Works give report on the feasibility of cut and fill on Clawson Road in vicinity of Southridge Drive. Site distance to north along Clawson Road is very bad.
4. Recommend that Director of Public Works give report on feasibility of acquiring additional right-of-way along the east side of Bannister Lane at curves in vicinity of Crestridge Drive and Southridge Drive. Site distance along Bannister Lane is very bad.
5. Variance required on length of Block C. Recommend variance be granted due to railroad abutting this block and because of topography.
6. Recommend that lots in Blocks C, L, M and N be restricted on final plat to quadriplexes.
7. Recommend residential alternate for single-family or duplexes be provided for Lot 10 on south side of Crestridge Drive and for Lot 43, Block C.
8. Approval of this plan does not constitute approval of zoning required for proposed apartments.
9. Cul-de-sac required at west end of Crestridge Circle unless Walker tract is included and dedicates cul-de-sac.
10. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHRIDGE, Revised, subject to the conditions listed above and granting a variance on length of Block C.

C8-68-26 Villa Suena
Vasque Street north of Montana Street

The staff reported that this subdivision is residential and is classified as urban. It is located on Vasquez Street north of Montana Street and consists of 6.6 acres with 35 lots, the average lot size being 50 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available. Sanitary sewer

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C8-68-26 Villa Suena--contd.

1. Water and Sewer Department--contd.- approach main required for sewer service.
2. Electric and Telephone Company - Additional easements required for street build.
3. Storm Sewer Department - Drainage easement width is inadequate.
4. Public Works Department - Show all lot dimensions, street widths, and location sketch in plan.

Planning Department comments are as follows:

1. City participating required in dedication of street along the north side of subdivision. Full right-of-way required for this street prior to platting of abutting lots.
2. Round corners of all intersections.
3. Show 15 foot building line from side street for Lot 16, Block B.
4. Show all lot dimensions.
5. All lots must comply with ordinance requirements for width and area.
6. Suggest modification of lot arrangement in Block C to provide more suitable common rear property lines.
7. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-68-28 Oak Valley Park
Davis Lane and Oak Valley Drive

The staff reported that this subdivision is residential and is classified as suburban. It is located on Davis Lane and Oak Valley Drive and consists of 26.03 acres with 52 lots, the average lot size being 88 feet by 200 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water is available from Water Control and Improvement District #5. Sanitary sewer is not available.
2. Electric and Telephone Company - Additional easements required.

C8-68-28 Oak Valley Park--contd.

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| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Show all lot numbers, building set-back lines, all lot dimensions, radius on cul-de-sac, and tie across Davis Lane. |

Planning Department comments are as follows:

1. Designate lot and block numbers.
2. Round all intersection corners and necks of cul-de-sacs.
3. Variance required on length of Rustic Oak Lane. Recommend variance be granted as provision for continuation of street is being made.
4. Suggest title of subdivision exclude the designation "No.".
5. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of OAK VALLEY PARK, subject to the conditions listed above, granting a variance on length of Rustic Oak Drive.

C8-68-29 M. S. Z. Addition
La Casa Drive and Montclair Street

The staff reported that this subdivision is residential and is classified as urban. It is located on La Casa Drive and Montclair Street and consists of 9.65 acres with 36 lots, the average lot size being 70 feet by 115 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Show existing sanitary sewer pipe and additional easements required. |
| 4. Public Works Department | - Show legible boundary survey and all lot dimensions. |

Planning Department comments are as follows:

1. Identify clearly subdivision boundaries in relation to Arpdale Street and Smith tract to the north. Arpdale Street required to be a part of this plan and will be required to be dedicated prior to platting of Lots 26-28, Block A.

C8-68-29 M. S. Z. Addition--contd.

2. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of M. S. Z. ADDITION,
subject to the conditions listed above.

