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SUBDIVISION COMMITTEE

Regular Meeting -- May 13, 1968

PRELIMINARY PLANS

C8-67-57 Mesa Oaks, Phase 5 - Revised Portion
 Rustling Road and Burney Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Rustling Road and Burney Drive and consists of 29 acres with 11 lots, the average lot size being 90 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.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Show complete boundary survey. (East side)
2. Recommend that Rimdale Drive be 60 feet in width or schematic be revised to channel traffic to West Rim Drive from the west.
3. Show location sketch on plan.
4. Compliance with departmental requirements.
5. Problem of leaving a strip of land under same ownership which will be difficult to develop unless joint development can be accomplished.

After further discussion, the Committee then

VOTED: To APPROVE the revised portion of the preliminary plan of MESA OAKS, Phase 5, subject to the conditions listed above.

C8-68-31 Greenbriar East
 Burleson Road and Greentree

The staff reported that there has been a request for the withdrawal of this subdivision and recommended that it be accepted.

After further discussion, the Committee then

VOTED: To ACCEPT the withdrawal of the preliminary plan of GREENBRIAR EAST.

C8-68-36 Castlewood Forest
Castlewood Drive south of Davis Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Castlewood Drive south of Davis Lane and consists of 40 acres with 104 lots, the average lot size being 100 feet by 145 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available from Water District #5. Sanitary sewer not available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Identify contours and contour basis.
2. Show building lines on plan. (25 feet from front and 15 feet from side streets.)
3. Sleepy Hollow Drive required to be extended to the west property line and provide 60 foot right-of-way for a collector street.
4. Castlewood Drive required to be 60 feet in width from Sleepy Hollow Drive northerly to Davis Lane and soften curve at Ramblewood.
5. Recommend schematic plan be provided for Howard Ayres tract as it is a portion of the same original tract.
6. Castlewood Drive from subdivision to Davis Lane required to be dedicated and accepted prior to final platting to provide access to this subdivision.
7. Suggest Cottonwood Circle be shortened to comply with the 400 foot length required for a cul-de-sac.
8. Cul-de-sac required at south end of Timberwood Drive.
9. Round corners at neck of cul-de-sacs.
10. Show date plan was prepared.
11. Show all lot dimensions.
12. Compliance with departmental requirements.

C8-68-36 Castlewood Forest--contd.

After further discussion, the Committee then

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

C8-68-37 Battle Bend Springs
Suburban Drive and Battle Bend Road

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Suburban Drive and Battle Bend Road and consists of 90.3 acres with 221 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 are available. Off-site sewer easement required. Annexation required for service. |
| 2. Electric and Telephone Company | - Additional easements required. Identify existing Telephone Company easement only and change lot line at Lots 32 and 33 to easement line and not over cable. |
| 3. Storm Sewer Department | - Not represented. |
| 4. Public Works Department | - Not represented. |

Planning Department comments are as follows:

1. Oral report to be given at meeting regarding Master Plan requirements.
2. Recommend plan be revised.
3. Variance required on length of Block D. Recommend variance be granted.
4. Approval of this plan does not constitute approval of zoning required for proposed commercial tracts.
5. Recommend approval, subject to condition that Master Plan change is not required.
6. Recommend approval, subject to condition that City does not want or cannot acquire land for hike and bike trail. (If so further revision required.)

The staff recommended that this subdivision be referred to the full Commission to give the staff and applicant time to work out the problems.

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C8-68-37 Battle Bend Springs--contd.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
BATTLE BEND SPRINGS.

C8-68-38 Rustling Oaks
 Spicewood Springs Road

The staff reported that this subdivision is residential and is classified as urban. It is located on Spicewood Springs Road and consists of 24 acres with 64 lots, the average lot size being 75 feet by 160 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available. Change drainage easement across Block A, B and C to include sanitary sewer. Annexation required for service.
2. Electric and Telephone Company - Show existing easements and additional easements required.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Show location of subdivisions on location sketch.
2. Additional right-of-way required to widen Spicewood Springs Road.
3. Recommend modification of plan as indicated on Planning Department suggested layout to eliminate lots fronting onto Spicewood Springs Road and provide for 60 foot north-south collector street.
4. Compliance with departmental requirements.

The staff recommended that this subdivision be referred to the full commission to give the staff and applicant time to work out the problems.

After further discussion, the Committee then

VOTED: To REFER TO THE FULL COMMISSION the preliminary plan of
RUSTLING OAKS.

C8-68-39 Manor Estates
 Manor Road north of Rogge Lane

The staff reported that this subdivision is apartments and is classified as urban. It is located on Manor Road north of Rogge Lane and consists of 4.3 acres with 12 lots, the average lot size being 75 feet by 150 feet.

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456C8-68-39 Manor Estates--contd.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer are available. Off-site easement required for sewer. Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Additional right-of-way required to widen Manor Road.
2. Recommend Manorog Circle intersect Manor Road as far north as is possible and at a right angle.
3. Variance required on length of Manorog Circle.
4. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MANOR ESTATES, subject to the conditions listed above, granting a variance on length of Manorog Circle.