C8-68-30 Quail Creek West
Peyton Gin Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Peyton Gin Road and consists of 91.19 acres with 208 lots, the average lot size being 75 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are 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 easement widths as proposed require further study.
4. Public Works Department - Show complete boundary survey, all lot dimensions, and tie across Peyton Gin Road and Rutland Drive.

Planning Department comments are as follows:

1. Oral report to be given on revision of plan as recommended by the Planning Staff at meeting.
2. Street connecting Peyton Gin Road and street south of creek and west of Settlement Home tract to be 60 foot right-of-way if lined up with Ohlen Road.
3. Street names.
4. Variance is needed on Block M.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of QUAIL CREEK WEST,
subject to the conditions listed above and granting
a variance on Block M.

C8-68-31 Greenbriar East
 Burleson Road and Parker Lane

The staff reported that this subdivision is apartments and commercial and is classified as urban. It is located on Burleson Road and Parker Lane and consists of 7.5 acres with 32 lots, the average lot size being 80 feet by 140 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - Water and sewer are available. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Show existing storm sewer and additional contours required. |
| 4. Public Works Department | - Show tie across Burleson Road and Metcalfe Road, all street widths and names, and all lot dimensions. |

Planning Departments comments are as follows:

1. Additional right-of-way required to widen Oltorf Street to Master Plan requirements.
2. Additional right-of-way required to widen Burleson Road to 70 feet.
3. Show existing right-of-way widths of all adjoining streets.
4. Recommend modification of plan as indicated on Plat Review Print to provide separation between single-family and proposed fourplexes.
5. Approval of this plan does not constitute approval of zoning required for proposed apartments and commercial. Annexation and zoning required prior to final platting of apartment and commercial tracts.
6. Compliance with departmental requirements.

The staff reported that the engineer has requested a 30 day postponement in order to give them time to work out some of the problems.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of GREENBRIAR EAST for thirty days.

C8-68-32 University Hills, Section 6
Carol Ann Drive and Manor Road

The staff reported that this subdivision is residential, duplexes, apartments and commercial and is classified as urban. It is located on Carol Ann Drive and Manor Road and consists of 21 acres with 42 lots, the average lot size being 75 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. Tie existing sewer to lot lines. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. |
| 3. Storm Sewer Department | - Drainage easements required. |
| 4. Public Works Department | - Show tie across Manor Road, complete boundary survey, and radius of cul-de-sac. |

Planning Department comments are as follows:

1. Variance required on length of Betty Cook Drive. Recommend variance be granted because of topography.
2. Lots 12, 22, 32 and 42 required to be 50 feet wide at neck.
3. Recommend residential alternate extending Lots 14-29 to creek be provided.
4. Recommend that apartment traffic net be channeled onto Carol Ann Drive as it is a 50 foot residential street with existing homes.
5. Twenty-five foot building line required from Carol Ann Drive from commercial tract and apartment tracts.
6. Approval of this plan does not constitute approval of zoning required for proposed apartments and commercial.
7. Show lot designations.
8. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of UNIVERSITY HILLS, Section 6, subject to the conditions listed above and granting a variance on length of Betty Cook Drive.

C8-68-33 Southern Oaks, Phase 1
Jones Road and West Gate Boulevard

The staff reported that this subdivision is residential, duplexes, apartments and commercial and is classified as urban. It is located on Jones Road and West Gate Boulevard and consists of 31 acres with 18 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 are available. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required, seven and one half foot at rear of all lots for underground construction. |
| 3. Storm Sewer Department | - Additional drainage easements required, and study must be given to easement widths as proposed. |
| 4. Public Works Department | - Change name of Encino Drive, Encino Circle and Tahoe Trail. Show bearings on boundary survey, show tie across Jones Road and street name required for cul-de-sac off Buffalo Run. |

Planning Department comments are as follows:

1. Recommend that area south of Williamson Creek be held in abeyance pending possible development of adjoining tract.
2. Approval of this plan does not constitute approval of zoning required for proposed commercial, office and apartment uses. Annexation and zoning change required prior to final platting for these uses.
3. Show block numbers to avoid duplication of lot numbers.
4. No lots subject to flooding can be approved on a final plat.
5. Further study required for schematic plan to the east.
6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of SOUTHERN OAKS, Phase 1, subject to the conditions listed above.

PRELIMINARY PLANS--contd.

The staff reported that there has been a request for a six month extension on the following preliminary plans and recommended that they be approved.

After further discussion, the Committee then

VOTED: To APPROVE a six month extension for the following preliminary plans:

- C8-67-70 Highland Hills, Section 9, Phase 2
Shadow Mountain Drive and Indian Cove
- C8-64-47 Mountain Laurel Addition, Section 2
Exposition Boulevard and Mt. Laurel Lane

SHORT FORM PLATS - FILED AND CONSIDERED

- C8s-68-40 Barton Springs
Ranch Road 2244

The staff recommended disapproval of this short form plat pending the required fiscal arrangements and completion of departmental reports. The Committee then

VOTED: To DISAPPROVE the short form plat of BARTON SPRINGS pending completion of departmental reports and required fiscal arrangements.

The staff recommended disapproval of the following short form plats pending completion of departmental reports and required zoning change. The Committee then

VOTED: To DISAPPROVE the following short form plats:

- C8s-68-56 Westover Hills, Section 3 Resub.
Tallwood Drive and Balcones Drive
- C8s-68-37 Lawnmont Subdivision
Lawnmont Boulevard and Burnet Road

- C8s-68-60 Ridgewood Village, Section 1
Ridgewood Road

The staff recommended disapproval of this short form plat pending vacation of easement and granting a variance on the signature requirement of the adjoining property owners. The Committee then

VOTED: To DISAPPROVE the short form plat of RIDGEWOOD VILLAGE, Section 1, granting a variance on the signature requirement of the adjoining property owners.

The staff recommended to reject for filing the following short form plats pending return of tracings. The Committee then

VOTED: To REJECT for filing the following short form plats pending return of tracings.

C8s-68-55 Ann Dayton
 Beech Drive and Dryfield Drive
C8s-68-59 Nancy Knop Borders Subdivision
 West 6th Street west of West Lynn Street
C8s-68-61 Winetroub Addition, Section 2
 Wilson north of Cumberland Road

C8s-68-41 Willard Bostic Subdivision 2
 Vernon Cook and Manor Road

The staff recommended this short form plat be postponed indefinitely. The Committee then

VOTED: To POSTPONE the short form plat of WILLARD BOSTIC SUBDIVISION 2 indefinitely.

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-68-51 Wupperman Addition, Section 2
 Koenig Lane and Lamar Boulevard
C8s-68-25 Research Boulevard Commercial Area
 Ohlen Road and U. S. Highway 183
C8s-67-147 Pipers Place
 Avenue "A" and West 46th Street
C8s-68-34 Beatrice Wright Subdivision
 North Lamar Boulevard and Stark Street
C8s-67-141 Len C. Dure
 East 40th Street and East 41st Street
C8s-68-28 Keller Addition
 U. S. Highway 71 and Tedford Street
C8s-68-58 Wooten Village, Section 4
 Dryfield Drive and Remington Lane
C8s-68-57 South Lamar Square Resub.
 Lamar Square Drive
C8s-68-48 Johnson Resub. Lots 43-46
 Valley View Road

SUBDIVISION APPROVAL BY TELEPHONE POLL

The staff reported that the following subdivisions were considered by telephone poll, and that a majority of the Commission had

VOTED: To APPROVE the following final plats:

<u>C8s-68-16</u>	<u>Northwest Terrace, Section 2</u>
	Stillwood Lane and Rockwood Lane
<u>C8s-68-27</u>	<u>Palomino Park, Section 5</u>
	Brodine Lane and Dobbin Circle
<u>C8s-68-29</u>	<u>Fairmont Park, Section 2</u>
	Fairmont Circle and Villageway Drive