C8-68-40 Greenleaf Estates
Dittmar Road and Wynne Lane

The staff reported that this subdivision is residential and is classified as suburban. It is located on Dittmar Road and Wynne Lane and consists of 13.60 acres with 33 lots, the average lot size being 80 feet by 135 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available from Water District #5. Sanitary sewer not available. Show elevation of contours.
2. Electric and Telephone Company - Additional easements required, 7.5 feet at rear of all lots for underground construction.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

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C8-68-40 Greenleaf Estates--contd.

Planning Department comments are as follows:

1. Recommend modification of plan as indicated on Planning Department suggested layout to eliminate double frontage lots.
2. Compliance with departmental requirements.

After further discussion, the Committee then

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

C8-68-41 Northcape Revision
Hansford Drive and Childress Drive

The staff reported that this subdivision is residential and commercial and is classified as urban. It is located on Hansford Drive and Childress Drive and consists of 17.4 acres with 49 lots, the average lot size being 65 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Recommend Randall Drive be extended north across Lot 3, Block G. Annexation required for service.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Not represented.
4. Public Works Department - Not represented.

Planning Department comments are as follows:

1. Recommend developer obtain a written agreement from W. E. Warner that he does not object to the street layout proposed by this subdivision, and that he will provide for the extension of Childress Drive (60 feet) through his tract to Middle Fiskville Road.
2. Recommend that Randall Drive be extended to north property line to provide a break in excessive block length.
3. Show complete boundary survey.
4. Compliance with departmental requirements.

After further discussion, the Committee then

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

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

The staff reported there has been a request to change from single-family use to duplex use on the layout, leaving this layout as it was originally submitted. The staff recommended that it be approved.

After further discussion, the Committee then

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

SHORT FORM PLATS - FILED AND CONSIDERED

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

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

C8s-68-74 Frontier Village, Section 3 Resub.
Frontier Trail and West Trails Boulevard
C8s-68-75 Wesley Addition
Post Road Drive and South Congress Avenue
C8s-68-80 Lake Shore Colony Resub. Lot 18
Elmont Drive and Town Lake Circle

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:

C8s-67-168 Northwest Hills, Section 11, Phase 1
North Hills Drive
C8s-68-76 Harold Larson Subdivision Resub.
U. S. Highway 290 and Old Bee Caves Road
C8s-68-16 Tallwood Subdivision
Tallwood Drive and Balcones Drive
C8s-68-68 Balcones Village, Section 1-A
Crest Ridge Drive

C8s-68-77 Rosewood Village
Rosewood Avenue and Walnut Avenue

The staff reported that all departmental reports have been completed and recommended that this short form plat be accepted for filing and disapproved pending required fiscal arrangements. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of ROSEWOOD VILLAGE..

C8s-68-79 Manor Road Addition, Resub. Blocks A and D
Pershing Drive and Greenwood Avenue

The staff recommended that this short form plat be accepted for filing and disapproved pending completion of departmental reports. The Committee then

VOTED: To ACCEPT for filing and DISAPPROVE the short form plat of MANOR ROAD ADDITION, Resub. Blocks A and D.

C8s-68-59 Nancy Knop Borders Subdivision
West 6th Street west of West Lynn

The staff recommended that this short form plat be disapproved pending required fiscal arrangements, granting a variance on the signature requirement of the adjoining property owner. The Committee then

VOTED: To DISAPPROVE the short form plat of NANCY KNOP BORDERS SUBDIVISION, pending required fiscal arrangements and granting a variance on the signature requirement of the adjoining property owner.

C8s-68-73 Doris R. Knop Subdivision
Leon Street and West 23rd Street

The staff recommended this short form plat be disapproved pending required tax certificates and granting a variance on required width of West 23rd Street. The Committee then

VOTED: To DISAPPROVE the short form plat of DORIS R. KNOP SUBDIVISION, pending required tax certificates and granting a variance on required width of West 23rd Street.

C8s-68-37 Lawnmont Subdivision
Lawnmont Boulevard and Burney Road

The staff recommended disapproval of this short form plat pending required fiscal arrangements and required access from North Loop Boulevard to Lots 1, 2 and 3. The Committee then

VOTED: To DISAPPROVE the short form plat of LAWNMONT SUBDIVISION, pending required fiscal arrangements and required access from North Loop to Lots 1, 2 and 3.

C8s-68-64 Laneport
Anderson Lane and Purnell Drive

The staff recommended disapproval of this short form plat pending required fiscal arrangements. The Committee then

VOTED: To DISAPPROVE the short form plat of LANEPORT pending required fiscal arrangements.

C8s-68-41 Willard Bostic Subdivision No. 2
Rogge Lane and Manor Road

The staff reported that there has been a request for withdrawal of this application and recommended that it be accepted. The Committee then

VOTED: To ACCEPT the withdrawal of the short form plat of
WILLARD BOSTIC SUBDIVISION NO. 2.

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

<u>C8s-68-72</u>	<u>Day-Carpenter Subdivision</u>
	East Oltorf Street and East Side Drive
<u>C8s-68-78</u>	<u>Roy B. Stewarts Subdivision Resub.</u>
	Ben White Boulevard and Merle Drive

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Referred to Street